

**TOWN OF BELMONT
ZONING BOARD OF APPEALS**

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CASE NO. 23-32

APPLICANTS Hisako Kawanami

PROPERTY 23 Moraine Street

DATE OF PUBLIC HEARING December 4, 2023

MEMBERS SITTING Casey Williams, Chair
Andrew Kelley, Vice Chair
Teresa McNutt
Elliot Daniels
David Stiff
Dan Barry
Alex Danahy

MEMBERS VOTING Andrew Kelley, Vice Chair
Teresa McNutt
David Stiff
Dan Barry
Alex Danahy

Introduction

This matter came before the Board of Appeals (the “Board”) of the Town of Belmont (the “Town”) acting as Special Permit Granting Authority under the Zoning By-Law of the Town of Belmont, Massachusetts (the “By-Law”) and Chapter 40A of the Massachusetts General Law (the “Zoning Act”). The applicant, Hisako Kawanami (“Applicant”), requests One Special Permit under section 3.4.2H of the By-Law to allow a home occupation at 23 Moraine Street located in a General Residence (GR) Zoning District. Special Permit,

§3.4.2H of the By-Law allows home occupations that result in patrons or clients visiting the premises by Special Permit.

Proposal

The Board held a duly noticed hearing on the application on December 4, 2023. The Applicant submitted for the Board’s review a floorplan prepared by Rojas Design, Inc. and a Business Statement describing the proposed home occupation, including operating hours, the expected number of daily clients, and off-street parking arrangements. The floorplan indicates that less than one third of the habitable floor area of the residence will be used for the proposed home occupation, as mandated by §3.4.2B of the Zoning Bylaw. Three (3) letters of support were submitted as part of this case, including letters from the occupants of 25 Moraine Street which is the unit directly above 23 Moraine Street. No letters of opposition were submitted.

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The Applicant plans to operate an Aromatherapy Massage practice in her residence. The proposed operating hours will be between 9:00 AM and 7:00 PM and a maximum of three (3) clients will be seen each day. Off-street parking will be provided for clients.

At the hearing no one other than Applicant spoke in support or in opposition to the application.

Decision

On December 4, 2023, the Board deliberated on the Applicant Hisako Kawanami's request for one (1) Special Permit under Section 3.4.2 of the Zoning By-Laws to practice Aromatherapy Massage services at 23 Moraine Street, located in a General Residence (GR) Zoning District.

Based on the foregoing factors, the Board determined that the benefits of the proposed home occupation outweigh any adverse effects for the Town or the neighborhood and will be in harmony with the general purpose and intent of the By-Law.

Accordingly, upon a motion duly made by David Stiff, and seconded by Alex Danahy, the Board voted 5-0 to grant the One (1) Special Permit as requested.

For the Board,

Dated: January 8, 2024



Ara Yogurtian
Inspector of Buildings
Office of Community Development