



OFFICE OF COMMUNITY DEVELOPMENT
TOWN OF BELMONT
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ZONING BOARD OF APPEALS
MONDAY, NOVEMBER 07, 2016 AT 7:00 P.M.
Art Gallery 3rd FLOOR
Homer Building, 19 Moore Street

1. CALL TO ORDER

2. CONTINUED PUBLIC HEARINGS:

a. CASE NO. 16-20 – A SPECIAL PERMIT AND TWO VARIANCES
350 Trapelo Road – Robert Fadel

The applicant seeks A SPECIAL PERMIT under Section 1.5 of the Zoning By-Law to INCREASE THE NONCONFORMING LOT COVERAGE (allowed: 35%; existing: 51.5%, granted under Case 93-46; proposed: 61.2%) AND TWO VARIANCES to REDUCE FRONT SETBACKS on Trapelo Road and on Hull Street (allowed: 10.0'; existing: 4.75' and 5.8', originally granted under Case 93-46; proposed: 0.8' and 0.1') in order to EXPAND THE EXISTING CANOPY (associated with the Power Plus Auto Service Station) at 350 Trapelo Road located in a Local Business III Zoning District.

NOTE: FILE DATE: September 21, 2016
DECISION DUE DATE: February 5, 2017

3. PUBLIC HEARINGS:

a. CASE NO. 16-21 – TWO (2) SPECIAL PERMITS
19 Cushing Avenue – Xin Zhang

The applicant seeks TWO (2) SPECIAL PERMITS under Section 1.5 of the Belmont Zoning By-Law to CONSTRUCT A REAR ADDITION. 1. - Minimum required rear setback is 25.0', the existing and proposed rear setbacks are 19.0'. 2. - Minimum required side setback is 10.0', the existing side setback is 8.7' and the proposed is 5.2' at 19 Cushing Ave. located in a Single Residence C (SRC) Zoning District.

NOTE: FILE DATE: October 21, 2016
DECISION DUE DATE: February 5, 2017

b. CASE NO. 16-22 – TWO (2) SPECIAL PERMITS
11 Prospect Street – Thomas and Erin Lynch

The applicants seek TWO (2) SPECIAL PERMITS under Section 1.5 of the Belmont Zoning By-Law to CONSTRUCT A SECOND STORY ADDITION. 1. - Minimum required side setback is 10.0', the existing and proposed side setbacks are 9.1'. 2. - Minimum required Front setback is 25.0', the existing Front setback is 16.6' and the proposed is 19.6' at 11 Prospect Street located in a Single Residence B (SRB) Zoning District.

NOTE: FILE DATE: October 21, 2016

DECISION DUE DATE:

February 5, 2017

**c. CASE NO. 16-23 – A SPECIAL PERMIT
28 Thayer Road – Eugene J. Benoit**

The applicant seeks A SPECIAL PERMIT UNDER SECTION 1.5 of the Belmont Zoning By-Law TO CONSTRUCT A DORMER, where minimum required side setback is 10.0', the existing and proposed side setbacks are 6.7' at 28 Thayer Road located in a General Residence (GR) Zoning District.

NOTE:

FILE DATE:

October 21, 2016

DECISION DUE DATE:

February 5, 2017

4. DELIBERATE AND VOTE ON THE FOLLOWING CASE(S):

| <u>ZBA Case #:</u> | <u>Street Address:</u> | <u>Due Date:</u> |
|--------------------|------------------------|------------------|
| 16-20 | 350 Trapelo Road | February 5, 2017 |
| 16-21 | 19 Cushing Avenue | February 5, 2017 |
| 16-22 | 11 Prospect Street | February 5, 2017 |
| 16-23 | 28 Thayer Road | February 5, 2017 |

5. APPROVAL OF PREVIOUS MEETING MINUTES.

6. DISCUSSION REGARDING PROCEDURES AND SUBMITALS.

7. REVIEW AND APPROVAL OF THE 2017 PROPOSED MEETING SCHEDULES.

8. ADJOURNMENT

*The Zoning Board of Appeals next regularly scheduled hearing will be on December 5, 2016.