

Erica Eckman Psychotherapy, LLC
70 Fairview Avenue
Belmont, MA 02478
617.953.5621

To Whom It May Concern,

I am seeking to attain a special permit for my private psychotherapy practice. My husband and I live in and own our home at 70 Fairview Ave. We have lived here since 2005.

I have been in private practice for over 15 years. Pre-pandemic I saw clients at a shared office space in Boston with a colleague of mine. This is where I had my private practice for over 10 years. Unfortunately, due to the pandemic, it was no longer viable to keep this space, and so I made my practice 100% virtual.

I have been practicing virtually for almost three years now out of my home. It no longer makes any practical sense to lease office space in Boston or any other commercial location, as the economics are not sustainable nor predictable post-COVID. However, several of my clients are now eager to resume in-person, and I am excited to begin offering in-person sessions once again. Reviving an in-person practice for my clients will benefit individuals local to our community, including residents of Belmont.

Some basic logistics about my practice and my home:

I am a solo practitioner, I do not have a receptionist nor anyone else working with me.

I have a garage for two cars and a driveway that fits three cars.

I will be doing a hybrid of in-person and virtual sessions, so there will not be a lot of foot traffic nor vehicles. The hours I practice fall within a Monday-Friday 10am-7pm time-frame, and I am currently practicing three days-per-week, on average. The majority of my clients will remain virtual.

I appreciate you taking the time to consider my application.

Sincerely,
Erica Eckman, LICSW





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

Erica Eckman
70 Fairview Avenue
Belmont, MA 02478

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

Dear Ms. Eckman,

The Office of Community Development is in receipt of your Home Occupation application for your proposal for a psychotherapy practice at 70 Fairview Avenue 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



Town of Belmont
Zoning Board of Appeals

APPLICATION FOR A SPECIAL PERMIT

Date: 2/02/2023

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 70 Fairview Ave 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 Erica Eckman
Print Name Erica Eckman
Address 70 Fairview Ave
Belmont, MA 02478
Daytime Telephone Number (617) 953-5621