

AGENDA

TOWN OF BELMONT ZONING BOARD OF APPEALS

RECEIVED
TOWN CLERK
BELMONT, MA

MONDAY, NOVEMBER 2, 2015 AT 7:00 P.M.

2015 OCT 19 PM 2:58

ART GALLERY 3rd FLOOR
Homer Building, 19 Moore Street

1. CALL TO ORDER

2. PUBLIC HEARINGS:

1) CASE NO. 15-26 – A SPECIAL PERMIT
63 Underwood Street – Maria Rita Patti

The Applicant seeks A SPECIAL PERMIT under Section 3.3 of the Zoning By-Law to operate a FAMILY DAY CARE HOME at 63 Underwood Street located in a General Residence (GR) Zoning District.

NOTE: FILE DATE: October 13, 2015
DECISION DUE DATE: February 1, 2016

2) CASE NO. 15-27 --- A SPECIAL PERMIT
69 Oak Avenue – Margaret Dunn

The Applicant seeks A SPECIAL PERMIT under Section 1.5 of the Zoning By-Law to Enclose and Existing Porch and to construct a New Deck. Maximum allowed lot coverage is 25%, the existing is 28.0% and the proposed is 32.1% at 69 Oak Ave., located in a Single Residence C Zoning District.

NOTE: FILE DATE: October 13, 2015
DECISION DUE DATE: February 1, 2016

3) CASE NO. 15-28 --- A SPECIAL PERMIT
56 Lantern Road – Christine Saidnawey

The Applicant seeks A SPECIAL PERMIT under Section 3.3 of the Zoning By-Law to operate a FAMILY DAY CARE HOME at 56 Lantern Road located in a Single Residence A (SRA) zoning District.

NOTE: FILE DATE: October 13, 2015
DECISION DUE DATE: February 1, 2016

4) CASE NO. 15-29 --- TWO SPECIAL PERMITS
137 Chilton Street – Nitin Sonawane

The Applicant seeks TWO SPECIAL PERMITS under Section 1.5 of the Zoning By-Law to construct a One Story Addition. 1.- Required side setback is 10.0' the existing is 8.1' and proposed is 8.9'. 2.- Maximum allowed lot coverage is 25% the existing is 27.9% and the proposed is 29.1% at 137 Chilton Street, located in a Single Residence C Zoning District.

NOTE: FILE DATE: October 13, 2015
DECISION DUE DATE: February 1, 2016

5) **CASE NO. 15-30 --- TWO SPECIAL PERMITS**
29 Woods Road – Naomi MacLead

The Applicant seeks TWO SPECIAL PERMITS under Section 1.5 of the Zoning By-Law to construct a One Story Addition and a Deck. 1.- Required rear setback is 27.6', existing and proposed are 24.8'. 2.- Maximum allowed lot coverage is 25%, existing and proposed are 25.29% at 29 Woods Road, located in a Single Residence C Zoning District.

NOTE: FILE DATE: October 13, 2015
DECISION DUE DATE: February 1, 2016

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

<u>ZBA Case #:</u>	<u>Street Address:</u>	<u>Due Date:</u>
15-26	63 Underwood Street	February 1, 2016
15-27	69 Oak Avenue	February 1, 2016
15-28	56 Lantern Road	February 1, 2016
15-29	137 Chilton Street	February 1, 2016
15-30	29 Woods Road	February 1, 2016

5. **ADJOURNMENT**

The Zoning Board of Appeals next regularly scheduled hearing will be on December 7, 2015.