



Town of Belmont
Zoning Board of Appeals

APPLICATION FOR A SPECIAL PERMIT

Date: 12-13-21

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 130-132 BARTLETT 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 _____

Front yard 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 Hamzah H. Amir Khan

Print Name Hamzah H. Amir Khan

Address 130-132 BARTLETT AVE

BELMONT MA 02478

Daytime Telephone Number 781-775-2265



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

November 23, 2021

Hamayak Amirikhani
130-132 Bartlett Avenue
Belmont, MA 02478

RE: Denial of Driveway Expansion In Front Yard.

Dear Mr. Amirikhani:

The Office of Community Development is in receipt of your application and plot plan to expand your driveway at 130-132 Bartlett Avenue located in a General Residence (GR) Zoning District.

Your application has been denied because it does not comply with the current Zoning By-Law requirements. More specifically,

1. Section 5.1.3 b) requires a Special Permit for the installation of parking spaces within the required front yard. The proposed driveway expansion would be allowed by a Special Permit granted by the Board of Appeals.

You may alter your plans to conform to the Zoning By-Laws and resubmit for approval or you may request One (1) Special Permit from the Zoning Board of Appeals. If you choose this option, please contact the Office of Community Development (617-993-2650) to make an appointment with Ara Yogurtian, Assistant Director to begin this process.

Sincerely,

Glenn R. Clancy, P.E.
Director of Community Development

12-8-2021

Town of Belmont

Office of the community Development

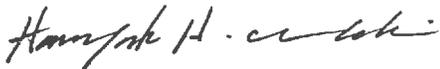
To whom it may concern,

As you know it is a two family house, the parking is very limited. It makes it very difficult to find and keep good tenants. I am a single father with a son in college. We have two cars and when the unit is rented to a family with more than one car, there is no room (parking space) for that additional car.

It is really hard to manage the parking situation without the additional space that I am applying for.

I hope you understand this hardship and we appreciate your time and kindness in this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Hamayak H. Amrkhani". The signature is written in a cursive, flowing style.

Hamayak H. Amrkhani

PS,

Please note street behind my house, called Ridge Rd., cars are parking in front of their homes, like I am
Parking.

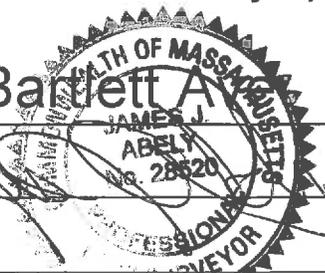
Zoning Compliance Check List (Registered Land Surveyor)

Property Address: 130-132 Bartlett A

Zone: GR

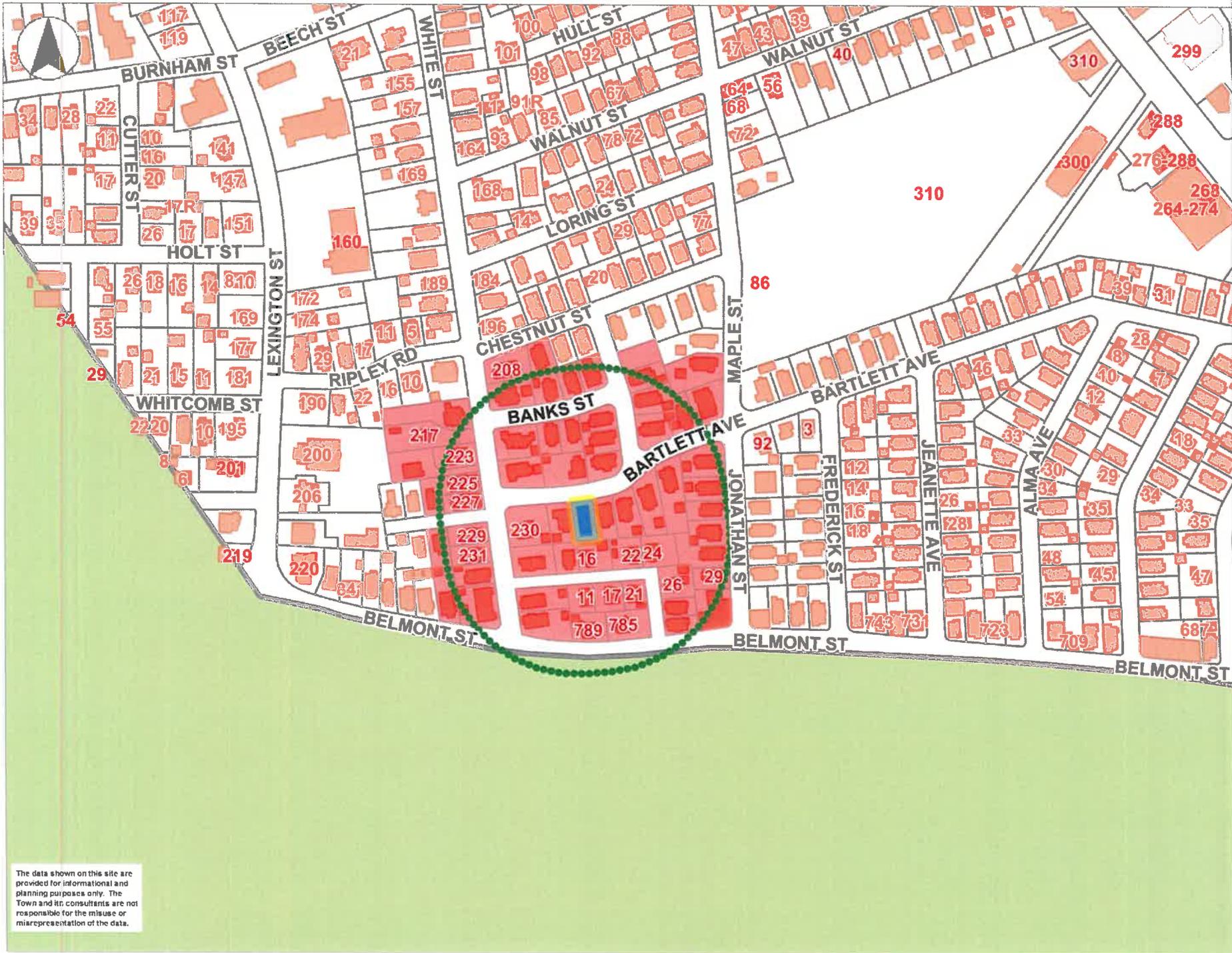
Surveyor Signature and Stamp: 

Date: 12/14/21



	REQUIRED	EXISTING	PROPOSED
Lot Area	5,000 sf	4,450 sf	4,450 sf
Lot Frontage	50.00'	50.01'	50.01'
Floor Area Ratio	N/A	N/A	N/A
Lot Coverage	30%	33.9%	33.9%
Open Space	40%	44.5%	44.5%
Front Setback	20.0'	14.9'	14.9'
Side Setback	10.0'	6.4'	6.4'
Side Setback	10.0'	6.4'	6.4'
Rear Setback	20.0'	20.2'	20.2'
Building Height	33'	---	---
Stories	2.5	2.5	2.5
½ Story Calculation Peak = 132.28' 			

NOTES:



- Town-Owned Buildings
- McLean Buildings
- BUILDINGS**
- Parcels
- Town Boundary
- MA Highways
- Interstate
- US Highway
- Numbered Routes
- Charles_poly
- Charles_arc
- Abutting Town Labels
- Abutting Towns
- Roads
- Major Road, Collecto
- Minor Road, Arterial

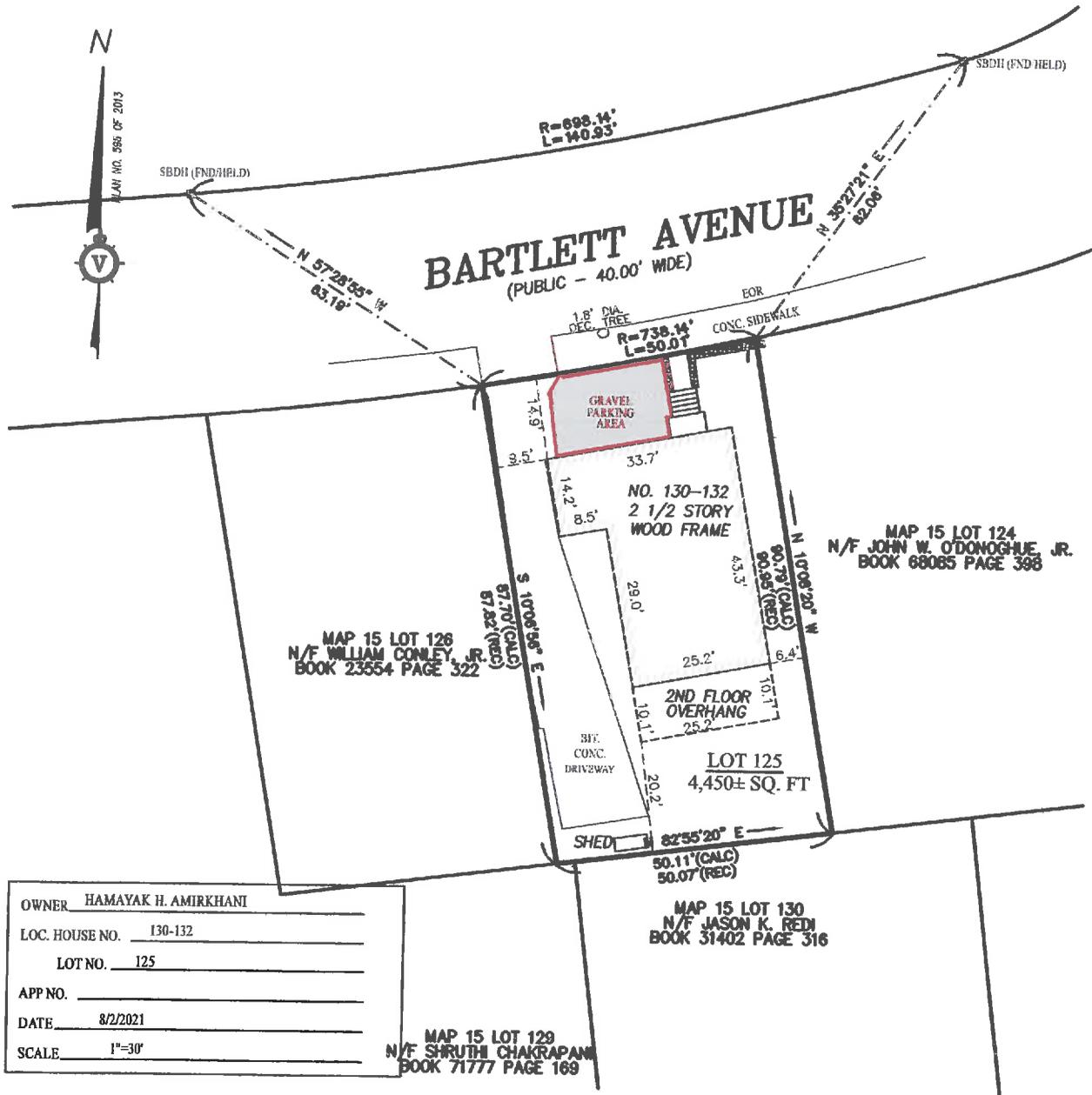
The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.

0 400 800 ft

Printed on 12/15/2021 at 07:16 AM

PARCEL	OWNER	MAILING ADDRESS	TOWN	STATE	ZIP	PROPERTY
15-108	KIM TE STEVEN Y	12 BANKS ST	BELMONT	MA	02478	12 BANKS ST
15-114-218	MA TR SHENGLIN & HAO CUI	218 WHITE ST	BELMONT	MA	02478	218 WHITE ST, UNIT 218
15-114-220	ALAVEDRA TE JOSE E	220 WHITE ST	BELMONT	MA	02478	220 WHITE ST, UNIT 220
15-133	YOUNG TE PATRICK J	26 RIDGE RD	BELMONT	MA	02478	26 RIDGE RD
15-139	BLOUKE LLC	23 VIRGINIA RD	NATICK	MA	01760	17-19 JONATHAN ST
15-144	RUBINSHTEIN TE EDUARD	17 RIDGE RD	BELMONT	MA	02478	17 RIDGE RD
15-122	HUM TE KIN MO	116 BARTLETT AVE	BELMONT	MA	02478	116-118 BARTLETT AVE
15-140	BOYAJIAN TRS RONALD S & LUCILLE M	15 JONATHAN ST	BELMONT	MA	02478	13-15 JONATHAN ST
15-150	MORWENNA LLC	32 MEAD STREET UNIT 1	CHARLESTOWN	MA	02129	235-237 WHITE ST
15-151-1	MANCHON TE PATRICK G	231 WHITE ST	BELMONT	MA	02478	231 WHITE ST, UNIT 1
15-151-2	SUN TE ROBERT RAUNY YIN	231 WHITE ST U2	BELMONT	MA	02478	231 WHITE ST, UNIT 2
15-118	FENTON TRS BARRY W AND SHARON M	13 FREEDOM TRAIL	NORFOLK	MA	02056	27-29 KING ST
15-130	REDI JASON K	16 RIDGE RD	BELMONT	MA	02478	16 RIDGE RD
15-124	ODONOGHUE JOHN W JR	44 CRESCENT AVE	SCITUATE	MA	02066	126-128 BARTLETT AVE
15-125	AMIRKHANI TRS HAMAYAK H	132 BARTLETT AVE	BELMONT	MA	02478	130-132 BARTLETT AVE
15-161	PARGOLI LISA A	223 WHITE STREET	BELMONT	MA	02478	223A WHITE ST
15-135-1	LIEBMANN TE MATTHEW	34 RIDGE RD	BELMONT	MA	02478	34 RIDGE RD, UNIT 1
15-135-2	ZHOU TE HUFENG	32 RIDGE RD	BELMONT	MA	02478	32 RIDGE RD, UNIT 2
15-137	LOSIER JT MICHAEL & KIMBERLY WHEELER	11 FLINTLOCK RD	LEXINGTON	MA	02420	29 JONATHAN ST
15-160	YUAN LIZHANG	225 WHITE ST	BELMONT	MA	02478	225 WHITE ST
15-164	GROSS TE SAMUEL C	213-215 WHITE ST	BELMONT	MA	02478	213-215 WHITE ST
15-107-1	ARORA TE ARUNABH	214 WHITE ST U1	BELMONT	MA	02478	214 WHITE ST, UNIT 1
15-107-2	MIHNEV TE STOYAN	214 WHITE ST U2	BELMONT	MA	02478	214 WHITE ST, UNIT 2
15-127	BOHN JT KRISTEN B	230 WHITE ST	BELMONT	MA	02478	230 WHITE ST
15-163	WU TR ZHUQUIAN	217 WHITE ST	BELMONT	MA	02478	217 WHITE ST
15-123	KOSTANTINIDIS JAYNE	122 BARTLETT AVE	BELMONT	MA	02478	120-122 BARTLETT AVE
15-143	SANYAL TE SANJIT	21 RIDGE RD	BELMONT	MA	02478	21 RIDGE RD
15-181	VASTIS GEORGE A REVOCABLE TRUST	821 BELMONT ST	BELMONT	MA	02478	821-823 BELMONT ST
15-120	ROMNEOS TRS KOSTAS AND STAVROULA ROMNEOS	3-5 JONATHAN ST	BELMONT	MA	02178	3-5 JONATHAN ST
15-128-232	LEUCHANKA SERGEI	232 WHITE ST	BELMONT	MA	02478	232 WHITE ST, UNIT 232
15-128-234	CHENG TE CHIH JEN	234 WHITE ST	BELMONT	MA	02478	234 WHITE ST, UNIT 234
15-131	SHAGINIAN DIANA	22 RIDGE RD	BELMONT	MA	02478	22 RIDGE RD
15-136	BOYAJIAN TC GARY	660 OCEAN AVE APT 436	REVERE	MA	02151	767-775 BELMONT ST
15-100	KAPETANAKIS TR MARILYN M	252 WINTHROP ST	MEDFORD	MA	02155	115-121 MAPLE ST
15-138	LARAWAY KARIN TR	21 JONATHAN ST	BELMONT	MA	02478	21-23 JONATHAN ST
15-141	GIANOUKOS TR MARINA	569 BELMONT ST	BELMONT	MA	02478	9-11 JONATHAN ST
15-126	CONLEY TE WILLIAM H JR	134 BARTLETT AVE	BELMONT	MA	02478	134-136 BARTLETT AVE

15-158	MADDEN TR ANNE L	10 RUSSELL TERR	BELMONT	MA	02478	10-12 RUSSELL TERR
15-96	DESTEFANO JAMES R	PO BOX 175	BELMONT	MA	02478	14-16 KING ST
15-101	STEWART JR TR DONALD J	109 MAPLE ST	BELMONT	MA	02478	109-111 MAPLE ST
15-119-21	LIU JT YANQING	21 KING ST	BELMONT	MA	02478	21 KING ST, UNIT 21
15-119-23	ABRAMS SCOTT D	25 WILLIAMS ST	ARLINGTON	MA	02476	23 KING ST, UNIT 23
15-159	JOHN A ABATE FAMILY IRREVOCABLE TRUST	227 WHITE ST	BELMONT	MA	02478	227 WHITE ST
15-95	DESTEFANO JT JAMES R	PO BOX 175	BELMONT	MA	02478	10-12 KING ST
15-111	FOOTE TR JAMES MICHAEL & PRASSEDE VELLA FOOTE	17-19 KING ST	BELMONT	MA	02478	17-19 KING ST
15-129	CHAKRAPANI TE SHRUTHI	12 RIDGE RD	BELMONT	MA	02478	12 RIDGE RD
15-97	CALLAHAN TE GERALD A JR	5 LAVERDURE CIRCLE	FRAMINGHAM	MA	01701	18-20 KING ST
15-110	DONNA GASPAR	22 BANKS ST	BELMONT	MA	02478	22 BANKS ST
15-112	FOTIS TE GEORGE	635 BELMONT ST	BELMONT	MA	02478	15 BANKS ST
15-162	HUNTER-ENSOR TE EDWARD	15 GRACE LN	FRANKLIN	MA	02038	223 WHITE ST
15-106	GRANT TE MICHAEL	208 WHITE ST	BELMONT	MA	02478	208 WHITE ST
15-121	OCONNOR TE KRISTOF L & VIOLET LEE &	114 BARTLETT AVE	BELMONT	MA	02478	112-114 BARTLETT AVE
15-142	COLLINS ANNE J	785 BELMONT ST	BELMONT	MA	02478	785 BELMONT ST
15-148	HOWICK TE RICHARD H	789 BELMONT ST	BELMONT	MA	02478	789 BELMONT ST
15-99	METTS LE SANDRA C	117 BARTLETT AVE	BELMONT	MA	02478	115-117 BARTLETT AVE
15-113	CUI TE XIANGCHEN	11 BANKS ST	BELMONT	MA	02478	9-11 BANKS ST
15-134	SULLIVAN KERRY L	300 LAKE ST	BELMONT	MA	02478	28-30 RIDGE RD
15-146	HANSON TE CHADWICK G	236-238 WHITE STREET	BELMONT	MA	02478	236-238 WHITE ST
15-147	240-242 WHITE STREET REALTY LLC	152 BELLEVUE RD	WATERTOWN	MA	02472	240-242 WHITE ST
15-105-1	STEVENS TE DANIELL G	1 CHESTNUT ST	BELMONT	MA	02478	1 CHESTNUT ST, UNIT 1
15-105-3	STEVENS TE DANIELL G	3 CHESTNUT ST U3	BELMONT	MA	02478	3 CHESTNUT ST, UNIT 3
15-109	LEE HOJEONG	18 BANKS ST	BELMONT	MA	02478	18 BANKS ST
15-115	HAVERTY TE KATHLEEN M	222-224 WHITE ST	BELMONT	MA	02478	222-224 WHITE ST
15-116-1	DONATI DIANE	139 BARTLETT AVE UNIT 1	BELMONT	MA	02478	139 BARTLETT AVE, UNIT 1
15-116-2	FETTER TE SYBIL B	139 BARTLETT AVE 2	BELMONT	MA	02478	139 BARTLETT AVE, UNIT 2
15-132	AMER TE EDWARD F	24 RIDGE RD	BELMONT	MA	02478	24 RIDGE RD
15-145	CHEN TE CHEN	11 RIDGE RD	BELMONT	MA	02478	11 RIDGE RD
15-149	ATINA LLC	79 FESSENDEN ST	NEWTON	MA	02460	239-245 WHITE ST
15-152	STRAHL COOPER REALTY TRUST	229 WHITE ST	BELMONT	MA	02478	229 WHITE ST
15-153	JONES TE EDWARD A	9-11 RUSSELL TERR	BELMONT	MA	02478	9-11 RUSSELL TERR
15-98	PAGLIOCCA TE MICHAEL A	123 BARTLETT AVE	BELMONT	MA	02478	121-123 BARTLETT AVE



OWNER HAMAYAK H. AMIRKHANI
 LOC. HOUSE NO. 130-132
 LOT NO. 125
 APP NO. _____
 DATE 8/2/2021
 SCALE 1"=30'

MAP 15 LOT 129
N/F SHRUTHI CHAKRAPANI
BOOK 71777 PAGE 169

MAP 15 LOT 130
N/F JASON K. REID
BOOK 31402 PAGE 316

MAP 15 LOT 124
N/F JOHN W. O'DONOGHUE, JR.
BOOK 68065 PAGE 398

MAP 15 LOT 126
N/F WILLIAM CONLEY, JR.
BOOK 23554 PAGE 322