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AGENDA

**TOWN OF BELMONT ZONING BOARD OF APPEALS  
MONDAY, March 5, 2012, AT 7:00 P.M.**

ART GALLERY, 3<sup>rd</sup> FLOOR, HOMER MUNICIPAL BUILDING  
19 Moore Street

- I. **CALL TO ORDER**
- II. **CONTINUED PUBLIC HEARING**

**A. CASE NO. 11-31 –VARIANCE**

82 South Cottage Road, Northland Residential Corporation, John Dawley, CEO-  
President

The applicant seeks **A VARIANCE** from the dimensional regulation limiting the total number of allowed residential units to 56. The applicant seeks to construct 60 units with the additional units all to be constructed within the historical Upham House building. The number of units within the Upham House would be increased from 7 to 11 thereby making the historical renovation economically feasible located within Zone 2 of the McLean Zoning District

NOTE:	FILE DATE:	October 7, 2011
	CONTINUED HEARING DATE	March 5, 2012
	DECISION DUE DATE:	May 4, 2012

**B. CASE NO. 12-04 –SPECIAL PERMIT**

11 Brighton Street, Fuad Mukarker (d/b/a Nicolas Market & Deli)

The applicant seeks **A SPECIAL PERMIT** under Section 3.3 of the Zoning By-Laws for the renovation of an existing convenience market and deli in order to operate a **FAST FOOD RESTAURANT** containing 18 seats along with the existing market, located in a General Business Zoning District.

NOTE:	FILE DATE	January 13, 2012
	CONTINUED HEARING DATE	March 5, 2012
	DECISION DUE DATE	June 4, 2012

(Note: Mr. Mukarker would like to amend application to allow for 24 seats)

**III. NEW PUBLIC HEARINGS**

**A. CASE NO. 12-05 - SPECIAL PERMIT**

687 Belmont Street, John Janessian (d/b/a Ani Catering)

The applicant seeks **A SPECIAL PERMIT** under Section 1.5 of the Zoning By-Laws TO AMEND THE EXISTING SPECIAL PERMIT TO ALLOW TAKE-OUT (no seating provided) IN THE EXISTING NON-CONFORMING CATERING BUSINESS at 687 Belmont Street, located in a General Residence Zoning District.

NOTE:	FILE DATE	February 9, 2012
	DECISION DUE DATE	June 4, 2012

**IV. DELIBERATE AND VOTE ON THE FOLLOWING CASES (time permitting):**

<u>ZBA Case #:</u>	<u>Street Address:</u>	<u>Due Date:</u>
11-31	82 South Cottage Road	May 4, 2012
12-04	11 Brighton Street	June 4, 2012
12-05	687 Belmont Street	June 4, 2012

**V. DISCUSSION**

**A. CASE NO. 11-23 181 Winter Street – Belmont Country Club**

The applicant is proposing changes to the approved plan. The Board needs to determine whether the changes are substantive and require a new public hearing.

Staff recommendation: With the exception of two changes, the proposed changes are less than the approved change. The proposed height of the clubhouse has increased by 1.5 feet to 37.5 feet (approved 36.0 feet) which remains below the allowed height in the district. The green roof on the Cabana has been eliminated. Staff recommends that the changes be considered non-substantive and not require a new public hearing.

**VI. APPROVAL OF MINUTES**

February 6, 2012

**VII. ADJOURNMENT**

The Zoning Board of Appeals next regularly scheduled hearing will be **MONDAY, APRIL 2, 2012**, in the Art Gallery, 3<sup>rd</sup> Floor Homer Municipal Building