

**AGENDA**

**TOWN OF BELMONT ZONING BOARD OF APPEALS**

**MONDAY, MAY 10, 2010, AT 7:00 P.M.**

CONFERENCE ROOM 2, TOWN HALL  
455 Concord Avenue

**1. CALL TO ORDER**

**2. PUBLIC HEARINGS:**

**1. CASE NO. 10-15 - SPECIAL PERMIT**

762 Pleasant Street, Vivant Chan and Eric Wu, d/b/a Bona Pizza

The applicants seek **A SPECIAL PERMIT** under Section 3.3 of the Zoning By-Laws **TO CHANGE THE OWNERSHIP OF THE EXISTING RESTAURANT** (Domino's Pizza) to the applicants for the restaurant located in a Local Business II Zoning District.

NOTE:	FILE DATE:	April 9, 2010
	DECISION DUE DATE:	August 9, 2010

**2. CASE NO. 10-16 - VARIANCE**

179 Lewis Road – Alexander Casale

The applicant seeks **A VARIANCE** from the **REAR SETBACK** (25.7' allowed, 24.4' existing, 22.8' proposed) **IN ORDER TO CONSTRUCT A DECK** at the rear of the home located in a Single Residence C Zoning District.

NOTE:	FILE DATE:	April 2, 2010
	DECISION DUE DATE:	July 12, 2010

**3. CASE NO. 10-17 - SPECIAL PERMIT**

125 Trapelo Road – Clear Wireless LLC, Andrew Thompson, agent

The applicant seeks **A SPECIAL PERMIT** under Section 3.3 of the Zoning By-Laws **MODIFYING AN EXISTING WIRELESS TELECOMMUNICATIONS FACILITY TO INSTALL THREE ANTENNAS AND ASSOCIATED EQUIPMENT** located in a Local Business I Zoning District.

NOTE:	FILE DATE:	April 9, 2010
	DECISION DUE DATE:	August 9, 2010

**4. CASE NO. 10-18 – SPECIAL PERMIT**

58 Douglas Road – Thomas Knight, Jr.

The applicant seeks **A SPECIAL PERMIT** under Section 4.2.2, footnote 3 of the Zoning By-Laws to **REDUCE THE REAR SETBACK TO NOT LESS THAN THE SIDE SETBACK** (rear yard – 28.5’; side yard – 10.0’; proposed – 13.0’) **IN ORDER TO RECONSTRUCT A TWO-CAR GARAGE WITH OFFICE ABOVE** in a Single Residence C Zoning District.

NOTE: FILE DATE: April 20, 2010  
DECISION DUE DATE: August 9, 2010

**5. CASE NO. 10-19 - SPECIAL PERMIT**

6 Stella Road – Alexander and Melissa Pyle

The applicants seek **A SPECIAL PERMIT** under Section 5.1.3 b of the Zoning By-Law to **CONSTRUCT A PARKING SPACE IN THE FRONT YARD** (front yard facing Pleasant Street) in a Single Residence B Zoning District.

NOTE: FILE DATE: April 23, 2010  
DECISION DUE DATE: August 9, 2010

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

<u>ZBA Case #:</u>	<u>Street Address:</u>	<u>Due Date:</u>
10-05	Exit 59 Route 2	June 7, 2010
10-15	762 Pleasant Street	August 9, 2010
10-16	179 Lewis Road	July 12, 2010
10-17	125 Trapelo Road	August 9, 2010
10-18	58 Douglas Road	August 9, 2010
10-19	6 Stella Road	August 9, 2010

**4. ADJOURNMENT**

The Zoning Board of Appeals next regularly scheduled hearing will be **MONDAY, JUNE 7, 2010.**