

AGENDA

TOWN OF BELMONT ZONING BOARD OF APPEALS

MONDAY, MARCH 8, 2010, AT 7:00 P.M.

ART GALLERY, 3rd FLOOR, HOMER MUNICIPAL BUILDING
19 Moore Street

1. CALL TO ORDER

2. CONTINUED HEARINGS:

1. CASE NO. 10-05 - SPECIAL PERMIT and SITE PLAN REVIEW

Bell Atlantic, Omnipoint, and Metro PCS – Daniel Klasnick, Agent

The applicant seeks a **SPECIAL PERMIT** under Section 3.3 of the Zoning By-Law and **DESIGN AND SITE PLAN REVIEW** under Sections 6.8.4 and 7.3 in order to **CONSTRUCT A FREE-STANDING WIRELESS TELECOMMUNICATIONS FACILITY** (monopole tower) in a Single Residence B Zoning District.

NOTE: FILE DATE: January 25, 2010
DECISION DUE DATE: June 7, 2010

2. CASE NO. 10-04 - SPECIAL PERMIT

440 Common Street – Benny Lu, Kin Siu Lau, agent

The applicants seek a **SPECIAL PERMIT** under Section 3.3 of the Zoning By-Law to open a **JAPANESE RESTAURANT**.

NOTE: FILE DATE: December 15, 2009
DECISION DUE DATE: June 7, 2010

3. PUBLIC HEARINGS:

1. CASE NO. 10-08 - TWO VARIANCES

40 Greybirch Park – Elissa Grad

The applicant seeks **TWO VARIANCES** from the **LOT COVERAGE and REAR SETBACK** (lot coverage: 20% allowed, 20.5% existing; 22% proposed; rear setback: 40' allowed, 30' proposed) **IN ORDER TO CONSTRUCT DECK** at the rear of the home located in a Single Residence A Zoning District.

NOTE: FILE DATE: January 19, 2010
DECISION DUE DATE: April 29, 2010

2. CASE NO. 10-09 – A SPECIAL PERMIT

48 Village Hill Road – Michael Weindling and Patricia Hurley

The applicants seek a **SPECIAL PERMIT** under Section 4.2.2, footnote 3 of the Zoning By-Law to **REDUCE THE REAR SETBACK TO NOT LESS THAN THE SIDE SETBACK** (rear yard – 33'-0"; side yard – 15'-0"; proposed – 22.4') **IN ORDER TO CONSTRUCT A LANDING AND STAIRS** at the rear of the home located in a Single Residence B Zoning District.

NOTE: FILE DATE: February 11, 2010
DECISION DUE DATE: June 7, 2010

3. CASE NO. 10-10 - VARIANCE

15 Blake Street – James and Christine Dunn

The applicants seek a **VARIANCE** from the **LOT COVERAGE** (25% allowed and existing; 25.8% proposed) **IN ORDER TO CONSTRUCT A PORCH** at the rear of the home located in a Single Residence C Zoning District.

NOTE: FILE DATE: February 12, 2010
DECISION DUE DATE: May 24, 2010

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

<u>ZBA Case #:</u>	<u>Street Address:</u>	<u>Due Date:</u>
10-04	440 Common Street	June 7, 2010
10-05	Exit 59 Route 2	June 7, 2010
10-08	40 Greybirch Park	April 29, 2010
10-09	48 Village Hill Road	June 7, 2010
10-10	15 Blake Street	May 24, 2010

5. ADJOURNMENT

The Zoning Board of Appeals next regularly scheduled hearing will be **MONDAY, APRIL 12, 2010.**