

2021 JUL -1 AM II: 23

## 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, July 19, 2021 at 7:00 PM by remote access through the Zoom app. to consider the application of Elizabeth McManus Hemrajani for two Special Permits under §1.5 of the Zoning By-Law to construct an 8x8 addition for a storage room at 55 Elm Street located in a General Residence (GR) Zoning District. 1.- §4.2 of the Zoning By-Law Regulations require a minimum front setback of 20.0', the existing front setback is 16.7'and proposed is 14.7'. 2.- Section 1.5.4A of the By-Law allows any alterations or expansions in the GR district by a Special permit granted by the Board of Appeals, the proposed alterations and expansions are allowed by a Special Permit granted by the Board of Appeals.

ZONING BOARD OF APPEALS





# Town of Belmont Zoning Board of Appeals

# 2021 JUL -1 AMII: 23

## **APPLICATION FOR A SPECIAL PERMIT**

	Date: 6/15/21	
Zoning Board of Appeals Homer Municipal Building 19 Moore Street Belmont, MA 02478		
To Whom It May Concern:		
Pursuant to the provisions of Massachuse Section 9, as amended, and the Zoning By-Laws undersigned, being the owner(s) of a certain part situated on 55 Elm Street Stror a SPECIAL PERMIT for the erection or alteration thereof under the applicable Section of the Zoning since my property does not have outdoor storage from outside. I cannot leave items outside since I	of the Town of Belmont, I/we the cel of land (with the buildings thereon) reet/Road, hereby apply to your Board tion on said premises or the use g By-Law of said Town for outdoor storage nor does it have access to a basement	
on the ground that the same will be in harmony said Zoning By-Law.  Signature of Petitioner  Print Name  Address	with the general purpose and intent of  Lacture  Elizabeth McManus Hemrajani  55 Elm Street	
Daytime Telephone Number	617-710-1601	



#### 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 21, 2021

Elizabeth McManus Hemrajani 55 Elm Street Belmont, MA 02478

RE: <u>Denial to Construct an Addition for a Storage Room.</u>

Dear Ms. Hemrajani,

The Office of Community Development is in receipt of your application for your proposal to construct an 8x8 addition for a storage room at 55 Elm Street located in a General Residence (GR) Zoning District.

Your application has been denied because it does not comply with the current Town of Belmont Zoning By-Law. More specifically, Section 4.2 of the Zoning By-Law Regulations require a minimum front setback of 20.0'in your district and section 1.5.4A of the By-Law allows any alterations or expansions in the GR district by a Special Permit granted by the Board of Appeals.

- 1. The existing front setback is 16.7' and proposed is 14.7'.
- 2. The proposed alterations and expansions are allowed by a Special Permit granted by the Board of Appeals.

You may alter your plans to conform to the current Town of Belmont Zoning By-Law and resubmit a building permit application, or you may request one (2) Special Permits 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

To: Town of Belmont

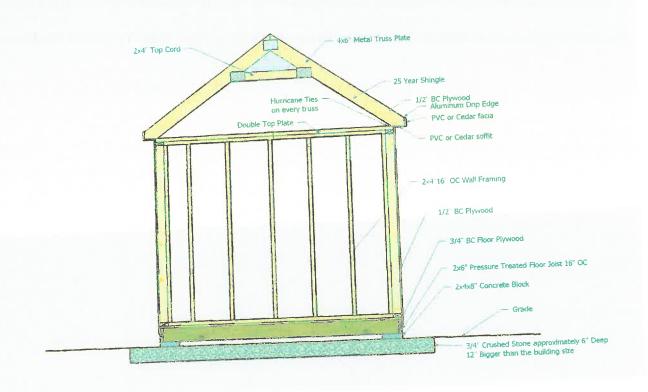
From: Elizabeth McManus Hemrajani Re: Construct an Outdoor Storage Unit

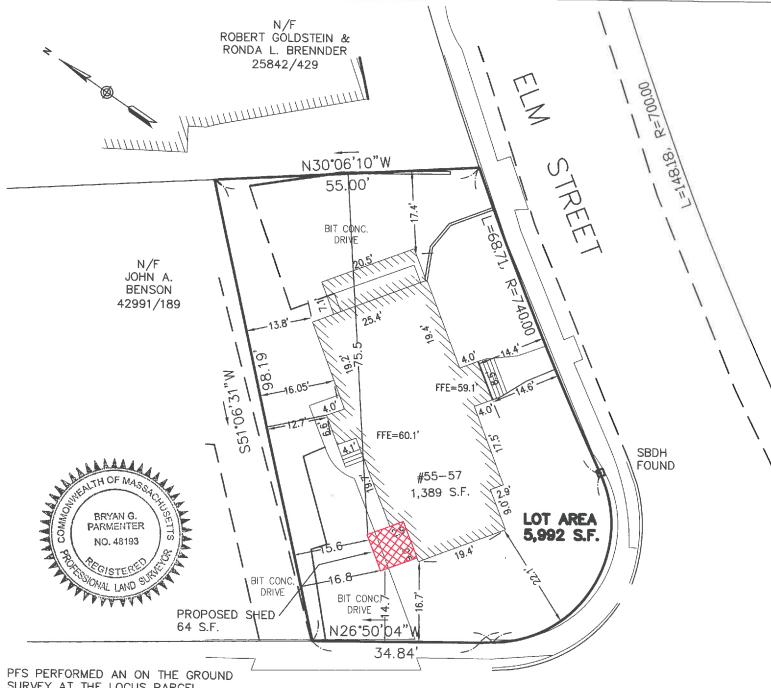
#### Hello,

I am writing to request a special permit so that I can obtain outdoor storage (dimension are 8x8/64 sq ft) on my property at 55 Elm Street. My unit does not have any outdoor storage nor does it have access to the basement from outside. The result is that I need to carry outdoor items inside each night in an effort to avoid both unwanted attention as well as theft. I have injured myself several times attempting to carry heavy bikes and other items of value and necessity.

Thank you for your consideration.

Elizabeth McManus Hemrajani 55 Elm Street 617-710-1601 mzlizz@gmail.com





PFS PERFORMED AN ON THE GROUND SURVEY AT THE LOCUS PARCEL, 55–57 ELM STREET. RESEARCH WAS DONE AT THE LOCAL TOWN OFFICES, REGISTRY OF DEEDS AND LAND COURT TO OBTAIN DEEDS AND PLANS OF THE LOCUS AND ABUTTING PARCELS. PFS FIELD MEASURED ALL THE FEATURES AS SHOWN ON THE PLAN 1) AND RECONCILED THE FIELD INFORMATION WITH THE RECORD INFORMATION.

PFS PREPARED THE EXISTING CONDITIONS PLAN AND ADDED THE PROPOSED SHED FROM THE ARCHITECTURAL DRAWINGS PROVIDED BY THE CLIENT. SETBACK DISTANCES WERE MEASURED FROM THE PROPOSED EDGES OF THE SHED PERPENDICULAR TO THE NEAREST PROPERTY LINES.

2)

I HERE BY CERTIFY THAT AN INSTRUMENT SURVEY WAS PERFORMED FOR THE PROPERTY SHOWN ON THIS PLAN.

PROFESSIONAL LAND SURVEYOR PLS #48193

## SCHOOL STREET

#### General Notes

THE LOT LIES ENTIRELY WITHIN ZONE X UNSHADED (AREA OF MINIMAL FLOODING) AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF BELMONT, MASSACHUSETT: COMMUNITY PANEL NUMBER 25017C0412E, EFFECTIVE DATE JUNE 4, 2010.

THE LOT LIES ENTIRELY WITHIN THE GENERAL RESIDENCE DISTRICT (GR) AS SHOWN ON TH "ZONING DISTRICT MAP OF BELMONT, MASSACHUSETTS",. DIMENSIONAL REQUIREMENTS FOR (GR) AT THE TIME OF THIS SURVEY ARE:

	REQUI	RED	EXISTING	PROPOSED
MINIMUM LOT AREA	7,00	0 S.F	5,992 S.F	5,992 S.F.
MINIMUM FRONTAGE MINIMUM FRONT YARD SET MINIMUM SIDE YARD SETB	BACK12.5	FEET	16.7 FEET	23.3 FEET
MINIMUM REAR YARD SET	BACK16	FEET	17.4 FEET	66.1 FEET
MAXIMUM BUILDING HEIGH	T33	FEET	31.5 FEET	N/A FEET
MAXIMUM BUILDING STORIE	ES	2.5	2.5	N/A
OPEN SPACE	40	%	52.1%	52.1%
LOT COVERAGE	30%		23.2%	23.2%
20	0	20	40	
	SCALE	IN FEET		

# PFS Land Surveying, Inc. 20 Balch Avenue

20 Balch Avenue Groveland, MA 01834 P 978.891.5203 PLOT PLAN
55-57 ELM STREET
BELMONT, MA
MAP 9, LOT 245
ELIZABETH HEMRAJANI
55 ELM STREET, BELMONT, MA

Date 3/20/21Scale 1'' = 20'PFSCad File Name

Project Number 13019