

RECEIVED  
TOWN CLERK  
BELMONT, MA.  
OCT 24 2 28 PM '11

AGENDA

**TOWN OF BELMONT ZONING BOARD OF APPEALS**

**MONDAY, November 7, 2011, AT 7:00 P.M.**

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

**1. CALL TO ORDER**

**2. CONTINUED PUBLIC HEARING**

**1. 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
	ORIGINAL HEARING DATE	October 7, 2011
	DECISION DUE DATE:	February 6, 2012

**3. NEW PUBLIC HEARINGS:**

**1. CASE NO. 11-30 - SPECIAL PERMIT**

1000 Pleasant Street, Unit 7, Robert Hanna and Audwin Alvarez (d/b/a Boston Motor Werks)

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:	October 7, 2011
	DECISION DUE DATE:	February 6, 2012

**2. CASE NO. 11-31 –VARIANCE**

82 South Cottage Road, Northland Residential Corporation, John Dawley, CEO-  
President

The applicant seeks **A VARIANCE** from the dimensional regulation limiting the total number of allowed residential units to 56. The applicant seeks to construct 60 units with the additional units all to be constructed within the historical Upham House building. The number of units within the Upham House would be increased from 7 to 11 thereby making the historical renovation economically feasible located within Zone 2 of the McLean Zoning District

NOTE: FILE DATE: October 7, 2011  
DECISION DUE DATE: January 16, 2012

**3. CASE NO. 11-32 - SPECIAL PERMIT**

1000 Pleasant Street, Unit 6, Robert Gallagher (d/b/a Bob's Automotive Services)

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: October 7, 2011  
DECISION DUE DATE: February 6, 2012

**4. CASE NO. 11-33 - VARIANCE**

36 Kenmore Road, Mark and Jane Johnson

The applicant seeks **A VARIANCE** from the **SIDE SETBACK** (10' allowed, 4.8' proposed) **IN ORDER TO CONSTRUCT A ONE-STORY ADDITION** located in a Single Residence B Zoning District.

NOTE: FILE DATE: October 7, 2011  
DECISION DUE DATE: January 16, 2012

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

<u>ZBA Case #:</u>	<u>Street Address:</u>	<u>Due Date:</u>
11-26	29-31 Marion Road	February 6, 2012
11-30	1000 Pleasant Street, Unit 7	February 6, 2012
11-31	82 South Cottage Road	January 16, 2012
11-32	1000 Pleasant Street, Unit 6	February 6, 2012
11-33	36 Kenmore Road	January 16, 2012

## **5. ADJOURNMENT**

The Zoning Board of Appeals next regularly scheduled hearing will be **MONDAY, DECEMBER 5, 2011**, in the Art Gallery, 3<sup>rd</sup> Floor Homer Municipal Building.