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AGENDA

TOWN OF BELMONT ZONING BOARD OF APPEALS

MONDAY JUNE 20, 2016 AT 7:00 P.M.

ART GALLERY
3rd Floor, Homer Municipal Building, 19 Moore Street

1. CALL TO ORDER

2. CONTINUED PUBLIC HEARING:

**a. CASE NO. 16-10 THREE (3) SPECIAL PERMITS
393 Belmont Street – James and Kathleen Murphy**

The Applicants seek 3 SPECIAL PERMITS under Section 1.5 of the Zoning By-Law to construct a one story Rear Addition. 1. – Maximum allowed lot coverage is 25%, the existing is 29% and proposed is 36% (original submission) 2.- Minimum required open space is 50%, existing is 47% and the proposed is 46% (original submission) 3. - minimum required side setback is 10.0', the West side existing setback is 7.7' and the proposed is 8.8' at 393 Belmont Street, located in a Single Residence C Zoning District.

NOTE: FILE DATE: April 25, 2016
DECISION DUE DATE: September 18, 2016

**b. CASE NO. 16-11 – TWO (2) SPECIAL PERMITS
96 Country Club Lane – Dean Staley and Beverly Buker**

The Applicants seek TWO (2) SPECIAL PERMITS under Section 1.5 of the Zoning By-Law to construct Two Rear additions (a one story and a 2 story) and a Deck. 1.-Maximum allowed lot coverage is 20%, the existing lot coverage is 22.3% and the proposed is 23.4% (original submission) 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: March 16, 2016
DECISION DUE DATE: September 18, 2016

3. PUBLIC HEARINGS:

**a. CASE NO. 16-12 – A SPECIAL PERMIT
39 Poplar Street – Emilia Farrell**

The applicant seeks A SPECIAL PERMIT under Section 1.5 of the Zoning By-Law to construct a third floor expansion, where the maximum allowed number of stories is two and a

half (2.5), the existing and proposed are three and a half (3.5) stories, at 39 Poplar Street, located in a General Residence (GR) Zoning District.

NOTE: FILE DATE: June 6, 2016
DECISION DUE DATE: September 18, 2016

**b. CASE NO. 16-13 – A SPECIAL PERMIT
129 Goden Street – Daniel and Barbara Barry**

The Applicant seeks A SPECIAL PERMIT under Section 1.5 of the Zoning By-Law to construct a One Story Rear addition, where, the maximum allowed lot coverage is 25%, the existing lot coverage is 26.3% and the proposed is 27.4% at 129 Goden Street, located in a Single Residence C (SRC) Zoning District.

NOTE: FILE DATE: June 6, 2016
DECISION DUE DATE: September 18, 2016

4. DELIBERATE AND VOTE ON THE FOLLOWING CASES:

<u>ZBA Case #:</u>	<u>Street Address:</u>	<u>Due Date:</u>
16-10	393 Belmont Street	September 18, 2016
16-11	96 Country Club Lane	September 18, 2016
16-12	39 Poplar Street	September 18, 2016
16-13	129 Goden Street	September 18, 2016

5. APPROVAL OF PREVIOUS MEETING MINUTES.

6. DISCUSSION REGARDING PROCEDURES AND SUBMITALS

7. ADJOURNMENT

The Zoning Board of Appeals' next regularly scheduled hearing will be held on July 11, 2016.