

AGENDA

TOWN OF BELMONT ZONING BOARD OF APPEALS

MONDAY, DECEMBER 2, 2013, AT 7:00 P.M.

RECEIVED
TOWN CLERK
BELMONT, MA.
Nov 21 10 06 AM '13

ART GALLERY 3rd FLOOR
Homer Building, 19 Moore Street

1. CALL TO ORDER

2. PUBLIC HEARINGS:

1) CASE NO. 13-33 – TWO SPECIAL PERMITS

64 Prospect Street – Dean Murphy and Laura Kubzansky

The applicants seek TWO SPECIAL PERMITS: 1. to REDUCE THE SIDE SETBACK (10' side setback allowed; 8.2' existing; 8.1' proposed), 2. to ALTER A NONCONFORMING STRUCTURE (2-1/2 stories allowed, 3 stories existing and proposed) IN ORDER TO ALTER AN ADDITION ON THE SIDE of the home located at 64 PROSPECT STREET located in a Single Residence B Zoning District.

NOTE: FILE DATE: November 7, 2013
DECISION DUE DATE: March 3, 2014

2) CASE NO. 13-34– ONE SPECIAL PERMIT

223 Channing Road – Andrew and Catherine Wall

The applicants seek A SPECIAL PERMIT under Section 1.5 of the Zoning By-Laws to ALTER A NONCONFORMING STRUCTURE (Side Setback: 10.0' allowed, 8.52' and 8.45' existing and proposed) IN ORDER TO CONSTRUCT A SECOND STORY on top of the existing house located at 233 CHANNING ROAD in a Single Residence C Zoning District.

NOTE: FILE DATE: November 15, 2013
DECISION DUE DATE: March 3, 2014

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: March 3, 2014

4. 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	March 3, 2014
13-27	123 Alexander Avenue	March 3, 2014
13-33	64 Prospect Street	March 3, 2014
13-34	223 Channing Road	March 3, 2014

5. ADJOURNMENT

The Zoning Board of Appeals next regularly scheduled hearing will be **January 6, 2014.**