



OFFICE OF COMMUNITY DEVELOPMENT  
TOWN OF BELMONT  
19 Moore Street  
Homer Municipal Building  
Belmont, Massachusetts 02478-0900

Building Division  
(617) 993-2664  
Engineering Division  
(617) 993-2665  
Planning Division  
(617) 993-2666

Telephone: (617) 993-2650 Fax: (617) 993-2651

TO: Board of Selectmen  
FROM: Planning Board  
DATE: June 12, 2008

RE: Parking Violations

Since July 2006 the Office of Community Development recorded a total of 254 violations, including storage of boats and trailers, bushes and trees overhanging sidewalks, driveway expansions, signs installed without permits, front yard parking, and too many vehicles parked outside on driveways. The attached tables break down the violations by type of violation and geographic location. Geographic location is identified by zoning district as follows: the General Residence District (GR) scattered throughout the south east part of Town allows two-family homes, the Single Residence A and B Districts (SA and SB) compose Belmont Hill, and the Single Residence C District (SC) includes, Payson Park and the Burbank, Chenery, Wellington, and Winn Brook Schools neighborhoods.

- Of the 254 recorded violations, 38% (96) are parking related violations – 48 of these violations cited illegal front yard parking and the remaining 48 were issued for too many vehicles parked in driveways.
- Almost two-thirds (64%) of the parking violations occurred in the GR districts, and an additional 29% occurred in the SC Districts (5% in the SA and 2% in the SB).
- Of the front yard parking violations, 77% were located in the GR Districts and 21% were located in the SC Districts (2% in the SA and none in the SB Districts).
- Of the multiple vehicle violations, 48% were located in the GR Districts and 40% were located in the SC Districts (8% in the SA and 4% in the SB Districts).

The prevalence of parking violations clearly correlates with the average lot size of the various residentially zoned districts. The GR District has the smallest average lot size and is the location of two family residential structures. The small lots make it difficult to construct on-site parking without creating other problems, such as front yard parking.

Additionally, in the two-family homes, tenants prefer their own driveway so that they are not dependent upon the other tenant to get their vehicle out of the driveway.

The Single Residence Districts, (SA and SB) located on Belmont Hill, have larger lots with correspondingly less parking violations. The SC District, on the other hand, has smaller lots than the SA and SB Districts and therefore has a greater number of parking violations than the SA and SB Districts.

The laws dealing with parking treat all of these districts the same, however, the data listed above suggest that these areas should be treated differently.

**Total Violations = 254**

**July 2006 to Present**

<u>Violations</u>	<u>Total</u>	<u>%</u>	<u>Remedy</u>
Driveway Expansion	59	23%	Needs new plot plan
Front Yard Parking	48	19%	Needs Special Permit
Multi Vehicles	48	19%	Needs Special Permit
Com vehicle	24	9%	Needs Special Permit
Boat	22	9%	Needs Special Permit
Sign	13	5%	Needs Special Permit, Variance or no relief available
Trailer	9	4%	Needs Special Permit
Corner Clearance	6	2%	Cut bushes, branches
Misc	25	10%	Depends on specific violation
>(b'ball hoop, home occupation, illegal apartment, structure, lighting, rec. vehicle, water discharge, no permit)			
<b>TOTAL</b>	<b>254</b>	<b>100%</b>	

**Parking Violations**

	<u>Total</u>	<u>%</u>
Front Yard Parking	48	19%
Multi Vehicles	48	19%
<b>TOTAL PARKING</b>	<b>96</b>	<b>38%</b>

**Zoning Districts**

	<u>Total</u>	<u>%</u>
GR	61	64%
SC	28	29%
SA	5	5%
SB	2	2%
<b>TOTAL</b>	<b>96</b>	<b>100%</b>

**Parking and Zoning Districts**

	<u>Front Yard Parking</u>		<u>Multi-Vehicle</u>	
	<u>Total</u>	<u>%</u>	<u>Total</u>	<u>%</u>
GR	37	77%	23	48%
SC	10	21%	19	40%
SA	1	2%	4	8%
SB	0	0%	2	4%
<b>TOTAL</b>	<b>48</b>	<b>100%</b>	<b>48</b>	<b>100%</b>