

RECEIVED
TOWN CLERK
BELMONT, MA

CASE NO. 20-37

2020 NOV 23 AM 7:58 NOTICE OF PUBLIC HEARING BY THE
ZONING BOARD OF APPEALS

ON APPLICATION FOR TWO SPECIAL PERMITS

Notice is hereby given that the Belmont Zoning Board of Appeals will hold a public hearing on Monday, December 7, 2020 at 7:00 PM by remote access through the Zoom app. to consider the application of Meng Lin, to construct a Front Yard Parking at 90 Hull Street located in General Residence (GR) Zoning District for Two Special Permits under Section 1.5 of the Zoning By-Law. Special Permits, 1. §5.1.3 b) 2) requires a Special Permit for the installation of parking spaces within the required front yard, and 2. Minimum required open space in a GR zoning district is 40%, the existing open space is 39.5% and the proposed is 34.4%.

ZONING BOARD OF APPEALS



Town of Belmont
Zoning Board of Appeals

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APPLICATION FOR A SPECIAL PERMIT

Date: 10/13/2020

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 90 HULL ST 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 the driveway expansion in front yard.

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

Lin meng

MENG LIN

90 HULL ST

BELMONT MA 02478

617-949-9986

Dear Zoning Board of Appeals members,

My name is Meng Lin, the owner of property at 90 Hull St.

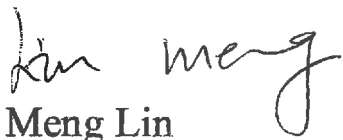
Myself and I have lived here for several years. As you may see from the plot plan, currently we have no parking spaces on our lot and the clearance between our building and the sides of our property is too narrow to be able to create spaces at the sides or the back of the property. We kindly request that the Board considers allowing us to park in our front yard as others in our neighborhood are.

As the By-Law states,

- We do not have other feasible alternative locations to create parking spaces,
- We are planning on screening the new spaces with some plantings.
- The drainage of the parking will remain as is, which is, will flow towards the street.

We thank you for your consideration,

Sincerely,


Meng Lin

10/13/2020



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

October 22, 2020

Meng Lin
90 Hull Street
Belmont, MA 02478

RE: Denial of Driveway Expansion In Front Yard.

Dear Meng Lin:

The Office of Community Development is in receipt of your application and plot plan to expand your driveway at 90 Hull Street located in a General Residence (GR) Zoning District.

Your application has been denied because it does not comply with the current Zoning By-Law requirements. More specifically,

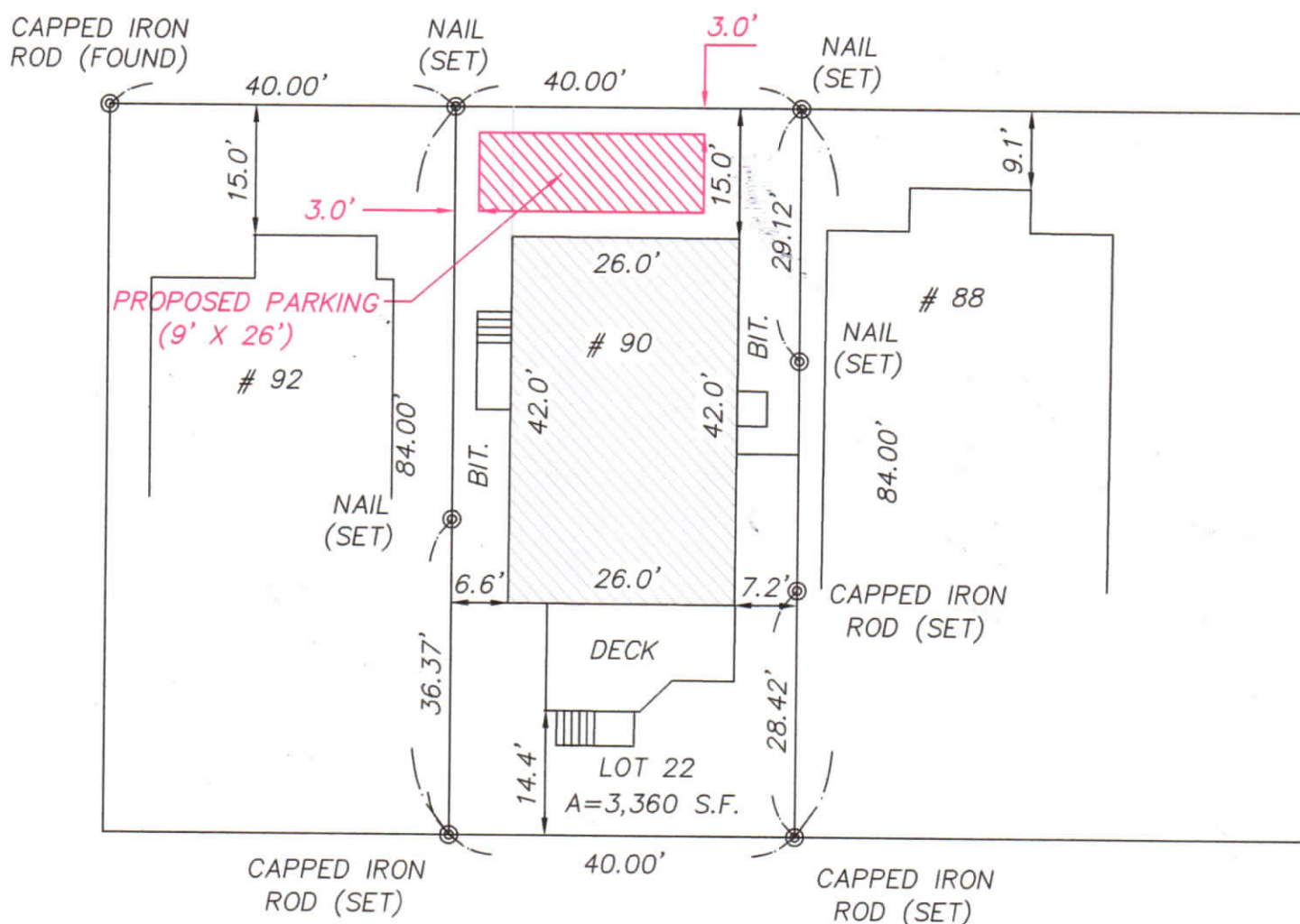
1. Section 5.1.3 b) 2) requires a Special Permit for the installation of parking spaces within the required front yard. Therefore you need a Special Permit in order to expand your driveway.
2. Minimum required open space in a GR zoning district is 40%. Your existing open space is 39.5% and the proposed is 34.4%.

You may alter your plans to conform to the Zoning By-Laws and resubmit for approval or you may request Two (2) Special Permits from the Zoning Board of Appeals. If you choose this option, please contact the Office of Community Development (617-993-2650) to make an appointment with Ara Yogurtian, Assistant Director to begin this process.

Sincerely,

Glenn R. Clancy, P.E.
Director of Community Development

HULL STREET



OWNER: MENG LIN & XIANGQI LIN
LOCUS HOUSE # - 90 HULL STREET

LOCUS DEED - BOOK 69370 PAGE 159
LOCUS PLAN - END OF BOOK 3655
APP. # -

SITE DOES NOT FALL WITHIN
THE WETLAND ZONE.

ZONING DISTRICT= GR

	REQ.	EXIST.	PROP.
MAX. LOT COVERAGE*	30%	40.8%	
MIN. OPEN SPACE**	40%	39.5%	34.4%
FRONT SETBACK	20'	15.0'	
SIDE SETBACK	10'	6.6'	
SIDE SETBACK	10'	7.2'	
REAR SETBACK	20'	14.4'	

* HOUSE (1092 S.F. + 14 S.F. SIDE STOOP +
235 S.F. DECK + 31 S.F. SIDE STOOP
=1372/3360=40.8%

* HOUSE (1092 S.F. + 14 S.F. SIDE STOOP +
235 S.F. DECK + 31 S.F. SIDE STOOP + 234 PARKING
+ 600 S.F. DRIVES)=2206/3360=65.6% OR 34.4%



PLOT PLAN
90 HULL STREET
BELMONT MASS.

SCALE: 1" = 20' OCTOBER 2, 2020

Prepared By

EDWARD J. FARRELL

PROFESSIONAL LAND SURVEYOR

110 WINN STREET ~ SUITE 203 ~ WOBURN,
MA.

(781)-933-9012

Zoning Compliance Check List

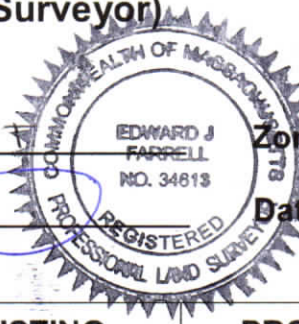
(Registered Land Surveyor)

Property Address: 90 HULL STREET

Zone: GR

Surveyor Signature and Stamp: 

Date: 10-21-20



	REQUIRED	EXISTING	PROPOSED
Lot Area	5,000	3,360	3,360
Lot Frontage	50'	40.00'	40.00'
Floor Area Ratio		N/A	
Lot Coverage	30%	40.8%	40.8%
Open Space	40%	39.5%	34.4%
Front Setback	13-0' (15+15+9.1=39.1)	15-0'	15-0'
Side Setback	10'	7.2'	7.2'
Side Setback	10'	6.6'	6.6'
Rear Setback	16-8' 20% of 84	14.4'	14.4'
Building Height			
Stories			
1/2 Story Calculation			

NOTES:

79-81 Hull ST



95 Hull ST

