

AGENDA

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TOWN OF BELMONT ZONING BOARD OF APPEALS

2015 JUL -9 AM 9:10

MONDAY, JULY 13, 2015 AT 7:00 P.M.

ART GALLERY 3rd FLOOR
Homer Building, 19 Moore Street

1. CALL TO ORDER

2. PUBLIC HEARING:

1) CASE NO. 15-14 --- A SPECIAL PERMIT
382 Trapelo Road – Jack Sy

The Applicant seeks a SPECIAL PERMIT under Section 3.3 of the Zoning By-Law TO CHANGE THE OWNERSHIP OF THE EXISTING RESTAURANT at 382 TRAPELO ROAD located in a Local Business III Zoning District.

NOTE: FILE DATE: JUNE 22, 2015
DECISION DUE DATE: OCTOBER 13, 2015

2) CASE NO. 15-15 --- A SPECIAL PERMIT
73 Drew Road - Robert Tudisco

The Applicant seeks a SPECIAL PERMIT under Section 5.1.3 2-B of the Zoning By-Law TO CONSTRUCT A FRONT YARD PARKING at 73 Drew Road, located in a General Residence (GR) Zoning District.

NOTE: FILE DATE: JUNE 22, 2015
DECISION DUE DATE: OCTOBER 15, 2015

3) CASE NO. 15-16 --- 1 VARIANCE AND 3 SPECIAL PERMITS
119 Channing Road - Scott D. and Jocelyn A. Rossi

The Applicant seeks 3 SPECIAL PERMITS and 1 VARIANCE under Section 1.5 of the Zoning By-Law TO CONSTRUCT A SECOND STORY, A REAR ADDITION AND A SIDE ADDITION, [1.- Required front setback 25.0', existing 16.3' and proposed 16.8'(SP). 2.- Required side setback 10.0', existing and proposed East setbacks 7.3'(SP). 3.- Existing West side setback 8.6' and proposed 5.0'(SP). 4.- Maximum allowed lot coverage 25%, existing 21.8% and proposed 30.41% (V)] at 119 Channing Road, located in a Single Residence C Zoning District.

NOTE: FILE DATE: JUNE 22, 2015
DECISION DUE DATE: OCTOBER 15, 2015

**4) CASE NO. 15-17 --- A SPECIAL PERMIT
374 Trapelo Road – Jose Rios**

The Applicant seeks a SPECIAL PERMIT for SPOODLES SOUP FACTORY under Section 3.3 of the Zoning By-Law TO OPERATE A FAST FOOD RESTAURANT at 374 TRAPELO ROAD located in a Local Business III Zoning District.

NOTE: FILE DATE: JUNE 22, 2015
DECISION DUE DATE: OCTOBER 15, 2015

**5) CASE NO. 15-18 --- A SPECIAL PERMIT
92 Park Avenue – George Rozopolous**

Notice is hereby given that the Belmont Zoning Board of Appeals will hold a public Hearing on MONDAY, July 13, 2015 at 7:00 PM in the Art Gallery, 3rd floor, Homer Municipal Building, 19 Moore St., to consider the application of George Rozopoulos, d/b/a RIZZO'S ROAST BEEF & PIZZA for a SPECIAL PERMIT under Section 3.3 of the Zoning By-Law TO OPERATE A FAST FOOD RESTAURANT at 92 Park Avenue located in a Single Residence C (SRC) Zoning District.

NOTE: FILE DATE: JUNE 22, 2015
DECISION DUE DATE: OCTOBER 15, 2015

3. DELIBERATE AND VOTE ON THE FOLLOWING CASES:

| <u>ZBA Case #:</u> | <u>Street Address:</u> | <u>Due Date:</u> |
|--------------------|------------------------|------------------|
| 15-14 | 382 Trapelo Road | October 15, 2015 |
| 15-15 | 73 Drew Road | October 15, 2015 |
| 15-16 | 119 Channing Road | October 15, 2015 |
| 15-17 | 374 Trapelo Road | October 15, 2015 |
| 15-18 | 92 Park Avenue | October 15, 2015 |

4. ADJOURNMENT

The Zoning Board of Appeals next regularly scheduled hearing will be on September 14, 2015.