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TOWN CLERK
BELMONT, MA

CASE NO. 23-20

2023 AUG -9 PM 12: 02

NOTICE OF PUBLIC HEARING BY THE
TOWN OF BELMONT PLANNING BOARD

ON APPLICATION TO AMEND DESIGN AND SITE PLAN REVIEW APPROVAL

Notice is hereby given that the Planning Board will hold a public hearing on Tuesday, September 5, 2023 at 7:00 PM by remote access through the Zoom app. to consider the application of Robert Calnan, to amend the approved DSPR to allow for tandem parking in lieu of the approved parallel parking at 59 Burnham Street, located in the 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 FOR A SPECIAL PERMIT

Date: 7-18-23

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 _____

Amend approved driveway at
59 Burnham St to Tandem Parking

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 166 Circle Drive
Waltham Ma 02452

Daytime Telephone Number 781 844 8702

**ROBERT F. CALNAN
57-59 BURNHAM STREET LLC
166 CIRCLE DRIVE
WALTHAM, MASSACHUSETTS 02452
TELEPHONE (781) 844-8702**

July 19, 2023

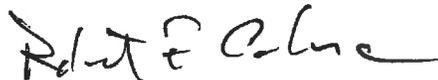
Belmont Planning Board
Office of Community Development
Homer Municipal Building
19 Moore Street
Belmont, MA 02478

Re: Driveway for 59 Burnham Street

Dear Planning Board Members:

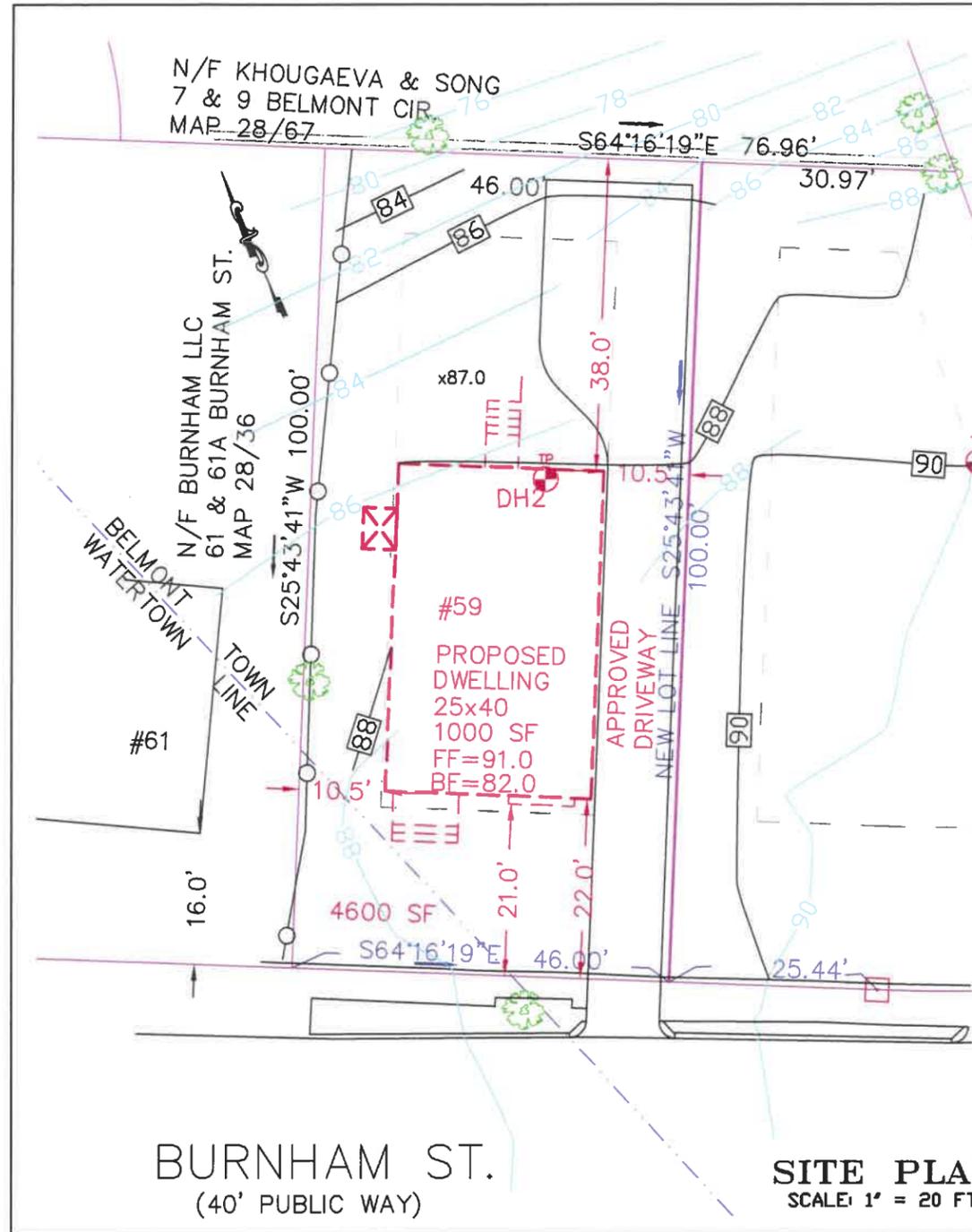
Thank you for your support and approval of the single family project at 59 Burnham Street. Now the project has begun it has become apparent that, as approved, the side by side parking spaces in the backyard and long driveway along the side of the building reduce open space area available for outdoor recreation and relaxation especially enjoyable these warm weather months. I respectfully request that you consider the revised plan that provides tandem parking and eliminates the second parking space in the backyard.

Sincerely,



Robert F. Calnan
Manager of 57-59 Burnham Street LLC

RFC
Enc.

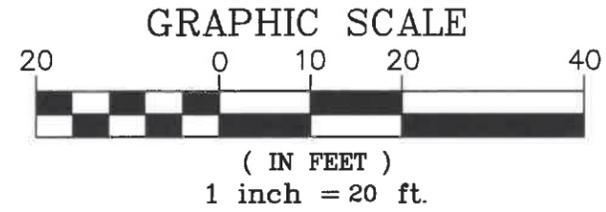


BURNHAM ST.
(40' PUBLIC WAY)

SITE PLAN
SCALE: 1" = 20 FT

ZONING DISTRICT: GR
ZONING DIMENSIONS

| LOT REQUIREMENTS | REQUIRED | PROPOSED |
|---------------------------------|------------|----------|
| 1. AREA (SF/DU) (2 FAMILY) | 3500 | --- |
| AREA (SF) (1 FAMILY) | 4000 | 4600 |
| 2. WIDTH (FT) (REAR BLDG LINE) | 45 | 46 |
| 3. DEPTH (FT) | --- | --- |
| 4. FRONTAGE (FT) | 70 | 46 |
| 5. FRONT SETBACK (BURNHAM) (FT) | 18.0 (AVE) | 22.0 |
| 6. SIDE SETBACK (FEET) | 10 | 10.5 |
| 7. REAR SETBACK (FEET) | 20 | 38 |
| LOT DEPTH (100'+; 20%) | 20' | --- |
| 8. COVERAGE | 30% | 21.7% |
| OPEN SPACE | 40% | 52% |
| 9. HEIGHT (FEET) MAX. | 32 | 28 |
| 10. STORIES | 2.5 | 2.5 |



FOUNDATION BELOW GRADE
40% MIN.
PERCENTAGE BELOW GRADE
= 5.18 FT / 8 FT = 64%

FRONT YARD SETBACK
EXIST. DWELLING #61 BURNHAM ST.
(16 + 20)/2 = 18.0 FT

COVERAGE
30% OF 4600 SF = 1380 SF
PRO. HOUSE = 1000 SF OR 21.7%
DRIVEWAY AREA = 1180 SF OR 25.6%
OPEN SPACE = 52.7%

- ZONING DISTRICT: GR
- A. ASSESSORS MAP 28 PARCEL 171
 - B. THE BUILDING IS NOT IN THE 100 YEAR FLOOD PLAIN.
SEE FEMA MAP 25017C0414E DATED 4 JUNE 2010;
ZONE X
 - C. THE SITE IS NOT SUBJECT TO THE WETLANDS PROTECTION ACT.
 - D. PUBLIC SHADE TREES LOCATED WITHIN THE LIMITS
OF THE PROPERTY FRONTAGE TO BE RETAINED.

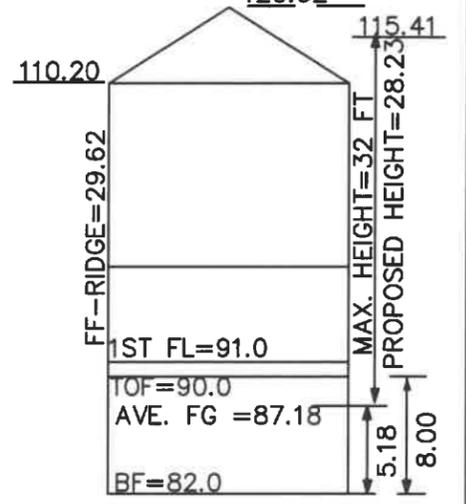
PROPOSED SINGLE FAMILY DWELLING
59 BURNHAM ST.



Bernard H. Hamill

REFERENCE:
DEED BOOK 79026 PAGE 589 MSRD.
EXISTING DWELLING NOT SHOWN.

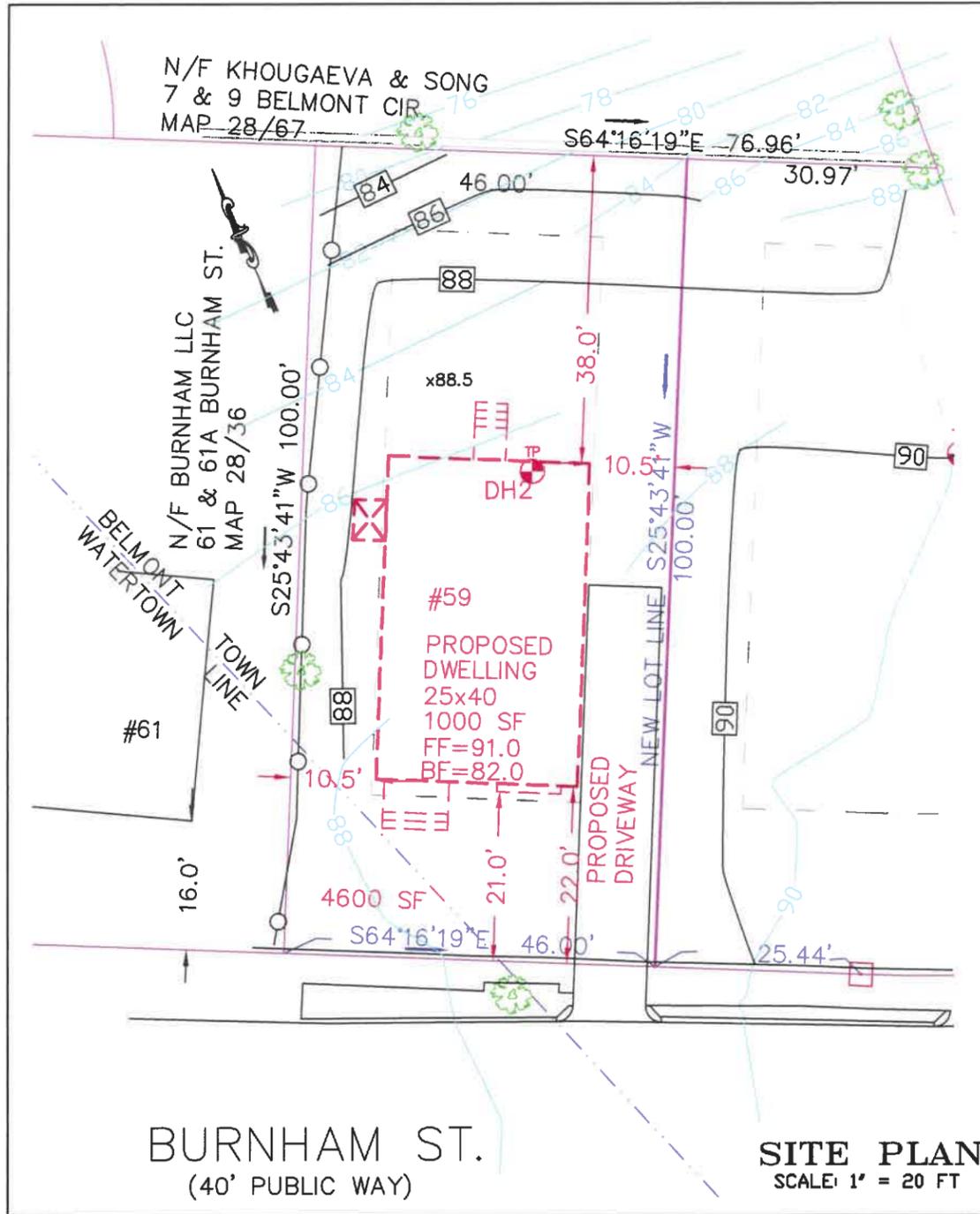
APPROVED
PLOT PLAN
59 BURNHAM ST.
BELMONT, MA
120.62



HOUSE PROFILE
NTS

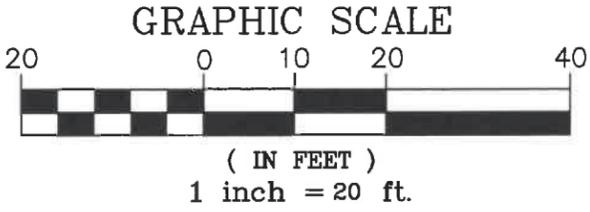
PREPARED BY:
H-STAR ENGINEERING
200 GREENVILLE ROAD
NEW IPSWICH, NH 03071
(978) 973-3078
(EMAIL: HSTAR@ATT.NET)

OWNER: 57-59 BURNHAM LLC
LOCATION: 57-59 BURNHAM ST., BELMONT, MA
ASSESSORS MAP: MAP 28 PARCEL 37 & 38
APPLICATION #:
DATE: 17 JULY 2023
SCALE: 1"=20'



ZONING DISTRICT: GR
ZONING DIMENSIONS

| LOT REQUIREMENTS | REQUIRED | PROPOSED |
|---------------------------------|------------|----------|
| 1. AREA (SF/DU) (2 FAMILY) | 3500 | --- |
| AREA (SF) (1 FAMILY) | 4000 | 4800 |
| 2. WIDTH (FT) (REAR BLDG LINE) | 45 | 48 |
| 3. DEPTH (FT) | --- | --- |
| 4. FRONTAGE (FT) | 70 | 48 |
| 5. FRONT SETBACK (BURNHAM) (FT) | 18.0 (AVE) | 22.0 |
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| LOT DEPTH (100'+; 20%) | 20' | --- |
| 8. COVERAGE | 30% | 21.7% |
| OPEN SPACE | 40% | 69% |
| 9. HEIGHT (FEET) MAX. | 32 | 28 |
| 10. STORIES | 2.5 | 2.5 |



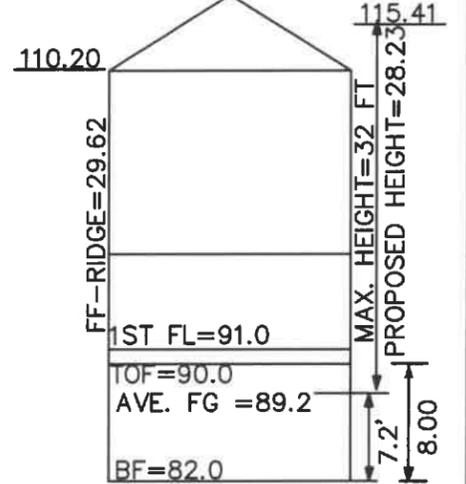
FOUNDATION BELOW GRADE
40% MIN.
PERCENTAGE BELOW GRADE
= 7.2 FT / 8 FT = 90%

FRONT YARD SETBACK
EXIST. DWELLING #81 BURNHAM ST.
(18 + 20)/2 = 18.0 FT

COVERAGE
30% OF 4800 SF = 1380 SF
PRO. HOUSE = 1000 SF OR 21.7%
DRIVEWAY AREA = 423 SF OR 8.8%
OPEN SPACE = 69.1%

- ZONING DISTRICT: GR
- A. ASSESSORS MAP 28 PARCEL 171
 - B. THE BUILDING IS NOT IN THE 100 YEAR FLOOD PLAIN.
SEE FEMA MAP 25017C0414E DATED 4 JUNE 2010;
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PROPOSED
PLOT PLAN
59 BURNHAM ST.
BELMONT, MA
120.62



HOUSE PROFILE
NTS

PROPOSED SINGLE FAMILY DWELLING
59 BURNHAM ST.



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