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TOWN CLERK  
BELMONT, MA

CASE NO. 23-32

2023 OCT 31 PM 12:30 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, December 4, 2023 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 Hisako Kawanami, for One Special Permit to run a Home Occupation at 23 Moraine Street located in General Residence (GR) zoning district. Section 3.4.2 of the By-Law allows home occupations that result in patrons or clients visiting the premises by Special Permit.

ZONING BOARD OF APPEALS



Town of Belmont  
Zoning Board of Appeals

COMMUNITY  
DEVELOPMENT

2023 OCT 26 PM 1:17

**APPLICATION FOR A SPECIAL PERMIT**

Date: 10/18/2023

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 23 Moraine 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 Belmont

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

Signature of Petitioner K/Kawanami

Print Name Hisako Kawanami

Address 23 Moraine St

Belmont, MA 02478

Daytime Telephone Number (617) 756-5450

2023 OCT 31 PM 12:34

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# Business Statement

**Aromantic Breath**

**Hisako Kawanami**

## **Business Mission:**

At Aromantic Breath, my mission is to offer exceptional aromatherapy massage services that harness the healing power of essential oils derived from a variety of plants. Aromatherapy is a holistic approach to well-being that promotes the health of the body, mind, spirit, and beauty. My goal is to enhance both physical and emotional health through the art of essential oil therapy, providing a tranquil space for relaxation and rejuvenation.

## **Business Vision:**

In a world filled with stress and fatigue, I aspire to make a positive impact on the lives of my clients. Unaddressed stress and fatigue can lead to various health issues, and I believe that aromatherapy massage can play a significant role in alleviating these physical and mental burdens. My vision is to help my clients recharge their energy, balance their autonomic nervous systems, and ultimately foster improved relationships with their loved ones. I view this process as a domino effect, where the happiness and well-being of my clients ripple out to positively influence their families, partners, friends, and communities.

Through my massages, I aim to release bodily tension, tap into the innate healing abilities of the body and mind, and facilitate a sense of deep relaxation. My ultimate goal is to help my clients maintain health and happiness in their everyday lives.

## **Business Details:**

1. **Massage Technique:** I employ a combination of gentle, relaxing strokes to calm the mind, coupled with deeper massages to reach the inner layers of muscles. I create a custom massage oil blend with essential oils for each client, tailored to their specific needs on the day of treatment.
2. **Operating Hours:** I am open Monday to Sunday from 09:00 AM to 07:00 PM.
3. **Products:** I do not sell or offer any products for sale on the premises.
4. **Client Capacity:** I serve one client at a time, with a maximum of three clients per day.
5. **Session Duration:** Each client session typically lasts 2-4 hours.
6. **Referral Booking:** I utilize a referral booking system to ensure personalized and attentive service.

7. **Self-Employed:** I operate as a self-employed business.
8. **Space Usage:** Less than one third of the habitable floor area of the residence is used for business purposes.
9. **Parking:** I offer dedicated off-street parking for my clients on my premises.
10. **Exterior Display:** I maintain a discreet and secure business, with no exterior display, signboard, or walk-in clients. Supplies and equipment are stored neatly.

#### **Why We Seek Licensing:**

My motivation for obtaining a license to operate from my home is driven by a desire to provide a stable and reliable service to my clients. In the past, I faced limitations when accepting mobile massage requests due to various factors, such as lack of client space, parking constraints, and mobility challenges. Additionally, concerns about security and the unpredictability of weather and traffic made it difficult to conduct mobile services.

By opening my massage business at my home, I aim to overcome these obstacles and offer consistent support to my clients in their pursuit of a healthy lifestyle. My commitment is to provide a safe, serene, and welcoming environment where clients can experience the full benefits of aromatherapy massage, helping them achieve balance, relaxation, and well-being in their lives.





**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**

January 3, 2023

Hisako Kawanami  
23 Moraine Street  
Belmont, MA 02478

RE: Denial to Home Occupation, Condition (h).


Dear Ms. Kawanami,

The Office of Community Development is in receipt of your Home Occupation application for your proposal for massage services at 23 Moraine Street located in a General Residence (GR) Zoning District.

Your application has been denied because Section 3.4.2 of the Town of Belmont's Zoning By-Law allows home occupation that results in patrons or clients visiting the premises by a Special Permit granted by the Zoning Board of Appeals.

You may alter your plans to conform to the current Town of Belmont Zoning Bylaws and resubmit a home occupation 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 Gabriel S. Distler, Staff Planner, at (617) 993-2666 in order to begin the process.

Sincerely,

  
Glenn R. Clancy, P.E.  
Inspector of Buildings

## Neighborhood Letter

I, Rachel Hyland, homeowner and resident of  
25 Moraine St, a neighboring property  
to 23 Moraine Street, am aware and in support of Hisako  
Kawanami's request for home occupations to run her massage  
business that result in patrons or clients visiting the premise.

Rachel Hyland  
Signature

10 / 7 / 2023  
Date

Rachel Hyland  
Print Name

## Neighborhood Letter

I, Sean Hyland, homeowner and resident of  
25 Moraine St, Belmont MA, a neighboring property  
to 23 Moraine Street, am aware and in support of Hisako  
Kawanami's request for home occupations to run her massage  
business that result in patrons or clients visiting the premise.

Sean Hyland  
Signature

10/7/2023  
Date

Sean Hyland  
Print Name

## Neighborhood Letter

I, Jing Zhang, homeowner and resident of  
23 Agassiz Ave. Belmont, a neighboring property  
to 23 Moraine Street, am aware and in support of Hisako  
Kawanami's request for home occupations to run her massage  
business that result in patrons or clients visiting the premise.



Signature

9/24/2023

Date

Jing Zhang

Print Name



