

**REVISED**  
**AGENDA**

RECEIVED  
TOWN CLERK  
BELMONT, MA

**TOWN OF BELMONT ZONING BOARD OF APPEALS**

2016 MAR -2 PM 1:58

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

ART GALLERY 3<sup>rd</sup> 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  
WITHDRAWN**

**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.