

AGENDA

TOWN OF BELMONT ZONING BOARD OF APPEALS

MONDAY, SEPTEMBER 14, 2015 AT 7:00 P.M.

ART GALLERY 3rd FLOOR
Homer Building, 19 Moore Street

RECEIVED
TOWN CLERK
BELMONT, MA

2015 SEP -3 AM 8:58

1. CALL TO ORDER

2. CONTINUED PUBLIC MEETING:

1) 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: December 14, 2015

3. PUBLIC HEARINGS:

2) CASE NO. 15-19 – THREE SPECIAL PERMITS

20 Poplar Street – Claus and Barbara Becker

The Applicant seeks THREE SPECIAL PERMITS under Section 1.5 of the Zoning By-Law TO CONSTRUCT A REAR DECK, (1.- Required front setback 25.0', existing on Horne Road 20.6' and proposed 17.9'(SP). 2.- Required rear setback 25.0', existing is 19.5' and proposed is 16.9'(SP). 3.- Maximum allowed lot coverage 25%, existing 25.5% and proposed is 26.7% (SP) at 20 Poplar Street, located in a Single Residence C Zoning District.

NOTE: FILE DATE: August 26, 2015
DECISION DUE DATE: December 14, 2015

3) CASE NO. 15-20 --- A SPECIAL PERMIT

32 Dean Street– Giane O'Connell

The Applicant seeks a SPECIAL PERMIT under Section 3.3 of the Zoning By-Law to operate a FAMILY DAY CARE HOME at 32 Dean Street located in a Single Residence C (SRC) Zoning District.

NOTE: FILE DATE: August 26, 2015
DECISION DUE DATE: December 14, 2015

4) **CASE NO. 15-21 --- A VARIANCE**
29-31 Flett Road - Jian Jun Chen & Xiu Lan Liang

The Applicants seek a VARIANCE under Section 1.5 of the Zoning By-Law TO CONSTRUCT AN ATTACHED DECK ABOVE AN EXISTING DETACHED GARAGE (Required rear setback 19.93', existing rear setback to principal building is 26.6' and proposed rear setback to the deck above the garage is 3.0') at 29-31 Flett Road , located in a General Residence (GR) Zoning District.

NOTE: FILE DATE: August 26, 2015
DECISION DUE DATE: December 14, 2015

5) **CASE NO. 15-22--- A SPECIAL PERMIT**
12 Benjamin Road - Catherine M. Umira

The Applicant seeks for a SPECIAL PERMIT under Section 3.3 of the Zoning By-Law to operate a FAMILY DAY CARE HOME at 12 Benjamin Road located in a General Residence (GR) Zoning District.

NOTE: FILE DATE: August 26, 2015
DECISION DUE DATE: December 14, 2015

6) **CASE NO. 15-23 --- A SPECIAL PERMIT**
140 Concord Avenue – Bruce Margosian and Anne Hopkins

The Applicants seek a SPECIAL PERMIT under Section 1.5 of the Zoning By-Law TO CONSTRUCT A REAR ADDITION (required rear setback 30.0', existing rear setback to deck is 20.0' proposed to one story addition is 18.3') at 140 Concord Avenue, located in a Single Residence C Zoning District.

NOTE: FILE DATE: August 26, 2015
DECISION DUE DATE: December 14, 2015

4. **DELIBERATE AND VOTE ON THE FOLLOWING CASES:**

<u>ZBA Case #:</u>	<u>Street Address:</u>	<u>Due Date:</u>
15-16	119 Channing Road	December 14, 2015
15-19	20 Poplar Street	December 14, 2015
15-20	32 Dean Street	December 14, 2015
15-21	29-31 Flett Road	December 14, 2015
15-22	12 Benjamin Road	December 14, 2015
15-23	140 Concord Avenue	December 14, 2015

5. **ADJOURNMENT**

The Zoning Board of Appeals next regularly scheduled hearing will be on October 5, 2015.