



Town of Belmont
Zoning Board of Appeals

SPECIAL PERMIT CRITERIA –

FRONT YARD PARKING and/or
GARAGES BELOW THE GROUND FLOOR

(Town of Belmont Zoning By-Laws, Section 5.1.3 b) 2))

Parking spaces and/or two-car garage openings or larger below the ground floor shall not be permitted except on Special Permit from the Board of Appeals, to be granted only on determination by the Board that the following criteria are satisfied.

To aid the Board in its deliberations, the Petitioner(s) will submit documentation regarding each of these considerations, which are germane to the application, including information regarding consultative efforts made with municipal staff, neighborhood groups or other affected parties.

1. Feasible alternatives for providing necessary parking do not exist,
2. Effective use of plantings, grading, and location are employed to minimize visual impacts of the paved front yard and/or garage,
3. The garage does not create the appearance of an additional story, which would then give an overall appearance of the structure exceeding the 2-1/2 story limitation,
4. The slope of the driveway shall be no greater than 15% (1.8" per 12"),
5. The paved area is only as wide as the garage and tapers where possible,
6. For buildings with more than one unit, the garages, and associated paved areas necessary to provide access to each garage, shall be separated from each other by at least 12 feet, the area between the driveways to be landscaped with trees and other plantings as provided for in Section 5.3 of these By-Laws, and
7. On-site drainage is adequately provided for.