

19-33

**TOWN OF BELMONT
ZONING BOARD OF APPEALS**

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2019 NOV 13 PM 3:04

Case No. 19-33

Applicants: Jennifer and Bob Carter

Property: 303 Marsh St

unnumb Lot

Date of Public Hearing: October 7, 2019

Members Sitting: Nick Iannuzzi (Chair),
James Zarkadas, (Vice Chair)
Craig White
Andrew Plunkett
Phil Ruggerio
Casey Williams, (Associate Member)
Andrew Kelley, (Associate Member)



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Members Voting: Nick Iannuzzi (Chair),
James Zarkadas, (Vice Chair)
Craig White
Andrew Plunkett
Phil Ruggiero

Introduction:

This matter came before the Board of Appeals (the "Board") of the Town of Belmont (the "Town") acting as Special Permit Granting Authority under the Zoning By-Law of the Town of Belmont, Massachusetts (the "By-Law") and Chapter 40A of the Massachusetts General Law (the "Zoning Act"). The applicants, Jennifer and Bob Carter ("Applicant"), seek One Special Permit under section 5.1.3 b) 2) to construct front yard parking at 303 Marsh Street, located in a Single Residence A (SRA) Zoning District.

Proposal:

The applicants propose to construct front yard parking to locate a driveway within the required front yard between the side lines of the dwelling extended to the street. The area of the proposed driveway will be approximately 300 square feet. This requires a Special Permit granted by the Zoning Board of Appeals.

- 1) The minimum allowed Open Space is 50%, the existing is 94.3% and the proposed is 93.1%.

In regards to the request to construct a driveway, the applicants explained that they propose to construct this driveway because the existing driveway can only accommodate one vehicle and requires visitors to traverse a significant distance to the entrance door. This is particularly challenging for the elderly.

The existing dwelling is set at an angle from the front line of the property, thus the existing and the proposed driveways are considered front yard parking by the definition provided in the Town of Belmont By-Laws. Most of the expansion of the driveway is beyond the front yard setback, however, a small portion which will connect the newly proposed to the existing curb cut within the front yard setback is considered a front yard parking.

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As the By-law provides, front yard parking will be allowed if there are no feasible alternatives.

No one spoke in support or in opposition to the request for a front yard parking.

The Board deliberated on October 7, 2019. The board determined that any proposed expansion of the driveway on this property, given the situation in which the existing dwelling is constructed, will not allow any feasible alternatives.

Accordingly, **upon motion duly made and seconded, the Board voted 5-0 to grant the Special Permit to allow Front Yard Parking as requested.**

For the Board,

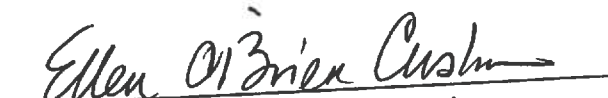


Ara Yogurtian
Assistant Director
Office of Community Development

Dated: November 13, 2019

I, Ellen O'Brien Cushman, hereby certify that twenty (20) days have elapsed after the decision was filed in the office of the Belmont Town Clerk on November 13, 2019, and further I certify that no appeal has been filed with regard to the granting of said one (1) Special Permit with zero (0) conditions.

March 9, 2020


Ellen O'Brien Cushman, Town Clerk
Belmont, MA