



Town of Belmont
Zoning Board of Appeals

RECEIVED
TOWN CLERK
BELMONT, MA

2017 SEP 12 PM 2:52

APPLICATION FOR SPECIAL PERMIT –
FRONT YARD PARKING and/or
GARAGES BELOW THE GROUND FLOOR

Date: 8/28/10

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 Town of Belmont Zoning By-Laws, I/we the undersigned, being the owner(s) of a certain parcel of land (with the buildings thereon) situated on 72 Townsend Rd Street/Road, hereby apply to your Board for a **SPECIAL PERMIT FOR FRONT YARD PARKING and/or GARAGES BELOW THE GROUND FLOOR** on said premises under Section 5.1.3 of the Zoning By-Law of said Town.

Petitioner(s) are to provide written statements that the Front Yard Parking and/or Garages below will comply with the criteria of Section 5.1.3 of the Zoning By-Laws (attached).

Signature of Petitioner 

Print Name K. Pitts

Address 72 Townsend Rd

Daytime Telephone Number 617 3358552



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

August 1, 2017

Ms. Yakaterina Pitts
72 Townsend Rd
Belmont, MA 02478

RE: 72 Townsend Road – Denial of Driveway Expansion in Front Yard

Dear Ms. Pitts:

The Office of Community Development is in receipt of your application and plot plan to expand your driveway located at 72 Townsend Road in a Single Residence C (SRC) Zoning District.

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

Section 5.1.3 b) 2) requires a Special Permit for the installation of parking spaces within the required front yard. Therefore you need a Special Permit in order to expand your driveway.

You may alter your plans to conform to the Zoning By-Laws and resubmit for approval 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 (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

Yekaterina Pitts
72 Townsend Rd.,
Belmont, MA 02478
617 335-8552

August 10, 2017

To: Belmont Zoning Board of Appeals
Re. Special Permit Application for driveway expansion in front yard at 72 Townsend Rd.

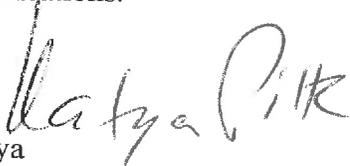
We are asking to be able to expand driveway at 72 Townsend Rd.

Since our home has two fronts: one on Townsend Rd., where our mail gets delivered and one on Cushing Ave., we need a special permit for parking. We park on Cushing side where we used to have a garage (was taken down due to addition project). Cushing Ave is dark and our path to the front is very long and uneven. Due to health condition in the family as well as elderly person in our household, we would like to have driveway as close to front entry as possible.

Also, given our addition project, we would like to fence-in the Cushing Ave. side of our yard to be able to use as back yard. Moreover, for security reasons, on several occasions we had random people enter our yard without our permission.

Overall, based on our surveyor calculations, we are increasing our open space with reduced size in the front.

Thank you for your consideration. Please feel free to contact us with any questions or clarifications.


Katya

PLAN OF LAND

LOCATED AT
72 TOWNSEND ROAD
BELMONT, MA

YAKATERINA PITTS

SCALE: 1 INCH = 20 FEET

CERTIFICATION

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND BETWEEN THE DATES OF JUNE 15 JUNE 25, 2015 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

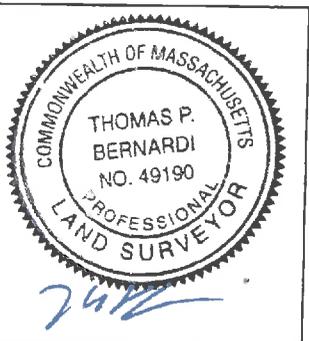
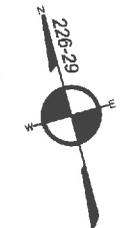
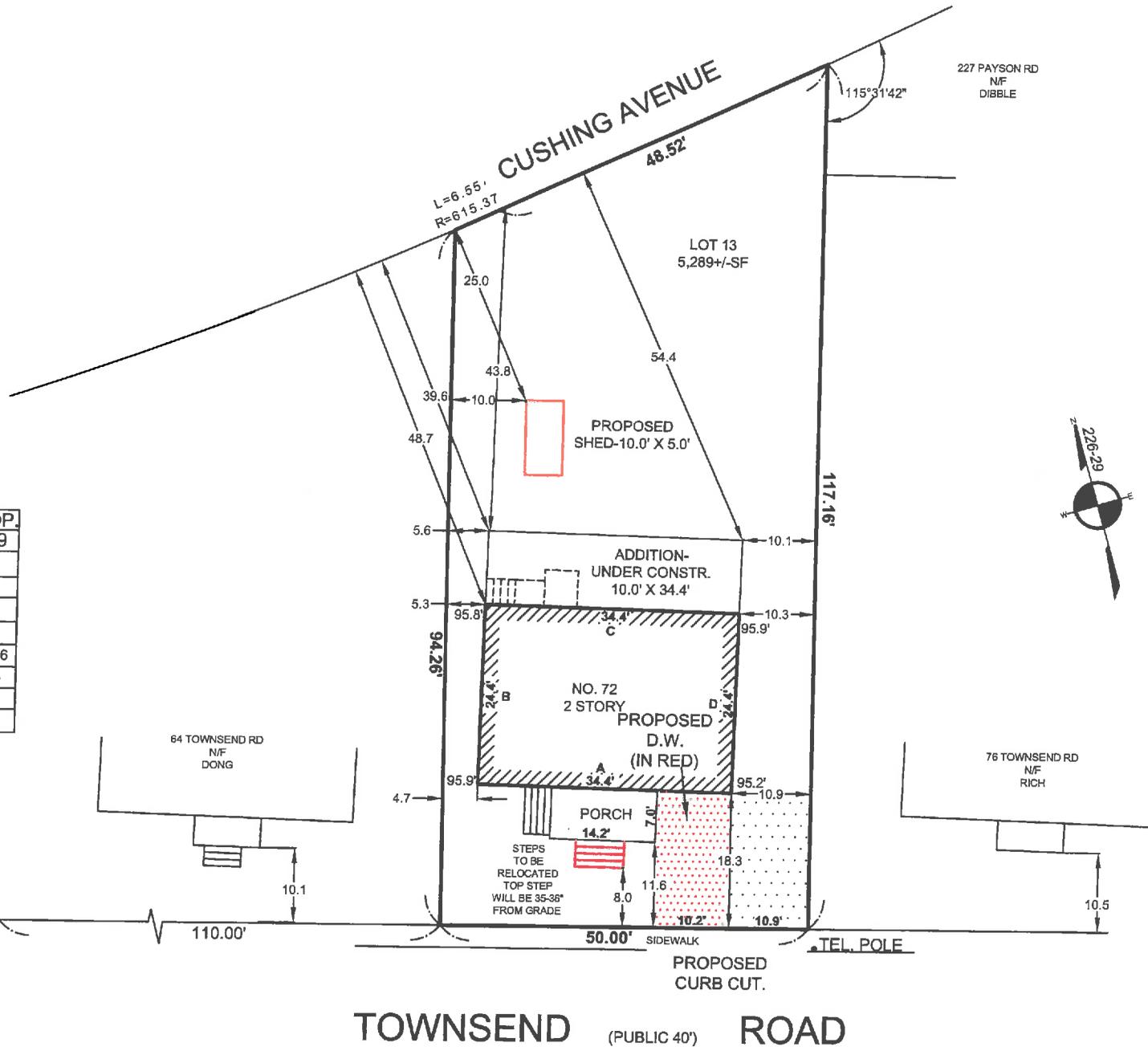
THOMAS BERNARDI P.L.S.
DATE: JULY 31, 2017

NOTES

SC	REQ.	EXIST.	PROP.
LOT AREA:	9000	5289	5289
LOT FRONTAGE:	75	50	50
LOT COVERAGE:	25	24	25
OPEN SPACE:	50	75	76
FRONT SETBACK:	25	11.6	11.6
SIDE SETBACKS:	10	10.3/4.7	10.3/5.6
REAR SETBACK:	30	48.7	39.6
BUILDING HEIGHT:	36	24.7	24.7
STORIES:	2 1/2	2	2

MASSACHUSETTS
SURVEY
CONSULTANTS

10 FIRST AVE
PEABODY, MA 01930
617 899-0703
WWW.MASSACHUSETTSSURVEY.COM



S.B.D.H.
FOUND

REFERENCES
DEED: BOOK 67167, PAGE 343
PLAN: PLAN BOOK 226, PLAN 28

NO PUBLIC SHADE TREES ARE LOCATED WITHIN THE LIMITS OF THE PROPERTY FRONTAGE OF THE SUBJECT PROPERTY.

Zoning Compliance Check List (Registered Land Surveyor)

Property Address: 72 TOWNSEND Rd

Zone: SC

Surveyor Signature and Stamp: 

Date: 8-8-17

	REQUIRED	EXISTING	PROPOSED
Lot Area	9000	5289	5289
Lot Frontage	75	50	50
Floor Area Ratio			
Lot Coverage	25	24	25
Open Space	50	75	76
Front Setback	25	11.6	11.6
Side Setback	10.0	10.3 / 4.7	10.3 / 5.6
Side Setback			
Rear Setback	30	48.7	39.6
Building Height	36	24.7	24.7
Stories	2 1/2	2	2
1/2 Story Calculation			

NOTES:







Pic 1 = Front



Pic 2 = Back