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TOWN OF BELMONT ZONING BOARD OF APPEALS

2021 OCT 12 PM 2:13

Case No. 21-28

Applicants: Domenic Cosco

Property: 112-114 Sycamore Street

Date of Public Hearing: October 4, 2021

Members Sitting: Nick Iannuzzi, Chairman
James Zarkadas, Vice Chair
Casey Williams
Andrew Kelley
Teresa MacNutt
Elliot Daniels, Associate Member
David Stiff, Associate Member

Members Voting: Nick Iannuzzi, Chairman
James Zarkadas
Casey Williams
Teresa MacNutt
David Stiff, (Associate Member)

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 applicant Domenic Cosco (“Applicant”), seeks One Special Permit under section 5.1.3- 2 to create a Front Yard Parking at 112-114 Sycamore Street, located in a General Residence (GR) Zoning District.

The applicant proposes to create a new parking space at the left side of the dwelling. The property has a two car parking driveway on the right side. The proposed driveway will be in part in front of a two foot bump out and is considered a front yard parking.

§ 1.5.3 b-1 allows front yard parking by Special Permit granted by the Zoning Board of appeals if feasible alternatives for providing necessary parking do not exist.

§ 1.5 of the Town’s Zoning By-Law provides that the Board may issue a Special Permit to reconstruct, extend, alter, or change a nonconformity “only if it determines that such reconstruction, extension, alternation, or change does not increase the nonconforming nature of said structure or create a new nonconformity and shall not be substantially more detrimental than the existing nonconforming structure to the neighborhood and that it shall be in keeping with the character of the neighborhood in which it is located.”

The applicant explained that although the town allows four (4) parking spaces in a GR district, there was an existing driveway which would accommodate for only two cars and the

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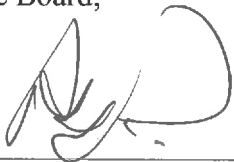
application was to add a third space without minimizing the backyard area. The Board has always been very conservative in allowing front yard parking, however, regarding this case, the proposed 11 foot wide parking was only blocked off by a two foot existing bump out original to the structure. The applicant also wanted to add plantings at the property side line, which would make it more difficult to make the driveway narrower and create an accessible driveway. Board members asked the applicant if the new curb cut will by any means harm the existing Town tree, or if any parked cars will block pedestrians use the sidewalk. The applicant assured them that it will not and that there was enough space between the tree trunk and the property line to safely create a new curb cut, in addition he added that there are similar parking spaces in the neighborhood and that the approval of this case will not be setting a new precedence for any future applications.

The Board deliberated on October 4, 2021 and determined that the proposed was not substantially detrimental to the neighborhood and was in harmony with the character of the remaining properties in the neighborhood.

Accordingly, upon motion duly made by James Zarkadas and seconded by Casey Williams, the Board voted 5-0 to grant the Special Permit to allow Front Yard parking as requested.

For the Board,

Dated: October 12, 2021



Ara Yogurtian
Assistant Director
Office of Community Development