

AGENDA

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TOWN OF BELMONT ZONING BOARD OF APPEALS

MAY 8 8 56 AM '13

MONDAY, MAY 13, 2013, AT 7:00 P.M.

SELECTMEN'S MEETING ROOM
Town Hall, 455 Concord Avenue

1. CALL TO ORDER

2. PUBLIC HEARINGS:

1) CASE NO. 13-05 – APPLICATION WITHDRAWN

64 Concord Avenue – David Carvalho (d/b/a Dunkin Donuts), Joseph Noone, Agent

2) CASE NO. 13-10 – ONE SPECIAL PERMIT

28-30 Loring Street – Nathaniel and Christine Rono

The applicants seek A SPECIAL PERMIT under Section 1.5 of the Zoning By-Laws to ALTER A NON-CONFORMING STRUCTURE (Front Setback and Number of Stories 20.0' and 2 ½ stories allowed, 7.1' setback existing and proposed and 3 ½ stories proposed) IN ORDER TO CONSTRUCT TWO DORMERS located in a General Residence Zoning District.

NOTE: FILE DATE: April 22, 2013
DECISION DUE DATE: August 12, 2013

3) CASE NO. 13-11 – TRANSFER SPECIAL PERMIT

271 Belmont Street – Seta Dekessian d/b/a Seta's Café

The applicant seeks to AMEND A SPECIAL PERMIT TO CHANGE THE OWNERSHIP OF THE EXISTING RESTAURANT (CHICKEN EXPRESS) located in the Local Business III Zoning District.

NOTE: FILE DATE: April 22, 2013
DECISION DUE DATE: August 12, 2013

4) CASE NO. 13-12 – AMEND SPECIAL PERMIT

11 Brighton Street – Fuad Mukarker d/b/a The Loading Dock

The applicant seeks to AMEND A previously granted SPECIAL PERMIT (ZBA case # 12-04 - Nicolas Market and Deli) IN ORDER TO EXPAND the applicant's existing RESTAURANT (no increase in seating) located in a General Business Zoning District.

NOTE: FILE DATE: April 22, 2013
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5) CASE NO. 13-13 – ONE SPECIAL PERMIT

39 Livermore Road – Ronald Buck

The applicant seeks for A SPECIAL PERMIT under Section 1.5 of the Zoning By-Laws TO ALTER A NON-CONFORMING STRUCTURE (Front and Rear Setbacks 24.0' and 25.0' allowed, 20.8' and 21.5' existing and proposed) IN ORDER TO CONSTRUCT A SECOND FLOOR located in a Single Residence C Zoning District.

NOTE:	FILE DATE:	April 22, 2013
	DECISION DUE DATE:	August 12, 2013

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

<u>ZBA Case #:</u>	<u>Street Address:</u>	<u>Due Date:</u>
13-10	28-30 Loring Street	August 12, 2013
13-11	271 Belmont Street	August 12, 2013
13-12	11 Brighton Street	August 12, 2013
13-13	39 Livermore Road	August 12, 2013

4. DISCUSSION: BELMONT COUNTRY CLUB PROPOSED CHANGES (ZBA CASE # 11-23)

Information on this issue will be mailed under separate cover.

5. ADJOURNMENT

The Zoning Board of Appeals next regularly scheduled hearing will be **June 10, 2013**.