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TOWN CLERK
BELMONT, MA

CASE NO. 24-11

2024 MAY 23 AM 9:39

NOTICE OF PUBLIC HEARING BY THE
TOWN OF BELMONT PLANNING BOARD

ON APPLICATION To AMEND SPECIAL PERMIT

Notice is hereby given that the Planning Board will hold a public hearing on Tuesday, June 18, 2024 at 7:00 PM by remote access through the Zoom app. to consider the application of Bernard Ryan, to amend Special Permit granted by the Planning Board, Case #: 16-01 to locate the A/C condenser units on the side of the dwelling in lieu of the approved plans showing at the rear of the structure, at 23 Poplar Street located in General Residence (GR) zoning district.

Note: Application submittals, meeting agenda & instructions on remote access can be found on the Town's website: <https://www.belmont-ma.gov/planning-board>

TOWN OF BELMONT PLANNING BOARD



Town of Belmont
Planning Board

APPLICATION TO AMEND SPECIAL PERMIT

Date: *May 20, 2024*

Planning Board
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-Law 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 _____ 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 *modification of A/C*

condenser location to 11.5' from the property line. The initial location in the Special Permit was too far from the house and electrical service. The proposed location is 11.5' feet from the property line, which is the same distance as the location in the Special Permit.

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

Bernard E. Ryan

Address

23 Poplar St Belmont, MA 02478

Daytime Telephone Number

617-831-3528



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

August 26, 2022

Mr. Bernard Ryan
23 Poplar Street
Belmont, MA 02478

Re: Special Permit - Case No. 16-10 – 23 Poplar Street

Dear Mr. Ryan:

In 2016 the Town of Belmont Planning Board approved a Special Permit, Case No. 16-01 (copy enclosed), for the construction of a two-story addition at the above referenced property. The approval was conditional on, among other things, "plans submitted with" the application. The approved site plan, a copy of which is attached, shows the Air Conditioner Condensers (AC Unit) located in the rear yard near a rear deck.

A recent inspection has confirmed that in fact the AC Unit was constructed, or has been relocated, to the side of the property. This is in conflict with the approved Special Permit.

You must relocate the AC Unit to the previously approved location per the Planning Board Special Permit or re-apply to the Planning Board to have your Special Permit modified.

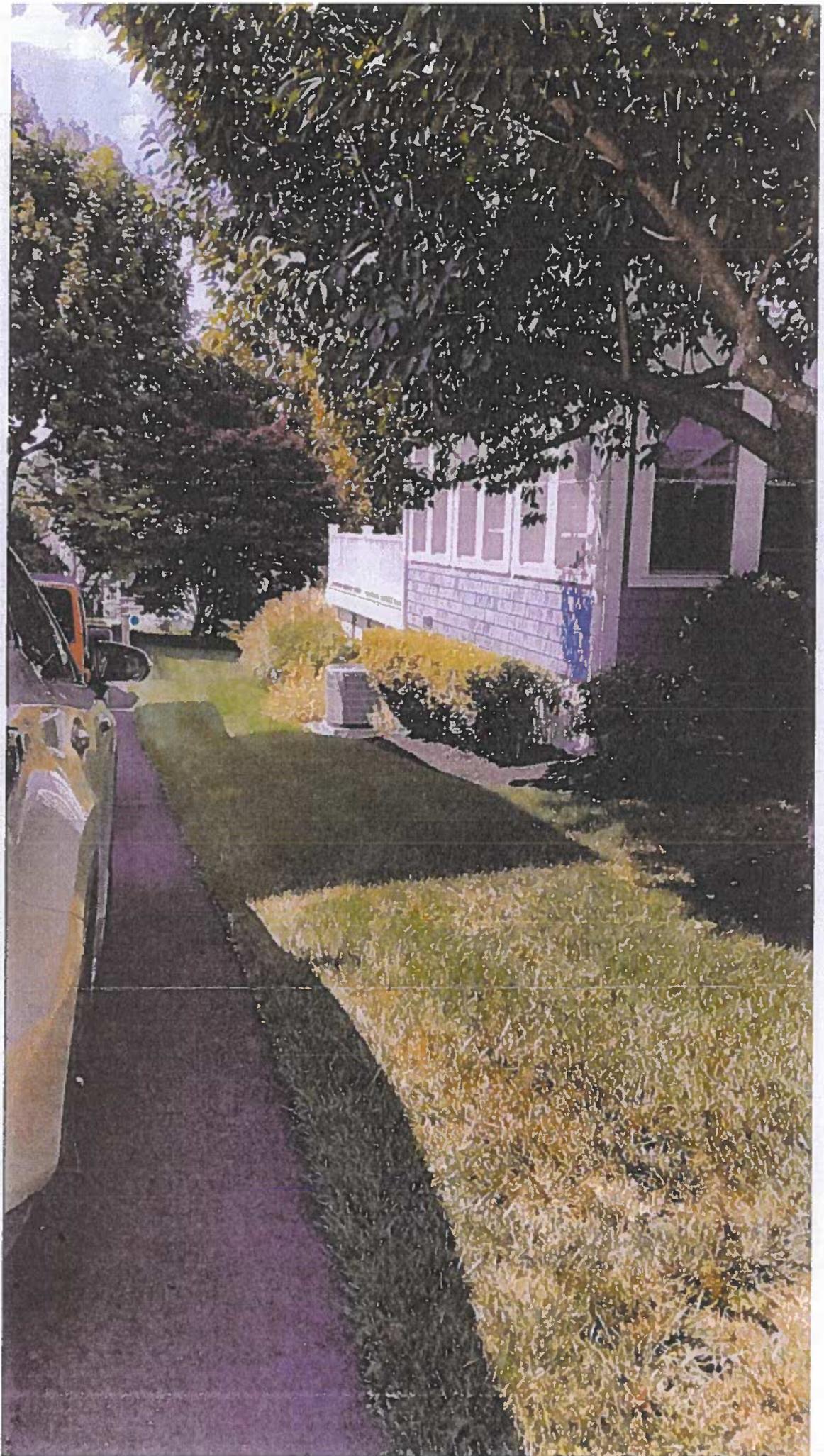
Please contact me at your earliest convenience upon receipt of this letter and inform me of your intentions in this matter.

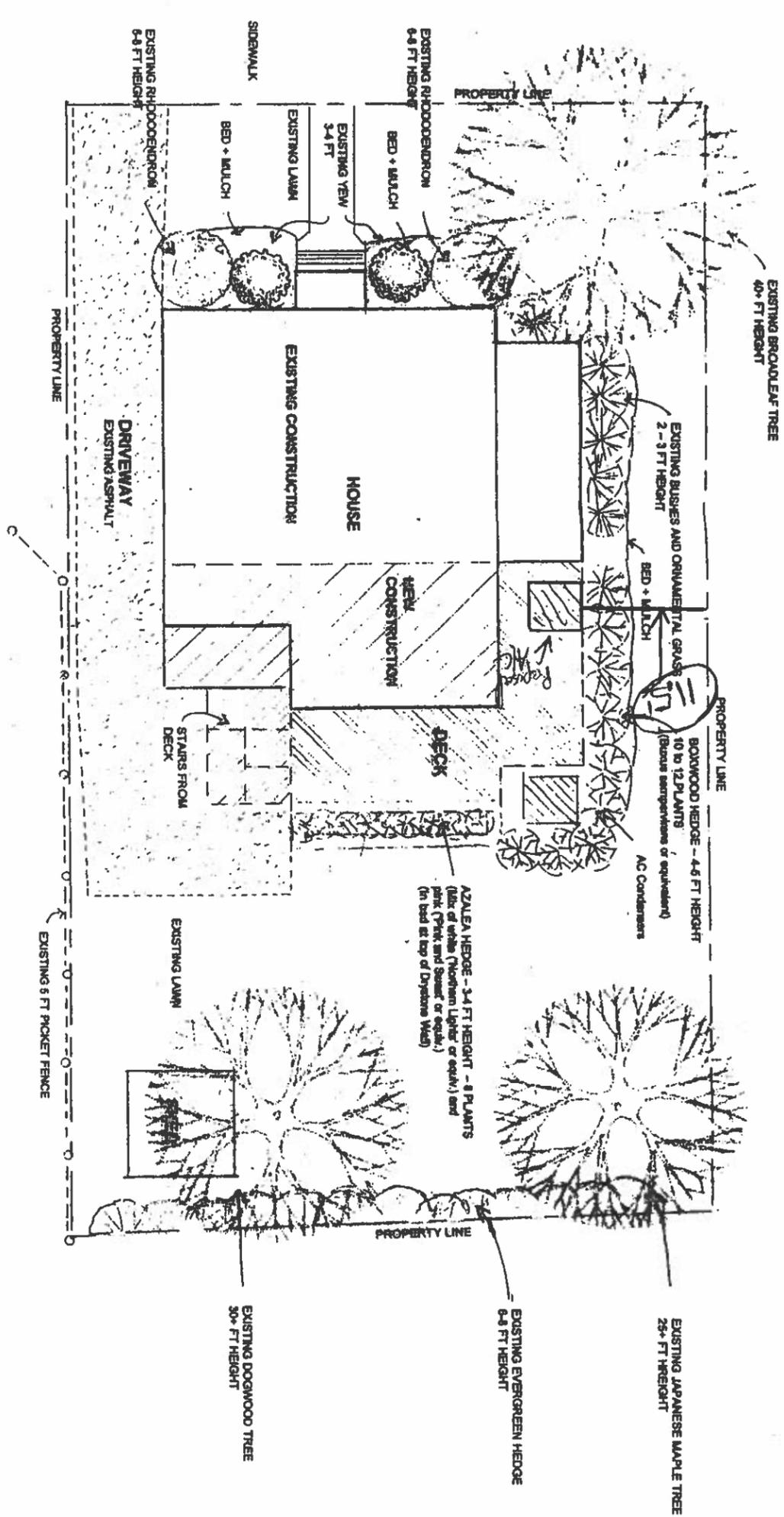
I look forward to hearing from you soon.

Respectfully,

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

Enc.: 2





Landscape Plan

Existing Site Plan

SCALE 1 IN = 20 FT

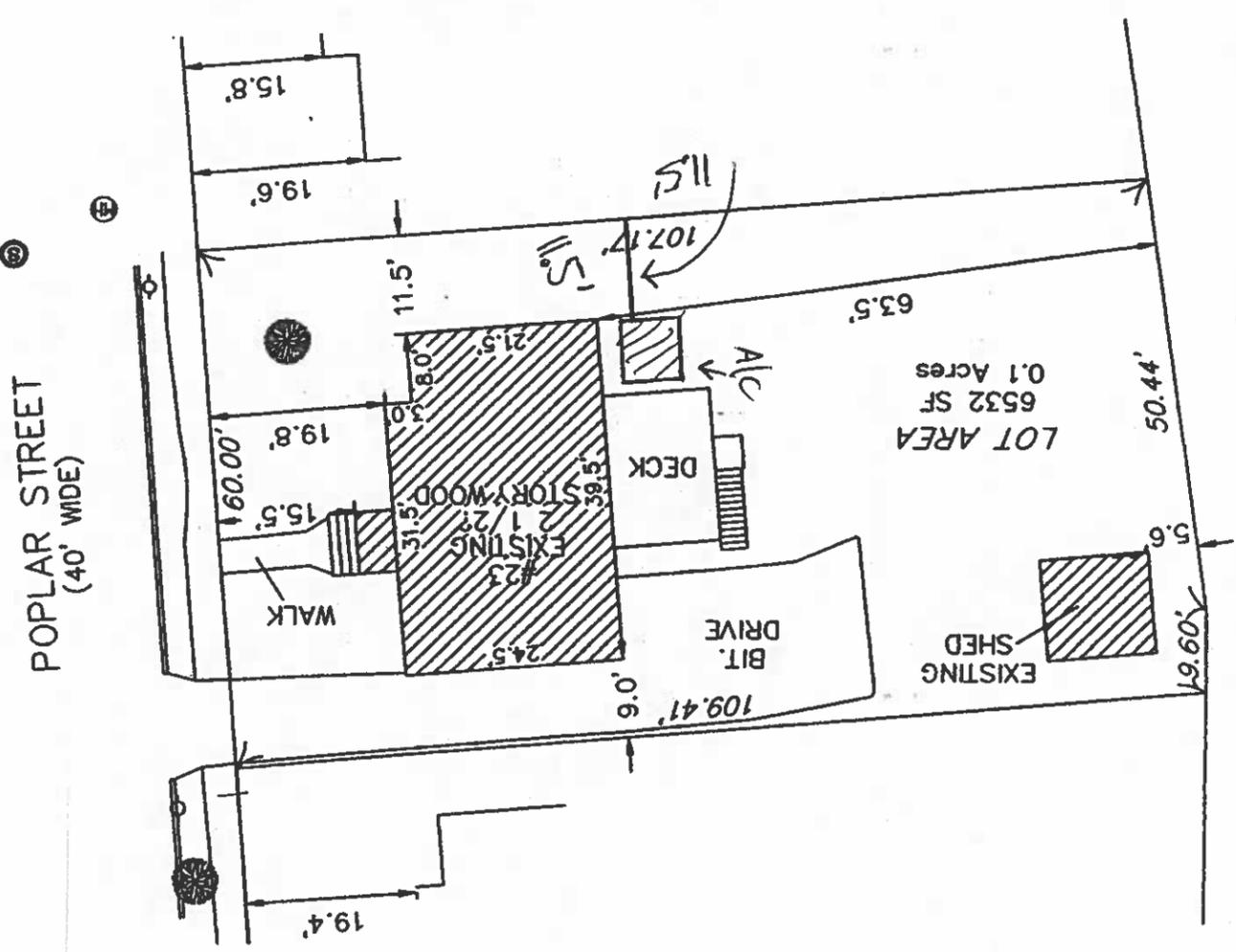
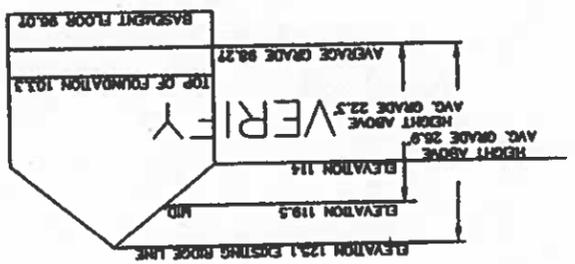


OWNER:	RYAN BERNARD DIANE RYAN
LOC. HOUSE NO.:	23 POPLAR STREET
LOT NO.:	12-191
APP. NO.:	
DATE:	SEPTEMBER 16, 2015
SCALE:	1" = 20'
REVISED:	

FOR
PLOT PLAN
23 POPLAR STREET
BELMONT, MASS.
SCALE: 1"=20' SEPTEMBER 16, 2015

C & G SURVEY COMPANY
37 JACKSON ROAD
SCITUATE, MA 02066
1-877-302-8440

- NOTES:
- ZONING CLASSIFICATION - GENERAL RESIDENCE
 - PLAN REFERENCES:
 - MIDDLESEX REGISTRY OF PLAN BOOK 318 PAGE 47
 - LOCUS DEED
 - MIDDLESEX REGISTRY OF DEEDS BK. 50664 PG. 30
 - ASSESSORS PARCEL 12-191
 - LOCUS LIES IN ZONE X AS SHOWN ON FIRM MAP COMMUNITY PANEL #250182 0418 E. DATED JUNE 4, 2010
- FRONT SETBACK (REQUIRED) = 20'
FRONT SETBACK (EXISTING) = 15.5'
FRONT SETBACK (PROPOSED) = 20'
- SIDE SETBACK (REQUIRED) = 10'
SIDE SETBACK (EXISTING) = 9'
SIDE SETBACK (PROPOSED) = 10'
- REAR SETBACK (REQUIRED) = 20'
REAR SETBACK (EXISTING) = 63.5'
REAR SETBACK (PROPOSED) = 20'
- OPEN SPACE (MAXIMUM) = 40%
OPEN SPACE (EXISTING) = 4217/6532 = 64.6%
OPEN SPACE (PROPOSED) = 30%
- LOT COVERAGE (MAXIMUM) = 30%
LOT COVERAGE (EXISTING) = 1078/6532 = 16.5%
LOT COVERAGE (PROPOSED) = 16.5%



Ryan Residence

Additions and Extensions
23 Poplar Street
Belmont, MA 02478



Copper Beech Design
66 Woodchester Drive
Weston MA 02493
T: 617-308-8099
E: info@copperbeechdesign.com
W: www.copperbeechdesign.com

Project Information

Site, Context, Compliance

Created	10-28-15
Revision Date	Description
1.	
2.	
3.	
4.	