

AGENDA

TOWN OF BELMONT ZONING BOARD OF APPEALS

RECEIVED
TOWN CLERK
BELMONT, MA

MONDAY MARCH 7, 2016 AT 7:00 P.M.

2016 FEB 18 PM 12:20

ART GALLERY 3rd FLOOR
Homer Building, 19 Moore Street

1. CALL TO ORDER

2. CONTINUED PUBLIC HEARING:

a) CASE NO. 15-44 – FOUR (4) SPECIAL PERMITS

334 Pleasant Streets – Michael Colomba

The Applicant seeks FOUR (4) SPECIAL PERMITS:

- 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 at 334 Pleasant Street located in a Local Business III Zoning District.

NOTE: FILE DATE: January 11, 2016
DECISION DUE DATE: June 6, 2016

3. PUBLIC HEARINGS:

b) CASE NO. 15-45 – TWO (2) SPECIAL PERMITS

96 Country Club Lane – Dean Stanley and Beverly Buker

The Applicant seeks TWO SPECIAL PERMITS under Section 1.5 of the Zoning By-Law to construct Two (2) One Story Rear additions and a Deck. 1.-Maximum allowed lot coverage is 20%, the existing lot coverage is 22.3% and the proposed is 23.4%. 2. - minimum required rear setback is 40.0’, the existing rear setback is 27.1’ and the proposed is 27.2’ at 96 Country Club Lane located in a Single Residence A (SRA) Zoning District.

NOTE: FILE DATE: February 17, 2016
DECISION DUE DATE: June 6, 2016

c) CASE NO. 16-01 – TWO (2) SPECIAL PERMITS

66 Richardson Road – Arthur Cameron

The Applicants seek TWO SPECIAL PERMITS under Section 1.5 of the Zoning By-Law to construct an attic expansion. 1. - maximum allowed building height is two and a half (2.5) stories, existing and proposed are three and a half (3.5) stories. 2. - minimum required side setback is 10.0’, the existing and proposed side setbacks are 8.8’ at 66 Richardson Road, located in a Single Residence C Zoning District.

NOTE: FILE DATE: February 17, 2016
DECISION DUE DATE: June 6, 2016

**d) CASE NO. 16-02 – A SPECIAL PERMIT
39 Sharpe Road – Yili Hong and Jie Li**

The Applicants seek A SPECIAL PERMIT under Section 1.5 of the Zoning By-Law to construct a second story rear addition. 1. - Minimum required rear setback is 25.0'; existing and proposed rear setbacks are 15.3' at 39 Sharpe Road located in a Single Residence C Zoning District.

NOTE: FILE DATE: February 17, 2016
DECISION DUE DATE: June 6, 2016

**e) CASE NO. 16-03 – THREE (3) SPECIAL PERMITS
74 Goden Street – Joia Ramchandani**

The Applicant seeks three SPECIAL PERMITS under Section 1.5 of the Zoning By-Law to construct a Third Floor and a Rear Addition. 1. - Maximum two and a half (2.5) stories allowed, existing and proposed are three (3) stories. 2. - Minimum required front setback on Chenery Terrace is 15.0', existing and proposed front setbacks on Chenery Terrace are 13.25'. 3. - Maximum allowed lot coverage is 25%, the existing lot coverage is 25.3% and the proposed is 29.0% at 74 Goden Street located in a Single Residence C Zoning District.

NOTE: FILE DATE: January 11, 2016
DECISION DUE DATE: June 6, 2016

3. DELIBERATE AND VOTE ON THE FOLLOWING CASES:

<u>ZBA Case #:</u>	<u>Street Address:</u>	<u>Decision Due Date:</u>
15-44	334 Pleasant Street	June 6, 2016
15-45	96 Country Club Lane	June 6, 2016
16-01	66 Richardson Road	June 6, 2016
16-02	39 Sharpe Road	June 6, 2016
16-03	74 Goden Street	June 6, 2016

4. REVIEW AND APPROVAL OF JANUARY 11, 2016 ZBA MEETING MINUTES.

5. ADJOURNMENT

The Zoning Board of Appeals next regularly scheduled hearing will be on April 4, 2016.