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TOWN CLERK
BELMONT, MA

CASE NO. 21-20

2021 JUL -1 AM 11:23

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

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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 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 55 Elm Street 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 outdoor storage since my property does not have outdoor storage nor does it have access to a basement from outside. I cannot leave items outside since I fear unwanted attention and theft.

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

Elizabeth McManus Hemrajani

Address

55 Elm Street

Daytime Telephone Number

617-710-1601

December 6, 2005



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: Denial to Construct an Addition for a Storage Room.

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

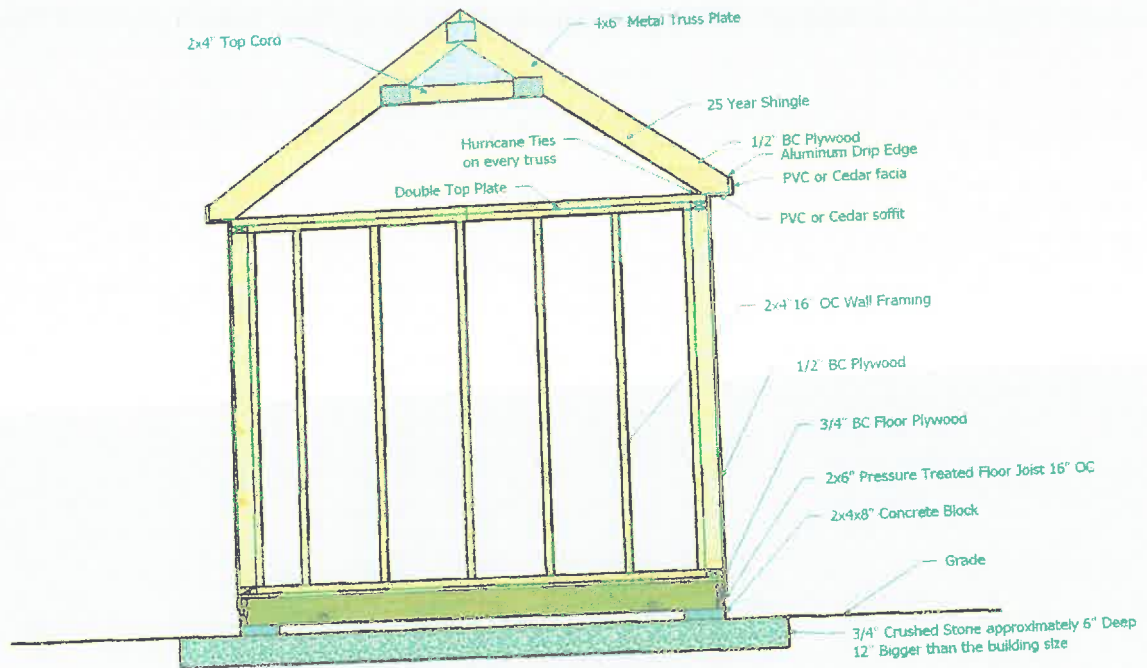
To: Town of Belmont
From: Elizabeth McManus Hemrajani
Re: Construct an Outdoor Storage Unit

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



N/F
ROBERT GOLDSTEIN &
RONDA L. BRENNER
25842/429

N/F
JOHN A.
BENSON
42991/189



PROPOSED SHED
64 S.F.

N30°06'10"W

55.00'

BIT CONC.
DRIVE

S51°06'31"W

13.8'

98.19'

16.05'

12.7'

4.0'

6.6'

4.1'

19.7'

15.6'

16.8'

14.7'

16.7'

34.84'

17.4'

20.5'

25.4'

19.2'

75.5'

1.1'

1.9'

4.0'

14.4'

4.0'

11.5'

2.9'

19.4'

22.1'

16.7'

14.7'

16.7'

34.84'

N26°50'04"W

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