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AGENDA

TOWN OF BELMONT ZONING BOARD OF APPEALS

MONDAY, JUNE 15, 2009, AT 7:00 P.M.

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

1. CALL TO ORDER

2. CONTINUED PUBLIC HEARINGS:

1. CASE NO 09-04 - Appeal

580 Trapelo Road, Jeff Buster

The applicant seeks an **APPEAL CHALLENGING THE BUILDING COMMISSIONER'S DETERMINATION** that THE PROPERTY AND STRUCTURE CONFORM TO THE GRADE AND BUILDING HEIGHT REQUIREMENTS. The subject property is located in the General Residence Zoning District.

NOTE:	FILE DATE:	October 31, 2008
	DECISION DUE DATE	June 30, 2009

2. CASE NO. 09- 11 – TWO SPECIAL PERMITS

6-8 Oxford Avenue, Yuri Petrosyan

The applicant seeks **TWO SPECIAL PERMITS** to maintain the nonconforming side setbacks- 10'-0" allowed; 7'-8" existing and proposed) **IN ORDER TO CONSTRUCT TWO DORMERS** (one on each side of the building; the dormer on the northern side was previously granted Special Permit (ZBA Case 07-11) in a General Residence Zoning District.

NOTE:	FILE DATE	-	March 12, 2009
	DECISION DUE DATE	-	September 14, 2009

3. CASE NO. 09-13 - VARIANCE

37 Hay Road, Margaret Eagle

The applicant seeks **A VARIANCE FROM THE FRONT SETBACK REQUIREMENTS** (30' allowed; 20.2' proposed) **IN ORDER TO CONSTRUCT TWO-CAR DETACHED GARAGE** in a Single Residence A Zoning District.

NOTE:	FILE DATE	-	April 15, 2009
	DECISION DUE DATE	-	July 24, 2009

3. PUBLIC HEARINGS:

1. CASE NO. 09-16-VARIANCE

15 Clifton Street, Joseph Rousseau

The applicant seeks **A VARIANCE FROM THE REAR SETBACK REQUIREMENT** (40' allowed; 20' existing; 10' proposed) **IN ORDER TO CONSTRUCT A DECK** in a Single Residence B Zoning District.

NOTE: FILE DATE - May 20, 2009
DECISION DUE DATE - August 28, 2009

2. CASE NO 09-17- SPECIAL PERMIT

51-53 Harriet Avenue, Richard Tyree & Ann-Marie Moulton

The applicants seek **A SPECIAL PERMIT** under Section 1.5 of the Zoning By-Law in order **TO MAINTAIN THE NONCONFORMING SIDE SETBACK** (10'-0" allowed; 2.9' existing to landing; 6.2' existing to porch) **IN ORDER TO ENLARGE A LANDING AND TO ENCLOSE TWO PORCHES** in a General Residence Zoning District.

NOTE: FILE DATE - May 20, 2009
DECISION DUE DATE - September 14, 2009

3. CASE NO 09-18- SPECIAL PERMIT

135-137 Trapelo Road, Dorothy Delandis & Charles Ocnos

The applicants seek **A SPECIAL PERMIT** under Section 5.1.3 of the Zoning By-Law in order **TO INSTALL FRONT YARD PARKING** in a General Residence Zoning District.

NOTE: FILE DATE - May 26, 2009
DECISION DUE DATE - September 14, 2009

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

<u>ZBA Case #</u>	<u>Street Address</u>	<u>Due Date</u>
09-04	580 Trapelo Road	July 13, 2009
09-11	8 Oxford Avenue	July 13, 2009
09-13	37 Hay Road	July 27, 2009
09-14	208 Goden Street	July 24, 2009
09-16	15 Clifton Street	August 28, 2009
09-17	51-53 Harriet Avenue	September 14, 2009
09-18	135-137 Trapelo Road	September 14, 2009

5. ADJOURNMENT

The Zoning Board of Appeals next regularly scheduled hearing will be **MONDAY, JULY 13, 2009.**