

AGENDA

TOWN OF BELMONT ZONING BOARD OF APPEALS

MONDAY, SEPTEMBER 8, 2008, at 7:00 p.m.

ART GALLERY, 3<sup>rd</sup> FLOOR, HOMER MUNICIPAL BUILDING  
19 Moore Street

1. CALL TO ORDER
2. PUBLIC HEARINGS:

1. CASE NO. 08-25 – APPEAL

39 Lorimer Road, Dr. Joseph Flores, Mark Shub, Agent

The applicant seeks **AN APPEAL OF THE BUILDING COMMISSIONER'S ORDER TO CEASE AND DESIST** based on the Town of Belmont Zoning By-Laws definitions Family and Lodging and Boarding and therefore is allowed to continue use of the structure located in a Single Residence C Zoning District.

NOTE:	FILE DATE	-	August 13, 2008
	DECISION DUE DATE	-	November 21, 2008

2. CASE NO. 08-26 – APPEAL

580 Trapelo Road, Jeff Buster

The applicant seeks **AN APPEAL OF THE BUILDING COMMISSIONER'S DETERMINATION** that the grade change associated with the backfilling of soil related to a retaining wall is allowed and not limited by the Town's Zoning By-Laws located in a General Residence Zoning District.

NOTE:	FILE DATE	-	August 13, 2008
	DECISION DUE DATE	-	November 21, 2008

3. CASE NO. 08-27 – SPECIAL PERMIT and VARIANCE

6 Edmunds Way, Leon Bastajian

The applicant seeks **A SPECIAL PERMIT TO MAINTAIN THE REAR YARD SETBACK** (40' allowed, 39' existing and proposed) and **A VARIANCE FROM THE FRONT SETBACK** (30' allowed 39' existing and 27' proposed) in order **TO CONSTRUCT A TWO-STORY ADDITION** located in a Single Residence Zoning District.

NOTE:	FILE DATE	-	August 13, 2008
	DECISION DUE DATE	-	December 8, 2008

4. CASE NO. 08-28 – SKIPPED

5. CASE NO. 08-29 – SPECIAL PERMIT

30 Clark Street, Michael Smith, David Ricci, Agent

The applicant seeks A **SPECIAL PERMIT TO MAINTAIN THE NONCONFORMING REAR SETBACK** (30' allowed, 22' existing and proposed) in order **TO CONSTRUCT A DORMER ON THE SECOND FLOOR** located in a Single Residence C Zoning District.

NOTE: FILE DATE - August 22, 2008  
DECISION DUE DATE - December 8, 2008

3. **DELIBERATE AND VOTE ON THE FOLLOWING CASES (time permitting):**

<u>ZBA Case #</u>	<u>Street Address</u>	<u>Due Date</u>
08-25	39 Lorimer Street	November 21, 2008
08-26	580 Trapelo Road	November 21, 2008
08-27	6 Edmunds Way	December 8, 2008
08-29	30 Clark Street	December 8, 2008

4. **ADJOURNMENT**

The Zoning Board of Appeals next regularly scheduled hearing will be **MONDAY, October 6, 2008.**