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BELMONT, MA

CASE NO. 21-28

2021 SEP 27 PM 12:38

NOTICE OF PUBLIC HEARING BY THE  
ZONING BOARD OF APPEALS

ON APPLICATION FOR ONE SPECIAL PERMIT

Notice is hereby given that the Belmont Zoning Board of Appeals will hold a public hearing on Monday, October 4, 2021 at 7:00 PM by remote access through the Zoom app. to consider the application of Domenic Cosco, to construct a Front Yard Parking at 112-114 Sycamore Street located in General Residence (GR) Zoning District for One Special Permit under Section 1.5 of the Zoning By-Law. Special Permit, §5.1.3 b) 2) requires a Special Permit for the installation of parking spaces within the required front yard.

ZONING BOARD OF APPEALS

**Note: Application submittals, meeting agenda & instructions on remote access will be posted on the Town's website <https://www.belmont-ma.gov/zoning-board-of-appeals>**



Town of Belmont  
Zoning Board of Appeals

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2021 SEP 27 PM 12:36

**APPLICATION FOR A SPECIAL PERMIT**

Date: 8 / 12 / 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 112-114 Sycamore 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 \_\_\_\_\_

Front yard parking

on the ground that the same will be in harmony with the general purpose and intent of said Zoning By-Law.

Signature of Petitioner

Domenic Cosco

Print Name

Domenic Cosco

Address

112-114 Sycamore St

Daytime Telephone Number

617 201 7001



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

April 7, 2021

James Nalbandian  
112-114 Sycamore Street  
Belmont, MA 02478

RE: Denial of Driveway Expansion In Front Yard.

Dear Mr. Nalbandian:

The Office of Community Development is in receipt of your application and plot plan to expand your driveway at 112-114 Sycamore 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. The proposed driveway expansion would be allowed by a Special Permit granted by the Board of Appeals.

You may alter your plans to conform to the Zoning By-Laws and resubmit for approval or you may request One (1) Special Permit 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

July 15, 2021

Town of Belmont

Dear Board Members and Neighbors:

My family is requesting permission to install an additional driveway and a walkway leading to the back door on the left side of our house at 112-114 Sycamore St, Belmont.

This house currently has a narrow driveway on the right side that can only fit two cars - parked one in front of the other. One tenant has two cars.

There is not enough parking to accommodate myself in the future or any other tenants.

Our purpose for the walkway and the driveway is to allow us to access the back door from the same side as the driveway.

The proposed driveway would be in an area that is currently mulched on the left side of the property. We would install screening evergreen plants such as arborvitaes along the entire left border (without obstructing the street view) as shown in the attached drawing. The driveway would have a 2 ft. walkway along the right side and go from the back door to the street and be approximately 11 ft. wide and 25 ft. long in total (with the walkway). For the remainder of the left side of the property, we will be installing shrubs and perennials.

We hope that this driveway is agreeable to everyone.

Sincerely,

Domenic Cosco, Owner

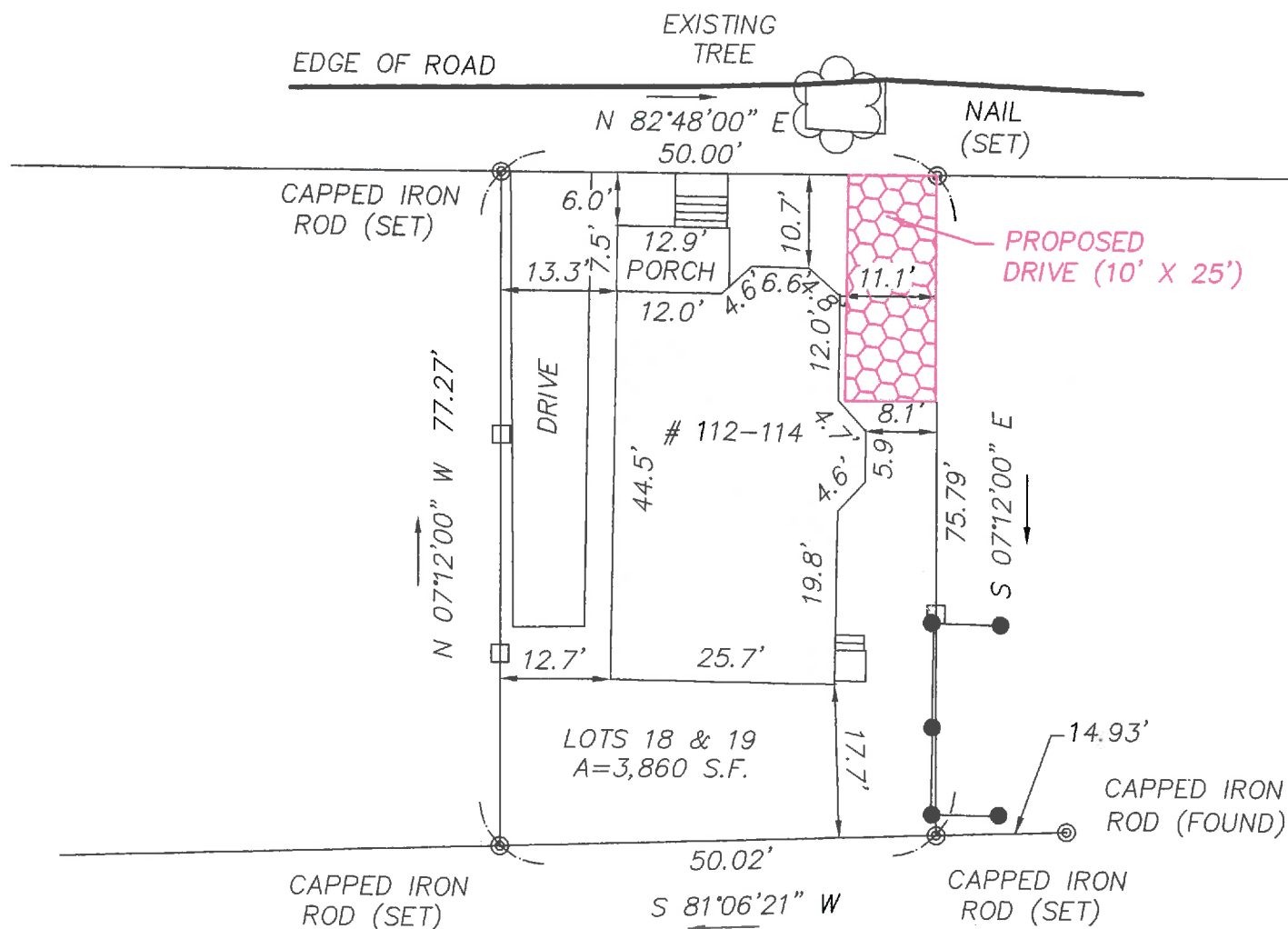
112-114 Sycamore St.

Belmont, MA 02478

617.201.7001



# SYCAMORE STREET



ZONING DISTRICT= GR

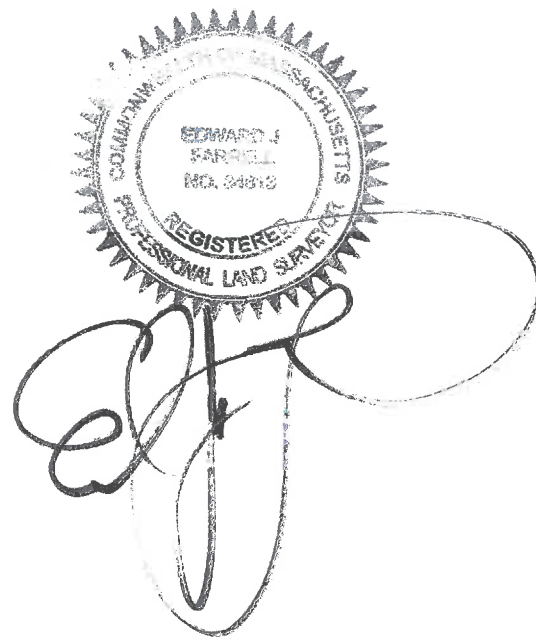
	REQ.	EXIST.	PROP.
MAX. LOT COVERAGE	30%	34%	34% *
MIN. OPEN SPACE	40%	54.3%	47.8%**
FRONT SETBACK	20'	6.0'	6.0'
SIDE SETBACK	10'	8.1'	8.1'
REAR SETBACK	20'	17.7'	17.7'

\* HOUSE (1205 S.F. + 12 S.F. SIDE STOOP + 97 S.F. PORCH) = 1314/3860=34%

\*\* HOUSE (1205 S.F. + 12 S.F. SIDE STOOP + 97 S.F. PORCH + 450 S.F. DRIVE + PROPOSED DRIVE 250 S.F.) = 2014/3860=52.2% OR 47.8%

OWNER: JAMES NALBANDIAN & RICHARD NALBANDIAN  
LOCUS HOUSE # - 112-114 SYCAMORE STREET

LOCUS DEED - BOOK 53708 PAGE 197  
LOCUS PLAN - PLAN BOOK 70 PLAN 50  
APP. # -



**PLOT PLAN**  
**112-114 SYCAMORE STREET**  
**BELMONT, MASS.**

SCALE: 1" = 20' MARCH 9, 2021

Prepared By

**EDWARD J. FARRELL**

PROFESSIONAL LAND SURVEYOR

110 WINN STREET ~ SUITE 203 ~ WOBURN, MA.  
(781)-933-9012

SITE DOES NOT FALL WITHIN  
THE WETLAND ZONE.