

CASE NO. 25-14

NOTICE OF PUBLIC HEARING BY THE
ZONING BOARD OF APPEALS
ON APPLICATION FOR ONE VARIANCE

Notice is hereby given that the Belmont Zoning Board of Appeals will hold a public hearing on Monday, April 7, 2025 at 7:00 PM by a hybrid public hearing at the Art Gallery on the third floor of the Homer Building, 19 Moore Street, and by remote access through the Zoom app. to consider the application of Coral 69 Marlboro LLC to expand parking and driveway at 69 Marlboro Street located in a General Residence (GR) zoning district. Section 4.2 of the Town of Belmont's Zoning By-Laws requires a minimum of 40% open space in GR district. The existing open space is 42.7% and the proposed is 26.3%, a Variance.

ZONING BOARD OF APPEALS



Town of Belmont
Zoning Board of Appeals

APPLICATION FOR A VARIANCE

Date: March 10, 2025

Zoning Board of Appeals
Homer Municipal Building
19 Moore Street
Belmont, MA 02478

To Whom It May Concern:

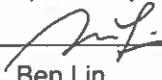
Pursuant to the provisions of the Massachusetts General Laws, Chapter 40A, Section 10, as amended, I/we, the undersigned, being the owner(s) of a certain parcel of land (with the buildings thereon) situated on 69 Marlboro Street Road, petition your Board to vary the terms of the Zoning By-Laws of the Town insofar as the same applies to the proposed erection of an addition of parking, in accordance with the plan attached hereto, on the ground that (submit a written statement addressing each of these criteria):

1. Owing to circumstances relating to soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the Zoning District in which it is located, a literal enforcement of the Provisions of this By-Law would involve substantial hardship, financial or otherwise, to the petitioner;
2. Desirable relief may be granted without substantial detriment to the public good, (i.e., surrounding neighborhood), and;
3. Without nullifying or substantially derogating from the intent and purpose of this By-Law.

The petitioner(s) seek permission to construct: (brief description and violation)

We are requesting approval to add three additional parking spaces to our three-family property, which currently has only two designated parking spots. This would result in a total of five parking spots for the three existing Units. With no overnight street parking allowed on our street, the existing parking is not sufficient to meet the reasonable needs of residents. Our proposal would provide two spaces for Units 1 and 2 and one space for Unit 3, creating a more practical and balanced parking arrangement.

It is our understanding that the town by-law allows up five parking spots for a three-family property subject to green/open space requirements. While this adjustment would reduce our green/open space percentage below the 40% requirement, it would greatly improve the functionality of the property and ensure residents have a reliable place to park. We appreciate the board's consideration of this request.

Signature of Petitioner 

Print Name Ben Lin

Address 1660 Soldier Field Rd

Boston, MA 02135

Daytime Telephone Number 415-866-9994

December 6, 2005

PREPARED FOR:
OWNER OF RECORD:
CORAL 69 MARLBORO LLC

REFERENCES:
DEED: CTF. 282101
LCC: 22429-A

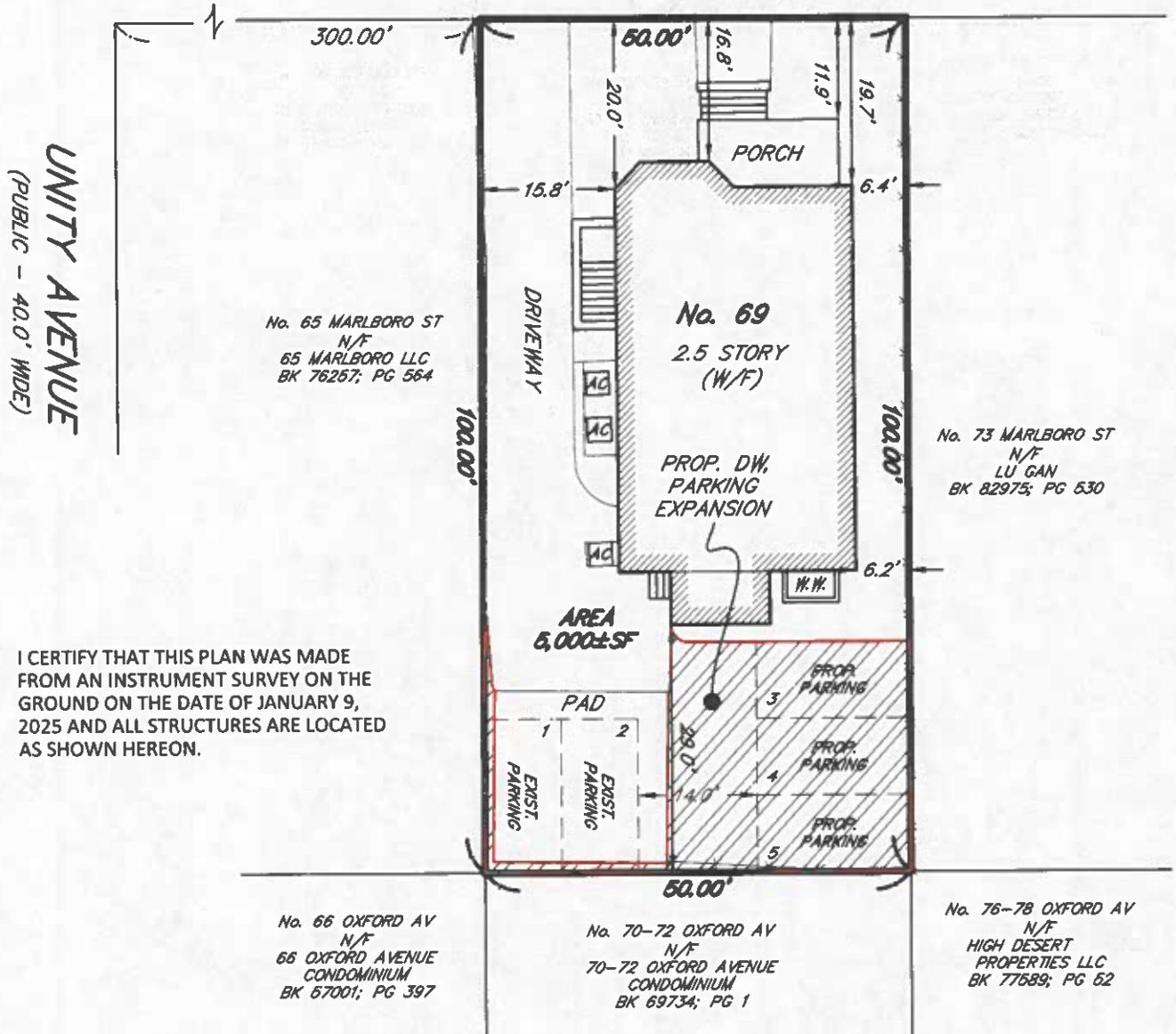
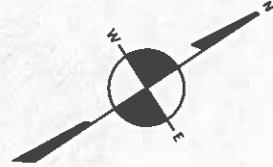
PROPOSED CONDITIONS
PLAN OF LAND
**69 MARLBORO STREET
BELMONT, MA**

DATE: MARCH 7, 2025
SCALE: 1.0 INCH = 20.0 FEET



**BOSTON
SURVEY, INC.**
UNIT C-4 SHIPWAY PLACE
CHARLESTOWN, MA 02129
(617) 242-1313

MARLBORO STREET
(PUBLIC - 50.0' WIDE)



I CERTIFY THAT THIS PLAN WAS MADE
FROM AN INSTRUMENT SURVEY ON THE
GROUND ON THE DATE OF JANUARY 9,
2025 AND ALL STRUCTURES ARE LOCATED
AS SHOWN HEREON.

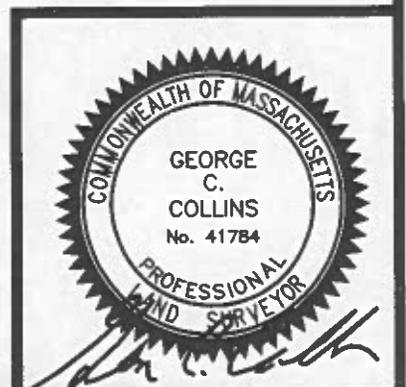
ZONING

PARCEL ID: 1-173
DISTRICT: GR

| | REQUIRED | EXISTING | PROPOSED |
|-----------------------|----------|-----------|-----------|
| LOT AREA (MIN.) | 5,000 SF | 5,000±SF | 5,000±SF |
| FRONTAGE (MIN.) | 50' | 50.00' | 50.00' |
| AREA PER DW/UN (MIN.) | 3,500 SF | 1,666±SF* | 1,666±SF* |
| FAR (MAX.) | - | N/A | N/A |
| LOT COVERAGE (MAX.) | 30% | 29.5% | 29.5% |
| OPEN SPACE (MIN.) | 40% | 42.7% | 26.3%* |
| FRONT SETBACK (MIN.) | 20' | 11.9''* | 11.9''* |
| SIDE SETBACK (MIN.) | 10' | 6.2''* | 6.2''* |
| REAR SETBACK (MIN.) | 20' | 29.0' | 29.0' |

NOTES:

- 1) * = NON-CONFORMING
- 2) PARKING SPACES SHOWN ARE 9' x 18'



PREPARED FOR:
OWNER OF RECORD:
CORAL 69 MARLBORO LLC

EXISTING CONDITIONS
PLAN OF LAND
69 MARLBORO STREET
BELMONT, MA

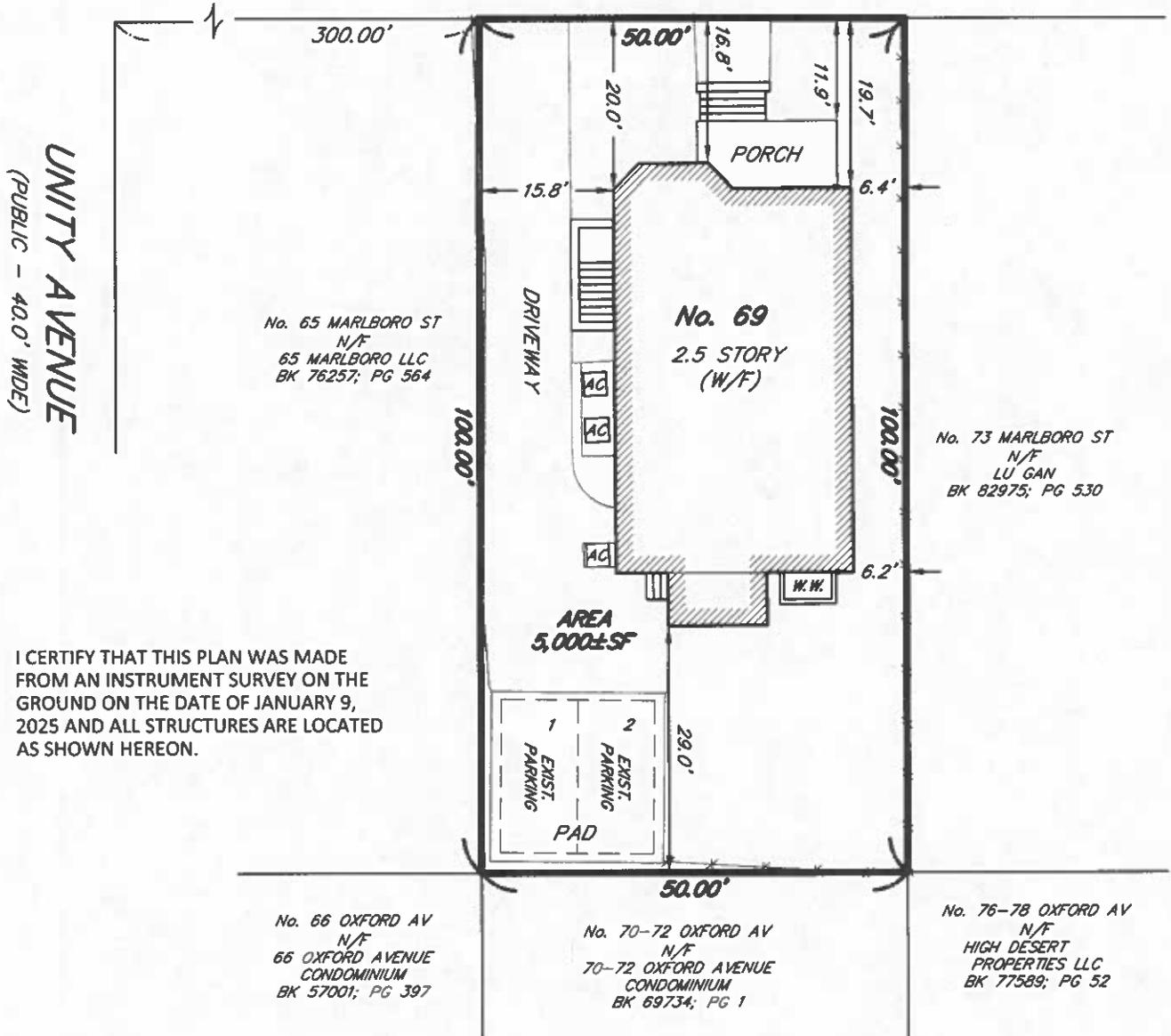
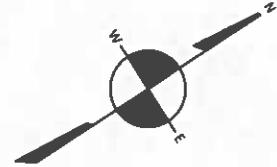


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