

SEP 27 2 31 PM '11

AGENDA

TOWN OF BELMONT ZONING BOARD OF APPEALS

MONDAY, OCTOBER 3, 2011, 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. 11-25 - A VARIANCE and A SPECIAL PERMIT

138 Sherman Street, Brendan Connolly

The applicant seeks **A VARIANCE** from the FRONT SETBACK (25' allowed, 23.7' existing, 19.4' proposed) **IN ORDER TO CONSTRUCT A ROOFED FRONT ENTRANCE** and **A SPECIAL PERMIT** to MAINTAIN THE EXISTING SIDE SETBACK (10' allowed, 7.8' existing and proposed) **TO CONSTRUCT A TWO STORY ADDITION** located in a Single Residence C Zoning District.

NOTE: FILE DATE: September 7, 2011
DECISION DUE DATE: January 3, 2012

2. CASE NO. 11-26 – THREE VARIANCES and A SPECIAL PERMIT

29-31 Marion Road, Joseph Barrell, Jr

The applicant seeks **THREE VARIANCES** from the dimensional regulations:

- 1) LOT COVERAGE – 30% allowed, 34.8% existing, 38.5% proposed;
- 2) OPEN SPACE – 40% allowed, 33.9% existing, 31.6% proposed;
- 3) AREA OF A GARAGE – 660 s.f. allowed, 648 s.f. existing, 880 s.f. proposed

And a **SPECIAL PERMIT** from the REAR SETBACK (5' allowed, 2.4' existing and proposed) in order to replace 2 existing, 2-car garages with a **4-CAR GARAGE** located in a General Residence Zoning District.

NOTE: FILE DATE: September 7, 2011
DECISION DUE DATE: January 3, 2012

3. **CASE NO. 11-27 - VARIANCE**

112 Stony Brook Road, Leon and Talin Barsoumian

The applicant seeks **A VARIANCE** from the **SIDE SETBACK** (15' allowed, 11.3' proposed) **IN ORDER TO CONSTRUCT A SUNROOM** located in a Single Residence A Zoning District..

NOTE:	FILE DATE:	September 8, 2011
	DECISION DUE DATE:	January 3, 2012

4. **CASE NO. 11-28 - SPECIAL PERMIT**

1000 Pleasant Street, Unit 9, James Venuti (d/b/a Coachworks) and Ken Devito (d/b/a Ken's Auto)

The applicants seek **A SPECIAL PERMIT** under Section 3.3 of the Zoning By-Laws to operate an **AUTOMOTIVE REPAIR BUSINESS** located in a Local Business II Zoning District

NOTE:	FILE DATE:	September 9, 2011
	DECISION DUE DATE:	January 3, 2012

5. **CASE NO. 11-29 - SPECIAL PERMIT**

10 Juniper Road, Massachusetts Audubon Society, Roger Wrubel, Agent

The applicant seeks **REVIEW OF A SPECIAL PERMIT** previously granted (ZBA Case #10-30) **TO GRAZE SHEEP AND GOATS** on the Weeks Meadow (between Concord Avenue and Somerset Street), Highland Farm Meadow (off Concord Avenue and Somerset Street), and the Upper and Lower Meadows (off Juniper Road) all part of the Habitat Education and Wildlife Sanctuary located in a Single Residence A Zoning District.

NOTE:	FILE DATE:	September 9, 2011
	DECISION DUE DATE:	January 3, 2012

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

<u>ZBA Case #:</u>	<u>Street Address:</u>	<u>Due Date:</u>
11-25	138 Sherman Street	January 3, 2012
11-26	29-31 Marion Road	January 3, 2012
11-27	112 Stony Brook Road	January 3, 2012
11-28	1000 Pleasant Street, Unit 9	January 3, 2012
11-29	10 Juniper Road	January 3, 2012

4. ADJOURNMENT

The Zoning Board of Appeals next regularly scheduled hearing will be **MONDAY, NOVEMBER 7, 2011**, in the Art Gallery, 3rd Floor Homer Municipal Building.