

REVISED AGENDA

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TOWN OF BELMONT ZONING BOARD OF APPEALS

Nov 13 2 00 PM '13

MONDAY, NOVEMBER 18, 2013, AT 7:00 P.M.

ART GALLERY 3rd FLOOR
Homer Building, 19 Moore Street

1. CALL TO ORDER

2. PUBLIC HEARINGS:

1) CASE NO. 13-31 – AMEND SPECIAL PERMIT

687 Belmont Street – John Janessian d/b/a Ani's Catering

The applicant seeks to AMEND a previously granted SPECIAL PERMIT TO ALLOW SEATING in the existing non-conforming CATERING BUSINESS at 687 Belmont Street, located in a General Residence Zoning District.

NOTE: FILE DATE: October 25, 2013
DECISION DUE DATE: February 17, 2013

2) CASE NO. 13-32– ONE SPECIAL PERMIT

431 Trapelo Road – Philip P. Scali

The applicant seeks A SPECIAL PERMIT to CONVERT PREMISES FROM ONE NON-CONFORMING USE (funeral home) TO ANOTHER NON-CONFORMING USE (office space on the first floor and an apartment on the second floor) at 431 Trapelo Road, located in a General Residence Zoning District.

NOTE: FILE DATE: October 25, 2013
DECISION DUE DATE: February 17, 2013

3. CONTINUED PUBLIC HEARING:

1) CASE NO. 13-26 – ONE VARIANCE and ONE SPECIAL PERMIT

27 Dean Street – Erin and Michael Mahoney

The applicants seek A VARIANCE AND A SPECIAL PERMIT to INCREASE LOT COVERAGE (25% allowed, 24.6% existing, 29.6% proposed) and MAINTAIN EXISTING SIDE SETBACK (10.0' allowed, 8.8' existing and proposed) IN ORDER TO CONSTRUCT AN ADDITION at the rear of the home at 27 DEAN STREET located in a Single Residence C Zoning District.

NOTE: FILE DATE: August 13, 2013
DECISION DUE DATE: February 17, 2013

2) CASE NO. 13-27 – ONE SPECIAL PERMIT

123 Alexander Avenue – Alouette Realty LLC, Robert J. Annese, Agent

The applicant seeks A SPECIAL PERMIT to ALTER A NONCONFORMING USE AND STRUCTURE (Two Family not allowed; Front Setback: 23.88' allowed, 1.1' existing, 15.1' proposed) IN ORDER TO CONSTRUCT AN ADDITION at the side of the home at 123 ALEXANDER AVENUE located in a Single Residence C Zoning District.

NOTE:	FILE DATE:	August 14, 2013
	DECISION DUE DATE:	February 17, 2013

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

<u>ZBA Case #:</u>	<u>Street Address:</u>	<u>Due Date:</u>
13-26	27 Dean Street	February 17, 2014
13-27	123 Alexander Avenue	February 17, 2014
13-31	687 Belmont Street	February 17, 2014
13-32	431 Trapelo Road	February 17, 2014

4. ADJOURNMENT

The Zoning Board of Appeals next regularly scheduled hearing will be **December 2, 2013.**