

AGENDA

TOWN OF BELMONT ZONING BOARD OF APPEALS

MONDAY, JULY 8, 2013, AT 7:00 P.M.

RECEIVED
TOWN CLERK
BELMONT, MA.
Jun 25 2 01 PM '13

ART GALLERY
Homer Building, 19 Moore Street

1. CALL TO ORDER

2. NEW PUBLIC HEARINGS:

1. CASE NO. 13-19 – ONE SPECIAL PERMIT

11 Stanley Road – Mark Roy and Cary Connarton

The applicants seek A SPECIAL PERMIT under Section 1.5 of the Zoning By-Laws TO ALTER A NON-CONFORMING STRUCTURE (2-1/2 stories allowed, 3-1/2 stories existing and proposed) IN ORDER TO CONSTRUCT AN ADDITION ONTO THE THIRD FLOOR on top of the existing garage at 11 STANLEY ROAD located in a Single Residence C Zoning District.

NOTE: FILE DATE: June 7, 2013
DECISION DUE DATE: October 7, 2013

2. CASE NO. 13-20 – ONE SPECIAL PERMIT

31 Falmouth Street – Craig White and Andrea Brown

The applicants seek A SPECIAL PERMIT under Section 1.5 of the Zoning By-Laws TO ALTER A NON-CONFORMING STRUCTURE (side setback: 10.0' allowed, 5.3' existing and 8.3' proposed) IN ORDER TO CONSTRUCT A DORMER on top of the existing home at 31 FALMOUTH STREET located in a General Residence Zoning District.

NOTE: FILE DATE: June 10, 2013
DECISION DUE DATE: October 7, 2013

3. CASE NO. 13-21 – AMEND SPECIAL PERMIT

11 Brighton Street – Fuad Mukarker

The applicant seeks to AMEND A previously granted SPECIAL PERMIT (ZBA case #12-04; further amended ZBA Case #13-12) IN ORDER TO CONSTRUCT A PATIO AT THE FRONT OF THE RESTAURANT (20 seats proposed, alters location of existing parking) located at 11 Brighton Street in a General Business Zoning District.

NOTE: FILE DATE: June 14, 2013
DECISION DUE DATE: October 7, 2013

4. CASE NO. 13-22 – ONE SPECIAL PERMIT

7 Flett Road – Pedro and Hernan Panzavecchia, d/b/a Hynes Collision Center, Inc

The applicants seek A SPECIAL PERMIT under Section 1.5 of the Zoning By-Laws TO ENLARGE A NONCONFORMING USE (motor vehicle repair not allowed) IN ORDER TO CONSTRUCT AN ADDITION ONTO THE EXISTING BUILDING located at 7 FLETT ROAD in a Local Business III Zoning District.

NOTE: FILE DATE: June 14, 2013
DECISION DUE DATE: October 7, 2013

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

<u>ZBA Case #:</u>	<u>Street Address:</u>	<u>Due Date:</u>
13-19	11 Stanley Road	October 7, 2013
13-20	31 Falmouth Street	October 7, 2013
13-21	11 Brighton Street	October 7, 2013
13-22	7 Flett Road	October 7, 2013

4. ADJOURNMENT

The Zoning Board of Appeals next scheduled hearing will be **July 24, 2013**.