



2022 SEP 14 PM 3: 15

## 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 3, 2022 at 7:00 PM by a hybrid public hearing at the Art Gallery on the third floor of the Homer Building, 19 Moore Street, and by remote access through the Zoom app. to consider the application of David G. Vail, for One Special Permit under section 3.3 of the By-Law to convert an existing office space to a residential unit at 334-336 Trapelo Road located in Local Business III (LBIII) zoning district. Special Permit: (1) Residential units in LBIII zoning district 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:	8 29 22
Zoning Board of Appeals Homer Municipal Building 19 Moore Street Belmont, MA 02478		
To Whom it May Concern:		
Pursuant to the provisions of Massachuset Section 9, as amended, and the Zoning By-Laws undersigned, being the owner(s) of a certain parcesituated on 334-336 Tapelo Strong Strong a SPECIAL PERMIT for the erection or alteration and allowed use convertion UNIT for A residential use convertion	of the Town of Beel of land (with the reet Road) hereby ion on said premiting By-Law of said	elmont, I/we the e buildings thereon) y apply to your Board ises or the use Town for
on the ground that the same will be in harmony said Zoning By-Law.  Signature of Petitioner	with the general	purpose and intent of
Print Name Address	DAVID G 97 SHAW Belmont,	NAIL RD WA 02478
Daytime Telephone Number	61-57	4-7377



### 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

September 16, 2020

David G. Vail 97 Shaw Road Belmont, MA 02478

RE: Denial to Covert an Office Space to Residential Unit.

Dear Mr. Vail,

The Office of Community Development is in receipt of your building permit application for your proposal to convert an existing office space to a residential unit at 334-336 Trapelo Road located in a General Residence (GR) Zoning District.

Your application has been denied because §1.5.2 of the By-Law allows changes and extensions of nonconforming uses by a Special Permit granted by the Board of Appeals.

1. The existing use, is a mixed use with an office space on the first floor and two residential units on the second and third floors. The conversion to a three family is 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 a Special Permit 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

August 22, 2022

Planning Board of Appeals Homer Municipal Building 19 Moore Street Belmont, MA 02478

Re: #334 - 336 Trapelo Road.

To whom it may concern:

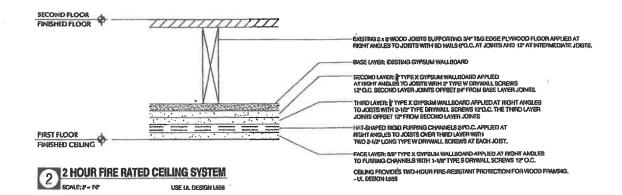
Please accept this letter as an explanation of why I believe my request for an allowed use will not hurt the neighborhood in any way. There are two driveways on each side of the house with ample parking for all three units. The unit in question was always set up as an apartment by the previous owner. It was used as his optometrist practice until he retired. There will be no need to do any renovations to make it into an apartment. There is also an existing three family house right next door to my house at # 346 Trapelo rd.

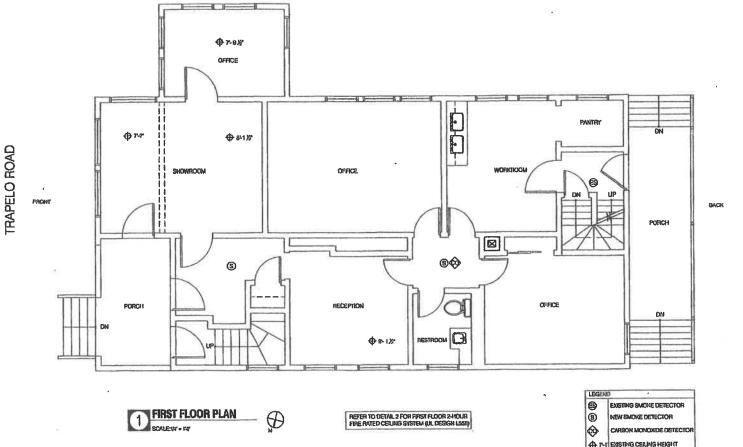
I hope the board will consider my request. If you have any questions please contact me at (617)-594-7377.

Sincerely.

David Vail







LEGE	80
€	EXISTING SMOKE DETECTOR
(3)	NEW SMOKE DETECTOR
♦	CARBON MONOXIDE DETECTOR
<b>⊕</b> 7-	EXISTING CEILING HEIGHT

#### 334 + 336TRAPELO ROAD BELMONT MA

CONSTRUCTION **DOCUMENTS** 

334 + 336 TRAPELO ROAD BELMONT MA 02478



FIRST FLOOR PLAN

Rojas Group, Inc. 261 Congress Street Suite 200 zedscape Arch Boston, Massachusetti

> 02010-2410 T-617.720.4100 F-617.523,2918

