

RECEIVED
TOWN CLERK
BELMONT, MA.

AGENDA

TOWN OF BELMONT ZONING BOARD OF APPEALS Jan 23 2 30 PM '13
MONDAY, FEBRUARY 4, 2013, AT 7:00 P.M.

ART GALLERY, 3rd FLOOR, HOMER MUNICIPAL BUILDING
19 Moore Street

I. CALL TO ORDER

II. NEW PUBLIC HEARINGS

A. CASE NO. 13-01 - SPECIAL PERMIT

16 Edgemoor Road, Edward J. Joyce, Trustee

The applicant seeks **A SPECIAL PERMIT** under Section 1.5 of the Zoning By-Laws TO MAINTAIN THE NON-CONFORMING FRONT SETBACK (23.75' allowed, 20.9' existing and proposed) **SO AS TO CONSTRUCT A SECOND-STORY ADDITION ABOVE THE EXISTING 1-STORY SUN PORCH** at 16 Edgemoor Road, located in a Single Residence C Zoning District.

NOTE: FILE DATE January 4, 2013
DECISION DUE DATE May 6, 2013

B. CASE NO. 13-02 - SPECIAL PERMIT

695-697 Belmont Street, Natalie McEachern (d/b/a Glutenus Minimus)

The applicant seeks **A SPECIAL PERMIT** under Section 1.5.2 of the Zoning By-Laws TO CHANGE THE EXISTING NON-CONFORMING RETAIL BUSINESS TO A NON-CONFORMING FAST FOOD RESTAURANT 695-697 Belmont Street, located in a General Residence Zoning District.

NOTE: FILE DATE January 10, 2013
DECISION DUE DATE May 6, 2013

C. CASE NO. 13-03 - SPECIAL PERMIT

397 Pleasant Street, Dorothy Pinkas, Applicant

The applicant seeks **A SPECIAL PERMIT/VARIANCE FROM THE FRONT YARD SETBACK REQUIREMENT** (15.875' required, 8.4' existing, 7.0' proposed) IN ORDER TO CONSTRUCT A TWO-STORY REAR ADDITION TO THEIR HOUSE located in a Single Residence B Zoning District.

NOTE: FILE DATE January 11, 2013
DECISION DUE DATE May 6, 2013

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

<u>ZBA Case #:</u>	<u>Street Address:</u>	<u>Due Date:</u>
13-01	16 Edgemoor Road	May 6, 2013
13-02	695-697 Belmont Street	May 6, 2013
13-03	397 Pleasant Street	May 6, 2013

IV. APPROVAL OF MINUTES

December 4, 2012

V. DISCUSSION

Chair for 2013.

VI. ADJOURNMENT

The Zoning Board of Appeals next regularly scheduled hearing will be **MONDAY, MARCH 4, 2013**, in the Art Gallery, 3rd Floor Homer Municipal Building.