

AGENDA

TOWN OF BELMONT ZONING BOARD OF APPEALS

MONDAY, DECEMBER 8, 2008, at 7:00 P.M.

ART GALLERY, 3rd FLOOR, HOMER MUNICIPAL BUILDING
19 Moore Street

1. CALL TO ORDER

2. PUBLIC HEARINGS:

1. CASE NO. 08-40- SPECIAL PERMIT

67-69 Davis Road – Michael Del Rose, Trustee

The applicant seeks **TWO SPECIAL PERMITS** under section 1.5.2 and 1.5.3 of the Zoning By-Law in order **TO CHANGE A NON-CONFORMING USE AND DEMOLISH A NONCONFORMING STRUCTURE IN ORDER TO CONSTRUCT A TWO-FAMILY HOME** in a General Residence Zoning District.

NOTE: FILE DATE - October 29, 2008
DECISION DUE DATE - March 9, 2009

2. CASE NO. 08-41- VARIANCE

2 Emerson Street – Alex Rigopulos, Scott Kenton, Agent

The applicant seeks **A VARIANCE FROM THE LOT COVERAGE REQUIREMENT** (25% allowed, 25.8% proposed) in order **TO CONSTRUCT A ROOF OVER THE FRONT LANDING AND BASEMENT STAIRWAY** in a Single Residence C Zoning District.

NOTE: FILE DATE - October 31, 2008
DECISION DUE DATE - February 13, 2009

3. CASE NO. 08-42– SPECIAL PERMIT

614 Trapelo Road – Luciane Ribeiro

The applicant seeks **A SPECIAL PERMIT** to expand an existing **FAMILY DAYCARE HOME** (no more than 6 children) to a **LARGE FAMILY DAYCARE HOME** (no more than 10 children) General Residence Zoning District.

NOTE: FILE DATE - November 5, 2008
DECISION DUE DATE - March 9, 2009

4. **CASE NO. 08-43 – SPECIAL PERMIT**
35 Clark Street – Jeffrey Tucker

The applicant seeks **A SPECIAL PERMIT** under section 1.5 of the Zoning By-Law in order **TO MAINTAIN THE NONCONFORMING NUMBER OF STORIES** (2-1/2 stories allowed, 3-1/2 stories proposed) **IN ORDER TO CONSTRUCT TWO DORMERS** located in a Single Residence C Zoning District.

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|-------|-------------------|------------------|
| NOTE: | FILE DATE | November 5, 2008 |
| | DECISION DUE DATE | March 9, 2009 |

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

| <u>ZBA Case #</u> | <u>Street Address</u> | <u>Due Date</u> |
|-------------------|-----------------------|-------------------|
| 08-40 | 67-69 Davis Street | March 9, 2009 |
| 08-41 | 2 Emerson Street | February 13, 2009 |
| 08-42 | 614 Trapelo Road | March 9, 2009 |
| 08-43 | 35 Clark Street | March 9, 2009 |

4. **ADJOURNMENT**

The Zoning Board of Appeals next regularly scheduled hearing will be **MONDAY, JANUARY 5, 2009.**