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BELMONT, MA

CASE NO. 25-21

2025 AUG -5 PM 3:12

NOTICE OF PUBLIC HEARING BY THE
ZONING BOARD OF APPEALS

ON APPLICATION FOR ONE SPECIAL PERMIT

Notice is hereby given that the Belmont Zoning Board of Appeals will hold a public hearing on Monday, September 8, 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 Kathleen O'Donnell for One (1) Special Permit under Section 3.4.2 (h) of the Zoning By-Law to conduct counseling/psychotherapy services at 15 Falmouth Street, located in a General Residence (GR) Zoning District.

ZONING BOARD OF APPEALS



Town of Belmont
Zoning Board of Appeals

APPLICATION FOR A SPECIAL PERMIT

Date: 6/19/2025

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 15 FALMOUTH ST ~~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~~
COUNSELING/THERAPY
HOME OCCUPATION

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

Signature of Petitioner Kathleen
Print Name KATHLEEN O'DONNELL
Address 15 FALMOUTH ST
BELMONT MA 02478
Daytime Telephone Number 917 929 0681

Kathleen S. O'Donnell, LICSW
O'Donnell Pomer Counseling and Consulting, LLC
15 Falmouth Street, Belmont, MA 02478
781-777-3645

To Whom It May Concern:

I am seeking to attain a special permit for my private psychotherapy practice. My husband and I have lived in and own our home at 15 Falmouth Street since 2008.

I have been a social worker for 15 years, working in community mental health. I currently work full time as the Law Enforcement Clinical Support Personnel for the Weston and Wellesley Police Departments. In addition, I see a number of private clients virtually.

Increasingly, my clients are expressing interest in in-person therapy. I am interested in supporting their needs in this way. I believe this will benefit individuals local to our community, including residents of Belmont.

I am a solo practitioner. I do not have a receptionist, nor anyone else working with or for me. Our residence includes a detached two-car garage, and a driveway that can accommodate four cars. Clients will park in the driveway. I will be conducting a combination of in-person and virtual therapy sessions for individual clients, so there will not be substantial foot or vehicle traffic on the street. Each session runs about an hour.

I will continue to work with the police departments in Weston and Wellesley while seeing clients before and after my work there.

The typical hours of my practice (including virtual sessions) will be 9am - noon (Monday, Thursday, Friday, and Saturday), and 5:30pm - 8:30pm (Tuesday and Wednesday). These hours may fluctuate slightly, based on the needs of individual clients. I expect to see up to 9 clients (on average one or two per day) in person in a given week.

I appreciate you taking the time to consider my application.

Sincerely,



Kathleen O'Donnell, LICSW



OFFICE OF PLANNING & BUILDING
TOWN OF BELMONT
19 Moore Street
Homer Municipal Building
Belmont, Massachusetts 02478-0900

Building Division
(617) 993-2664
Planning Division
(617) 993-2666

Telephone: (617) 993-2650

August 8, 2024

Kathleen O'Donnell
15 Falmouth Street
Belmont, MA 02478

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

Dear Ms. O'Donnell,

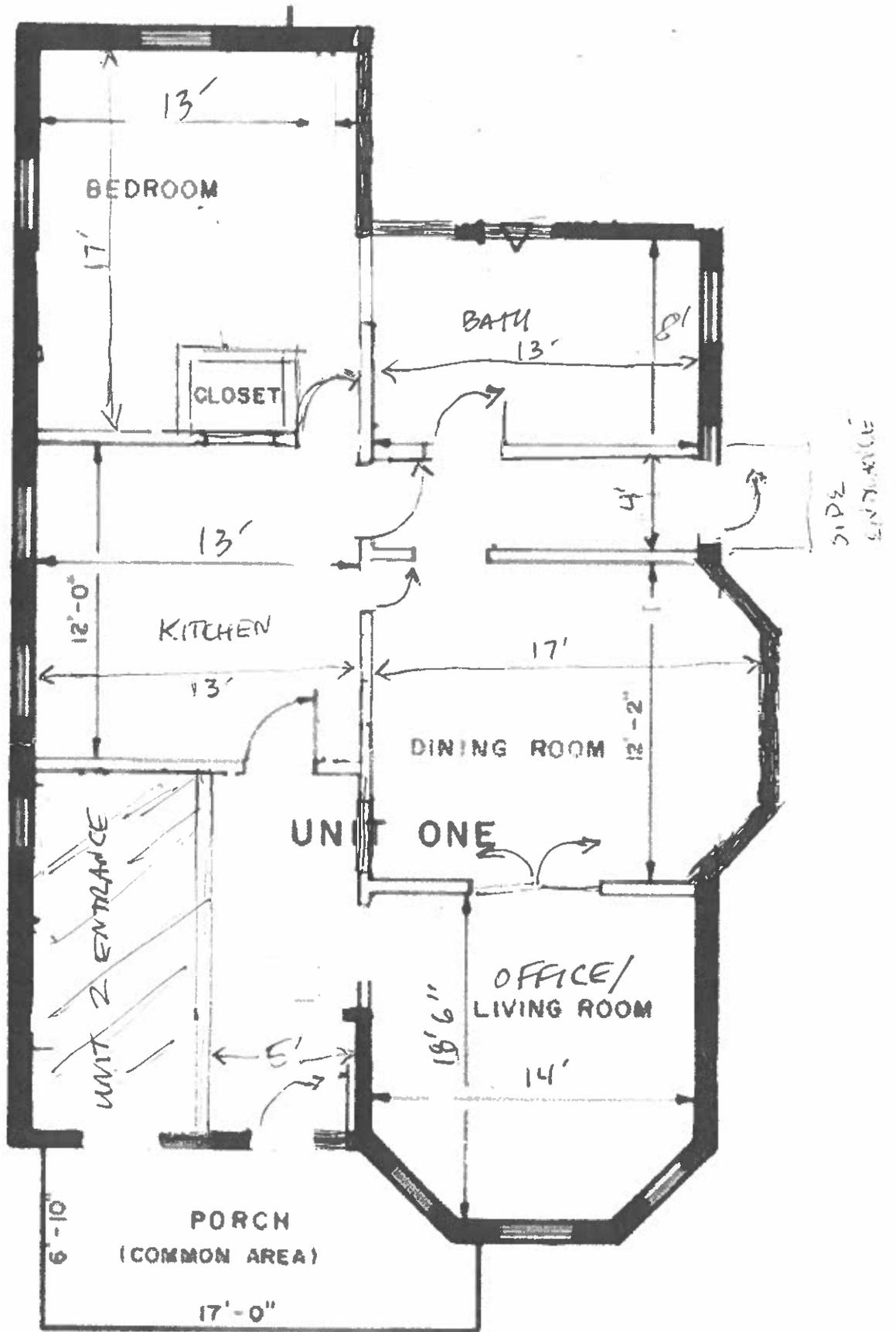
The Office of Planning and Building is in receipt of your Home Occupation application for your proposal to conduct counseling/psychotherapy services at 15 Falmouth Street located in General Residence (GR) Zoning District.

Your application has been denied because Section 3.4.2 (h) 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 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 Board of Appeals. If you choose this option, please contact the Office of Planning and Building to schedule an appointment with Ara Yogurtian, Inspector of Buildings, at (617) 993-2650 in order to begin the process.

Sincerely,

Ara Yogurtian
Inspector of Buildings



FIRST FLOOR
UNIT ONE



TOWN OF BELMONT
OFFICE OF PLANNING & BUILDING
 Homer Municipal Building, 19 Moore Street
 Belmont, MA 02478-0900
 Telephone: (617) 993-2650

COMMUNITY DEVELOPMENT
 2025 JUN 23 AM 9:25

HOME OCCUPATION APPLICATION

NAME: KATHLEEN O'DONNELL DATE: 6/19/2025
 D/B/A: O'Donnell Power Counseling and Consulting, LLC
 ADDRESS: 15 FALMOUTH ST, BELMONT PHONE #: 781-777-3645
 EMAIL: _____
 HOMEOWNER TENANT (If Tenant, a letter of consent from the landlord must accompany your application.)
 Brief Description of Business: counseling / psychotherapy

Applicant certifies compliance with items A-I: (Town of Belmont Zoning Bylaw, Section 3.4.2, Home Occupations)
 Home occupations are permitted within a dwelling (but not its accessory buildings), subject to the following:

- a) there is no exterior display or visible storage of supplies or equipment to be used on or off the premises or other variation from the residential character of the premises,
- b) no more than one third of the habitable floor area of the residence is to be used for home occupations,
- c) not more than one person who is not a member of the household is employed on the premises in the home occupations,
- d) the production of offensive noise, vibration, odors, fumes, smoke, dust or other particulate matter, heat, humidity, glare, or other objection able effects shall be prohibited,
- e) no articles are sold or offered for sale on the premises,
- f) traffic generated, including pick up and deliveries, does not exceed that normally expected in that residential neighborhood. and
- g) all parking required to service home occupations is provided for off-street, other than within a required front yard.
- h)** If a home occupation results in patrons or clients visiting the premises or if there is a sign indicating the occupation, such home occupation is allowable only upon special permit acted on by the Board of Appeals under the criteria in Section 7.4.2 of the Zoning Bylaw. SUBMITTED 6/20/2025
- i) A Certificate of Occupancy is required (for a new building) prior to establishing a home occupation, or re-establishing one following termination, and shall be issued for a period of no greater than three years, to be extended only following determination by the Building Inspector that the use continues to comply with the Zoning Bylaw.

Kub

Applicant's Certification (Signature)

A check payable to "Town of Belmont" in the amount of **\$30.00** must accompany your application. Upon receipt of the Home Occupation Certificate, you must register the business with the Town Clerk and obtain a Business Certificate. Contact the Town Clerk to begin this process.

Rev. 11/2023

Office Use Only

Comments or conditions _____

Permit # _____

Expiration Date _____

Ara Yegoruzian
 Commissioner

Letter of Neighbor Support

I, Tracy & Michael Podol, homeowner/resident of
(name)
9 Falmouth St Belmont, MA, a neighboring property to
(address)

15 Falmouth Street, am aware of and in support of Kathleen O'Donnell's request for a
Special Permit to see in-person clients of her private practice in her home at
15 Falmouth Street.

Tracy Podol 
Signature

6/24/2025
Date

Tracy Podol Michael Podol
Print Name

Letter of Neighbor Support

I, Sarah Calkins, homeowner/resident of
(name)
18 Falmouth St, Belmont, MA, a neighboring property to
(address)

15 Falmouth Street, am aware of and in support of Kathleen O'Donnell's request for a
Special Permit to see in-person clients of her private practice in her home at
15 Falmouth Street.

Sarah Calkins
Signature

06.19.25
Date

Sarah Calkins
Print Name