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CASE NO. 18-40

NOTICE OF PUBLIC HEARING BY THE  
ZONING BOARD OF APPEALS

ON APPLICATION FOR ONE SPECIAL PERMIT

Notice is hereby given that the Belmont Zoning Board of Appeals will hold a Public Hearing on Monday, November 5, 2018 at 7:00 PM in the Art Gallery, 3<sup>rd</sup> floor, Homer Municipal Building, 19 Moore St., to consider the application of Susan Montoya for One (1) Special Permit under Section 3.4.2 (h) of the Zoning By-Law to Conduct Math Tutoring Classes at 44 Statler Road, located in a Single Residence C (SRC) Zoning District.

ZONING BOARD OF APPEALS



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Town of Belmont  
Zoning Board of Appeals

**APPLICATION FOR A SPECIAL PERMIT**

Date: Sept 4, 2018

Zoning Board of Appeals  
Homer Municipal Building  
19 Moore Street  
Belmont, MA 02478

To Whom It May Concern:

Pursuant to the provisions of Massachusetts General Laws, Chapter 40A, Section 9, as amended, and the Zoning By-Laws of the Town of Belmont, I/we the undersigned, being the owner(s) of a certain parcel of land (with the buildings thereon) situated on 44 Statler Street/Road, hereby apply to your Board for a **SPECIAL PERMIT** for the erection or alteration on said premises or the use thereof under the applicable Section of the Zoning By-Law of said Town for math tutoring for individual middle school & high school students.

on the ground that the same will be in harmony with the general purpose and intent of said Zoning By-Law.

Signature of Petitioner

Print Name

Address

Daytime Telephone Number

Susan Montoya  
Susan Montoya  
44 Statler Road  
617-484-3903



OFFICE OF COMMUNITY DEVELOPMENT  
TOWN OF BELMONT  
19 Moore Street  
Homer Municipal Building  
Belmont, Massachusetts 02478-0900

Telephone: (617) 993-2650 Fax: (617) 993-2651

Building Division  
(617) 993-2664  
Engineering Division  
(617) 993-2665  
Planning Division  
(617) 993-2666

July 27, 2018

Susan Montoya  
44 Statler Road  
Belmont, MA 02478

RE: Denial to Home Occupation, Condition (h).

Dear Ms. Montoya,

The Office of Community Development is in receipt of your Home Occupation application for your proposal for Mathematics tutoring, Middle and High School students at 44 Statler Road located in a Single Residence C (SRC) Zoning District.

Your application has been denied because Section 3.4.2 of the Town of Belmont's Zoning By-Law allows a home occupation that results in patrons or clients visiting the premises only by a Special Permit granted by the Zoning Board of Appeals.

You may alter your plans to conform to the current Town of Belmont Zoning Bylaws and resubmit a home occupation application, or you may request a Special Permit from the Zoning Board of Appeals. If you choose this option, please contact the Office of Community Development to schedule an appointment with Ara Yogurtian, Assistant Director, at (617) 993-2650 in order to begin the process.

Sincerely,

Glenn R. Clancy, P.E.  
Inspector of Buildings

## Special Permit Application Business Statement

From Susan Montoya

September 7, 2018

### Math Tutoring at 44 Statler Road

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As a math tutor, I plan to see 3-4 middle school and high school students a day, one at a time, for individual tutoring sessions on weekday afternoons between 2PM and 6PM.

Most students will walk to my home from BHS or Chenery; or be dropped off and picked up by their parents. The very few students who have cars will park on Statler Road, or Waterhouse, or in my driveway.

I live on a corner so there are plenty of places to park. There will be no impact on the traffic and parking in the neighborhood.