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2018 OCT 16 PM 2:53

CASE NO. 18-41

NOTICE OF PUBLIC HEARING BY THE
BELMONT ZONING BOARD OF APPEALS

ON APPLICATION FOR 1 SPECIAL PERMIT

Notice is hereby given that the Belmont Zoning Board of Appeals will hold a public hearing on Monday, November 5, 2018 at 7:00 PM in the Art Gallery, 3rd floor, Homer Municipal Building, 19 Moore St., to consider the application of Daniel and Joanne Lonergan at 56 Village Hill Road located in a Single Residence A (SRA) Zoning District for a Special Permit under Section 1.5 of the Zoning Bylaw to Construct a Deck. Special Permit -1. Maximum allowed lot coverage is 20%. The existing lot coverage is 21% and the proposed is 22.4%.

ZONING BOARD OF APPEALS



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

September 26, 2018

Dan and Joanne Lonergan
56 Village Hill Road
Belmont, MA 02478

RE: Denial to Construct a Deck.

Dear Mr. and Mrs. Lonergan,

The Office of Community Development is in receipt of your building permit application for your proposal to construct a deck at 56 Village Hill Road located in a Single Residence A (SRA) Zoning District.

Your application has been denied because it does not comply with the current Town of Belmont Zoning By-Law. More specifically, Section 4.2 of the Zoning By-Laws Dimensional Regulations allow a maximum lot coverage of 20%.

1. The existing lot coverage is 21% and the proposed is 22.4%.

You may alter your plans to conform to the current Town of Belmont Zoning By-Law and resubmit a building permit application, 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 to schedule an appointment with Ara Yogurtian, Assistant Director, at (617) 993-2650 in order to begin the process.

Sincerely,

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



Town of Belmont
Zoning Board of Appeals

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2018 OCT 15 PM 2:55

APPLICATION FOR A SPECIAL PERMIT

Date: SEPTEMBER

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 56 VILLAGE HILL ROAD 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 _____

CONSTRUCTION OF A DECK

on the ground that the same will be in harmony with the general purpose and intent of said Zoning By-Law.

Signature of Petitioner Joanne P. Lonergan
Print Name JOANNE P LONERGAN
Address 56 VILLAGE HILL ROAD
BELMONT, MA 02478
Daytime Telephone Number 617 283-7967

September 29, 2018

Joanne & Daniel Lonergan
56 Village Hill Road
Belmont, MA 02478

Zoning Board of Appeals
19 Moore Street
Belmont MA 02478

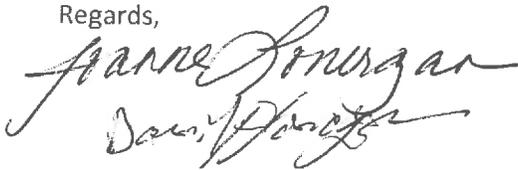
Zoning Board of Appeals,

We are applying for a special permit to add a deck off the back of our house that will provide access to our back yard from our first floor living space. Because of the topography of our lot and neighborhood in general, there have been at least 6 Special Permits approved for our neighbors in the past including ones on Village Hill, Ross and Dorset Roads. Our first floor access to the back yard is approximately 8 feet above the grade of the yard. We have attached some pictures for your reference.

The landing and stairs will add approximately 0.4% and the deck will add 1% to our lot coverage which is currently non-conforming at 21%. The proposed landing, stairs and deck do not violate the standard setback requirements for the lot and are consistent with those of our neighbors and we believe is not detrimental to the area.

This access to our back yard will provide us and our elderly parents, who will be moving in to live with us this fall, reasonable access to the backyard. We appreciate your consideration of this special permit request.

Regards,

Handwritten signatures of Joanne and Daniel Lonergan in cursive script.

Joanne & Daniel Lonergan

(ABUTTERS) Neighbors Who Do Not Object
 To Deck Project
 At 56 Village Hill Road

Name	Address
Kathy m De	15 Wellesley Rd
Pete R	
Helen R	2 Amherst
Joe	16 Amherst Rd.
Paddy Gattorna	64 Village Hill Rd.



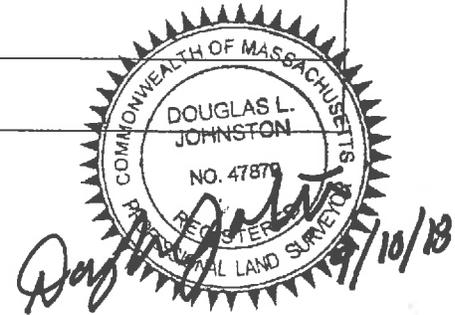
Zoning Compliance Check List (Registered Land Surveyor)

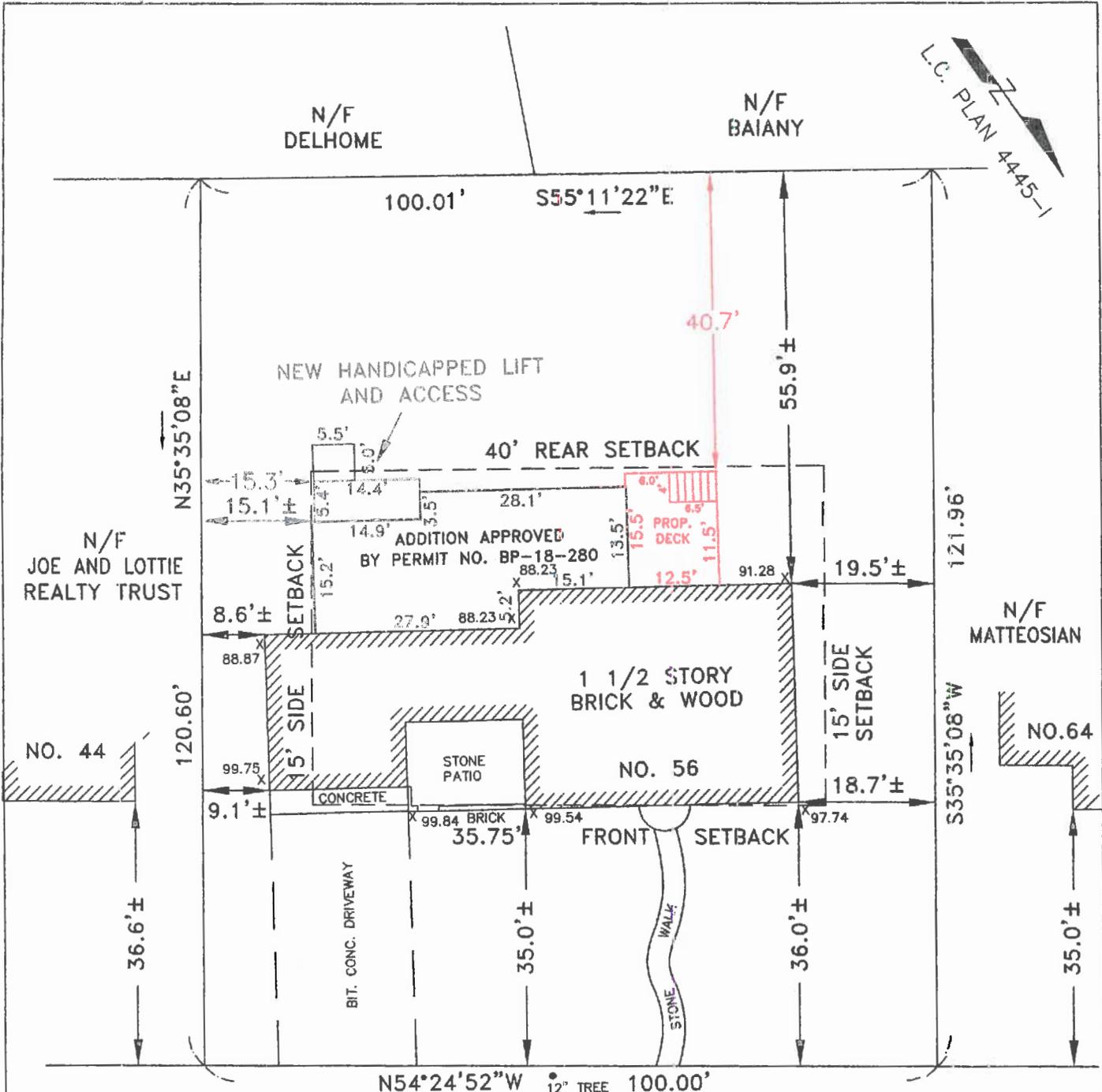
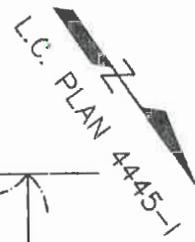
Property Address: 56 Village Hill Road Zone: SRA

Surveyor Signature and Stamp: _____ Date: _____

	REQUIRED	EXISTING	PROPOSED
Lot Area	25,000 S.F.	12,128 S.F.	12,128 S.F.
Lot Frontage	125'	100'	100'
Floor Area Ratio	N/A	N/A	N/A
Lot Coverage	20%	21%	22.4%
Open Space	50%	73.2%	71.8%
Front Setback	35.75'	35'	35'
Side Setback	15'	8.6'	8.6'
Side Setback	15'	18.7'	18.7'
Rear Setback	40'	55.9'	40.7'
Building Height	36'	28.94'	28.94'
Stories	2-1/2	1-1/2	1-1/2
½ Story Calculation			
See calculation notes.			

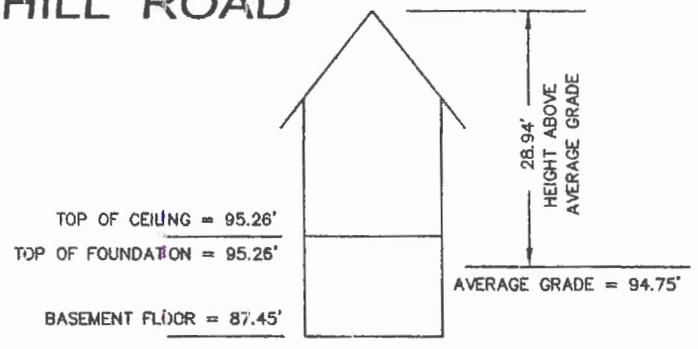
NOTES:





VILLAGE HILL ROAD

LOT = 12,128 S.F.±
 BUILDING APP. PERMIT = 2,545 S.F.±
 DRIVEWAY = 710 S.F.±
 BLDG. COV. APPROVED PERMIT = 21%
 PROP. DECK = 166 S.F.±
 PROP. BLDG. COV. WITH DECK = 22.4%
 EXISTING OPEN SPACE = 73.2%
 PROP. OPEN SPACE = 71.8%



- NOTES**
1. SEE DEED RECORDED IN MIDDLESEX COUNTY REGISTRY OF DEEDS IN LAND COURT BOOK 1208, PAGE 90.
 2. SEE PLAN RECORDED IN MIDDLESEX COUNTY REGISTRY OF DEEDS AS LAND COURT PLAN 4445-1.
 3. SUBJECT PARCEL IS LOCATED IN ZONE SRA.
 4. SUBJECT PARCEL IS LOCATED IN FLOOD ZONE X AS SHOWN ON PANEL 25017C0416E WITH AN EFFECTIVE DATE OF JUNE 4, 2010.
 5. ONE PUBLIC SHADE TREE IS LOCATED WITHIN THE LIMITS OF THE PROPERTY FRONTAGE OF THE SUBJECT PROPERTY.



(IN FEET)
 1 inch = 20 ft.

CERTIFIED PLOT PLAN
 IN BELMONT, MA
 SCALE: 1"=20' SEPTEMBER 5, 2018

DLJ GEOMATICS
 PROFESSIONAL LAND SURVEYING
 276 NORTH STREET
 WEYMOUTH, MA 02191
 (781) 812-0457
 56 VILLAGE HILL RD BELMONT.dwg

Douglas L. Johnston
 PROFESSIONAL LAND SURVEYOR
 COMMONWEALTH OF MASSACHUSETTS
 DOUGLAS L. JOHNSTON
 NO. 47879
 REGISTERED PROFESSIONAL LAND SURVEYOR
 DATE 9/10/18