

AGENDA

TOWN OF BELMONT ZONING BOARD OF APPEALS

RECEIVED
TOWN CLERK
BELMONT, MA

MONDAY, FEBRUARY 1, 2016 AT 7:00 P.M.

2016 JAN 25 AM 10:43

ART GALLERY 3rd FLOOR
Homer Building, 19 Moore Street

1. CALL TO ORDER
2. PUBLIC HEARINGS:

- 1) CASE NO. 15-43 – A SPECIAL PERMIT
7 Woods Road – Janet Calvey

The Applicant seeks A SPECIAL PERMIT under Section 3.3 of the Zoning By-Law to operate a CHILD CARE, LARGE FAMILY, located in a Single Residence C (SRC) Zoning District.

NOTE:	FILE DATE:	January 11, 2016
	DECISION DUE DATE:	June 02, 2016

- 2) CASE NO. 15-40 – A SPECIAL PERMIT
20 Winter Street – Brandon and Sarah Jackson

The Applicants seek A SPECIAL PERMIT under Section 1.5 of the Zoning By-Law to construct a second story and a side Addition. Required rear setback is 34.7', the existing is 29.7' and the proposed 28.1' located in a Single Residence A (SRA) Zoning District.

NOTE:	FILE DATE:	January 11, 2016
	DECISION DUE DATE:	May 02, 2016

- 3) CASE NO. 15-41 – A SPECIAL PERMIT
75 Statler Road – Doosuk Suh

The Applicant seeks A SPECIAL PERMIT under Section 5.1.3 2-B of the Zoning By-Law TO CONSTRUCT A FRONT YARD PARKING, located in a Single Residence C (SRC) Zoning District.

NOTE:	FILE DATE:	January 11, 2016
	DECISION DUE DATE:	May 02, 2016

- 4) CASE NO. 15-42 – A SPECIAL PERMIT
43 Oak Avenue – Glenn and Judith Logan

The Applicants seek A SPECIAL PERMIT under Section 1.5 of the Zoning By-Law TO CONSTRUCT A REAR deck, maximum allowed lot coverage 25%, existing 26.8% and proposed is 27.3%, located in a Single Residence C (SRC) Zoning District.

NOTE:	FILE DATE:	January 11, 2016
	DECISION DUE DATE:	May 02, 2016

5) **CASE NO. 15-44 – FOUR (4) SPECIAL PERMITS**
334 Pleasant Street – Michael Colomba

The Applicant seeks FOUR (4) SPECIAL PERMIT:

- One (1) Special Permit under Section 3.2 for a similar use (retail, sales and services);
- Two (2) Special Permits under Section 1.5 to alter a nonconforming structure:
 - i. Side setback – 20’ minimum allowed, 1.88’ existing and proposed;
 - ii. Building Height – 28’ maximum allowed, 32.5’ existing and proposed; and,
- One (1) Special Permit under Section 1.5 to alter nonconforming parking. 21 spaces required, 12 spaces existing, 18 spaces proposed.

In order to convert the existing 2-story, retail/office building into a HOTEL, located in a Local Business III Zoning District.

NOTE: FILE DATE: January 11, 2016
 DECISION DUE DATE: May 02, 2016

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

<u>ZBA Case #:</u>	<u>Street Address:</u>	<u>Due Date:</u>
15-43	7 Woods Street	May 02, 2016
15-40	20 Winter Street	May 02, 2016
15-41	75 Statler Road	May 02, 2016
15-42	43 Oak Avenue	May 02, 2016
15-44	334 Pleasant Street	May 02, 2016

4. **DISCUSSION REGARDING REQUEST TO RE-OPEN CASE 15-34 344 PLEASANT STREET.**

5. **DISCUSSION REGARDING REQUEST TO WITHDRAW CASE 15-35 41R HOLT.**

6. **DISCUSSION REGARDING BOARD MEETING PROCESS.**

7. **ADJOURNMENT**

The Zoning Board of Appeals next regularly scheduled hearing will be on March 07, 2016.