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BELMONT, MA

CASE NO. 19-30

2019 AUG 21 PM 1:31

NOTICE OF PUBLIC HEARING BY THE
BELMONT ZONING BOARD OF APPEALS

ON APPLICATION FOR 1 VARIANCE

1. Notice is hereby given that the Belmont Zoning Board of Appeals will hold a public hearing on Monday, September 9, 2019 at 7:00 PM in the Art Gallery, 3rd floor, Homer Municipal Building, 19 Moore St., to consider the application of Jun Wei at 29 Longmeadow Road located in a Single Residence A (SRA) Zoning District for One Variance, under §1.5 of the Zoning Bylaw to construct a Tool Shed. Variance 1.- The minimum required side setback of the tool shed is 15.0', the proposed is 5.1'.

ZONING BOARD OF APPEALS



Town of Belmont
Zoning Board of Appeals

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APPLICATION FOR A VARIANCE

Date: July 05, 2019

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

To Whom It May Concern:

Pursuant to the provisions of the Massachusetts General Laws, Chapter 40A, Section 10, as amended, I/we, the undersigned, being the owner(s) of a certain parcel of land (with the buildings thereon) situated on 29 Longmeadow Rd Street/Road, petition your Board to vary the terms of the Zoning By-Laws of the Town insofar as the same applies to the proposed erection of a tool shed, in accordance with the plan attached hereto, on the ground that (submit a written statement addressing each of these criteria):

1. Owing to circumstances relating to soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the Zoning District in which it is located, a literal enforcement of the Provisions of this By-Law would involve substantial hardship, financial or otherwise, to the petitioner;
 2. Desirable relief may be granted without substantial detriment to the public good, (i.e., surrounding neighborhood), and;
 3. Without nullifying or substantially derogating from the intent and purpose of this By-Law.
- The petitioner(s) seek permission to construct: (brief description and violation)

Construct a tool shed.

Signature of Petitioner

Jun Wei

Print Name

Jun Wei

Address

29 Longmeadow Rd

Belmont, MA 02478

Daytime Telephone Number

805-410 2957



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

June 25, 2019

Jun Wei
29 Longmeadow Road
Belmont, MA 02478

RE: Denial to Construct a Tool Shed

Dear Mr. Wei,

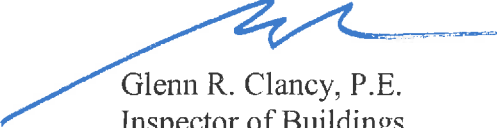
The Office of Community Development is in receipt of your permit application for your proposal to construct a tool shed at 29 Longmeadow Road located in a Single Residence A (SRA) Zoning District.

Your application has been denied because it does not comply with the current Town of Belmont Zoning Bylaws. More specifically, Section 4.3.5 c-2 of the Zoning Bylaws Accessory Buildings regulations reads "If any part of the accessory building is forward of the rear line of the dwelling, the accessory building shall conform to the the front setback, side line and rear line requirements for a dwelling in the district in which the accessory building is located".

1. The required side setback of the tool shed is 15.0', the proposed is 5.1'.

You may alter your plans to conform to the current Town of Belmont Zoning Bylaws and resubmit an application, or you may request one (1) Variance 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

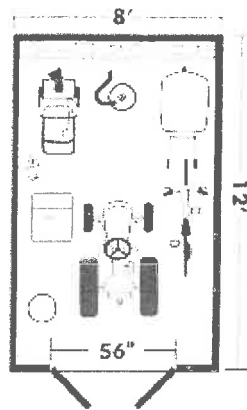
We built our tool shed for storage because we wanted to get some stuff like snow blower, grass mower out of the garage so we can park both our cars in garage in the winter.

Following are reasons we positioned the shed in the current location:

1. Our house is on a sloping lot, the front door faces the downhill side.
2. The garage is located on right side of house, and there is paved sidewalk to the back yard and make is very convenient to access from right side.
3. Though there is a small leveled area for patio and lawn, the slope of our backyard is fairly steep.
4. The left side of house does not have enough space for a shed.
5. There is a stone wall built already for a garden on the right of the lot, it also functioned as a retaining wall.
6. With the shed on/over 5 ft of boundary, there is still enough in current location that we would enter the shed from the side of slope through the sidewalk.



SPECIFICATIONS:



PERFECT FOR:

- Small lawn tractors
- Lawn mowers
- Gardening supplies
- Tools
- Wheelbarrows
- Seasonal items
- ATV's
- Snow blowers
- Bulky equipment

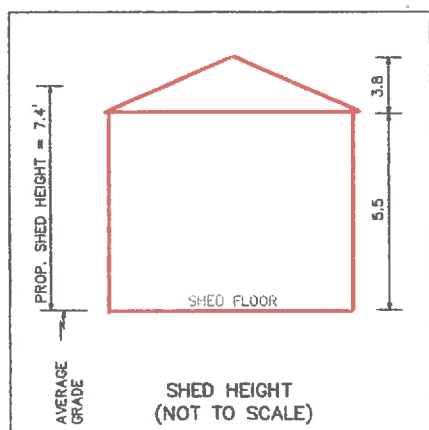
- **Common Size (w x d x h):** 8' x 12' x 9'-8"
- **Actual Interior Dimensions:** (w x d): 96" x 140-5/8"
- **Floor size:** 96" x 140-5/8"
- **Peak Height:** 9'-8 3/4"
- **Cubic Feet Storage:** 728
- **Sidewall Height:** 72"
- **Double Door Opening Width:** 56"
- **Double Door Opening Height:** 72"
- **Wall Framing:** 2x4
- **Joist Spacing:** 16"
- **Stud Spacing:** 24"
- **Number of rafters:** 6 sets
- **Rafter Spacing:** 24"
- **Overhang length (Front):** 8-3/8"
- **Overhang length (sides):** 6-1/4"
- **Type of Floor included:** 5/8" OSB
- **Wood Floor Decking Included:** Yes
- **Floor weight capacity:** 3,750 lbs.
- **Recommended Concrete Slab Size:** 96" x 140-5/8"
- **Shingles (bundles):** 7 (not included)
- **Exterior Latex Paint** (not included)
- **Trim:** 1 qt. | **Doors:** 1 qt. | **Siding:** 2 gal.
- **Caulk (tubes):** 3 (not included)
- **Maximum Roof Load (lb./ sq. ft.):** 30
- **Maximum Wind Resistance (mph):** 90
- **Amount of Drip Edge:** 60' (optional, not included)
- **Felt paper:** 148 (optional, not included)
- **Package Dimensions:** 48" x 96" x 26"
- **Assembled Weight:** 2,040 lbs.
- **Weight (including packaging/pallets):** 1,500 lbs.
- **Window Sizes (w x h):** Side: 22" x 30" & Gable: 12" x 12"
- **Side Window Placement:** Can be placed on either side
- **Transom Window Size:** 9' x 24"
- **Vents size:** 8" x 16"
- **Number of vents:** 2
- **Shutter material:** Smart Trim
- **Aluminum Threshold Included:** Yes
- **Type of door hinges:** Continuous piano hinges/ Decorative faux hinges included
- **Type of Locking handle:** T Handle
- **Shelf dimensions:** 11-7/8" x 89"
- **Workbench dimensions:** 28-7/8" x 89"
- **Loft Dimensions:** 35-3/4" x 82"
- **Warranty:** 15 Year
- **Shed Roof Style:** Gable
- **Roof Pitch:** 9 1/2/ 12











PROPOSED SHED FOOTPRINT = 96.0 S.F.
PROPOSED LOT COVERAGE = 10.74 %
PROPOSED OPEN SPACE = 83.48 %
PROPOSED SHED HEIGHT = 7.4'

70 Washington Street - Suite # 306, Haverhill, MA 01832
E Mail: ashkaengineering@live.com

