

AGENDA (Amended 5/22/2012)

TOWN OF BELMONT ZONING BOARD OF APPEALS **MAY 22 3 06 PM '12**
MONDAY, June 4, 2012, AT 7:00 P.M.

MULTI-PURPOSE ROOM, 1ST FLOOR, BEECH STREET CENTER
266 Beech Street

I. CALL TO ORDER

II. CONTINUED PUBLIC HEARINGS

A. CASE NO. 12-10 - SPECIAL PERMIT

60 Townsend Road, Martin Guentert

The applicant seeks **A SPECIAL PERMIT** under Section 1.5 of the Zoning By-Laws **TO MAINTAIN THE NON-CONFORMING FRONT SETBACK ON CUSHING AVENUE (15' allowed, 10.5' existing and proposed) IN ORDER TO CONSTRUCT A TWO-STORY ADDITION** at 60 Townsend Road located in a Single Residence C Zoning District.

NOTE:	FILE DATE	April 13, 2012
	CONTINUED HEARING DATE	June 4, 2012
	DECISION DUE DATE	September 4, 2012

III. NEW PUBLIC HEARINGS

A. CASE NO. 12-12 - SPECIAL PERMIT

140 Dalton Road, Rose Marino and Thomas Hospodar

The applicants seek **A SPECIAL PERMIT** under Section 1.5 of the Zoning By-Laws to extend **THE NON-CONFORMING SIDE SETBACK (10' allowed, 8.6' existing and proposed) SO AS TO EXTEND THE ATTACHED GARAGE IN ORDER TO CONSTRUCT A SECOND-STORY ADDITION ABOVE THE ATTACHED GARAGE** at 140 Dalton Road, located in a Single Residence C Zoning District.

NOTE:	FILE DATE	May 7, 2012
	DECISION DUE DATE	September 4, 2012

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

<u>ZBA Case #:</u>	<u>Street Address:</u>	<u>Due Date:</u>
12-10	60 Townsend Road	September 4, 2012
12-12	140 Dalton Road	September 4, 2012

V. DISCUSSION

Gale v Zoning Board of Appeals of Gloucester, 80 Mass. App. Ct. 331 (2011)

Variance not required for alteration to nonconforming single and two-family homes when creating a new non-conformity.

VI. APPROVAL OF MINUTES

May 7, 2012

VII. ADJOURNMENT

The Zoning Board of Appeals next regularly scheduled hearing will be **MONDAY, JULY 2, 2012**, in the Art Gallery, 3rd Floor Homer Municipal Building.