

AGENDA

TOWN OF BELMONT ZONING BOARD OF APPEALS

RECEIVED
TOWN CLERK
BELMONT, MA.

MONDAY, APRIL 7, 2014, AT 7:00 P.M.

MAR 21 2 03 PM '14

ART GALLERY 3rd FLOOR
Homer Building, 19 Moore Street

1. CALL TO ORDER

2. PUBLIC HEARINGS:

1) CASE NO. 14-06 – ONE SPECIAL PERMIT

158 Concord Avenue – Alexander Rigopoulos

The applicant seeks A SPECIAL PERMIT under Section 1.5 of the Zoning By-Laws to MAINTAIN THE SIDE SETBACK (10.0' allowed, 8.6' existing and proposed) IN ORDER TO CONSTRUCT A SECOND FLOOR ADDITION at 158 CONCORD AVENUE in a Single Residence C Zoning District.

NOTE: FILE DATE: March 14, 2014
DECISION DUE DATE: July 7, 2014

2) CASE NO. 14-07 – ONE SPECIAL PERMIT

820 Pleasant Street – James W. Flett Company, Bruce W. Flett, Agent

The applicant seeks A SPECIAL PERMIT: SIZE to CONSTRUCT AN 11,215 S.F. OFFICE BUILDING (one story of office space facing Pleasant Street with garage parking underneath facing the rear of the property) at 820 PLEASANT STREET located in a Local Business II Zoning District.

NOTE: FILE DATE: March 14, 2014
DECISION DUE DATE: July 7, 2014

3) CASE NO. 14-08 – FOUR SPECIAL PERMITS

12-14 Benjamin Road – John and Catherine Umina

The applicants seek 4 SPECIAL PERMITS under Section 1.5 of the Zoning By-Laws TO ENLARGE A NONCONFORMING STRUCTURE BY INCREASING THE LOT COVERAGE (30% allowed, 41% existing, 42% proposed), REDUCING THE OPEN SPACE (40% minimum allowed, 39.2% existing, 38% proposed), MAINTAINING THE REAR SETBACK (Rear Setback: 20.0' allowed, 6.8' existing and proposed) AND MAINTAINING THE NUMBER OF STORIES (2-1/2 stories allowed, 3-1/2 stories existing and proposed; the basement is considered a story) IN ORDER TO CONSTRUCT A DORMER at their home at 12-14 Benjamin Road located in a General Residence Zoning District.

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4) CASE NO. 14-09 – ONE SPECIAL PERMIT

12 Benjamin Road – Catherine M. Umina

The applicant seeks A SPECIAL PERMIT under Section 3.3 of the Zoning By-Laws for a FAMILY HOME DAY CARE at her home at 12 Benjamin Road located in a General Residence Zoning District.

NOTE: FILE DATE: March 14, 2014
DECISION DUE DATE: July 7, 2014

5) CASE NO. 14-10 – ONE SPECIAL PERMIT

45-47 Foster Road – Mary E. McMillan

The applicant seeks A SPECIAL PERMIT under Section 1.5 of the Zoning By-Laws to INCREASE THE SIDE SETBACK (10.0' allowed, 7.0' existing, 7.1' proposed) IN ORDER TO CONSTRUCT A DORMER on top of the existing home at 45-47 FOSTER ROAD in a General Residence Zoning District.

NOTE: FILE DATE: March 14, 2014
DECISION DUE DATE: July 7, 2014

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

<u>ZBA Case #:</u>	<u>Street Address:</u>	<u>Due Date:</u>
14-06	158 Concord Avenue	July 7, 2014
14-07	820 Pleasant Street	July 7, 2014
14-08	12-14 Benjamin Road	July 7, 2014
14-09	12 Benjamin Road	July 7, 2014
14-10	45-47 Foster Road	July 7, 2014

4. ADJOURNMENT

The Zoning Board of Appeals next regularly scheduled hearing TBD- First Monday in May is Town Meeting.