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CASE NO. 22-27

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 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 334-336 Trapelo 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 AN allowed use conversion from A Commercial  
unit to a residential unit.

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

Address

Daytime Telephone Number

David G. Vail  
David G. Vail  
97 SHAW RD  
Belmont, MA 02478  
617-594-7377



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 Convert 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

