

AGENDA

TOWN OF BELMONT ZONING BOARD OF APPEALS

RECEIVED
TOWN CLERK
BELMONT, MA

WEDNESDAY, JULY 9, 2014, AT 7:00 P.M.

2014 JUN 26 PM 2: 06

ART GALLERY 3rd FLOOR
Homer Building, 19 Moore Street

1. CALL TO ORDER

2. CONTINUED PUBLIC HEARING:

1) CASE NO. 14-11 – TWO SPECIAL PERMITS

6-8 Trapelo Road – Smith Legacy Partners LLC, Christopher Starr, Agent

The applicant seeks TWO SPECIAL PERMITS under Section 1.5 of the Zoning By-Law to ALTER A NONCONFORMING STRUCTURE (10'-0" allowed, 0.1' existing and proposed) in order to bump out the front entrance, and another FOR A RESTAURANT WITH 30 SEATS (Starbucks temporarily relocating from 112 Trapelo Road) at 6-8 TRAPELO ROAD located in a Local Business III Zoning District.

NOTE:

FILE DATE:

May 5, 2014

DECISION DUE DATE:

October 7, 2014

3. PUBLIC HEARING:

2) CASE NO. 14-14 – ONE SPECIAL PERMIT

32 Hammond Road – Ulrich Klingbeil and Elizabeth Reed

The applicants seek A SPECIAL PERMIT under Section 1.5 of the Zoning By-Law to TO INCREASE THE LOT COVERAGE (25% allowed, 30.2% existing and 33.2% proposed) IN ORDER TO CONSTRUCT A DECK AND INSTALL A HOT TUB located at 32 HAMMOND ROAD in a Single Residence C Zoning District.

NOTE:

FILE DATE:

June 19, 2014

DECISION DUE DATE:

October 7, 2014

3) CASE NO. 14-15 – AMEND SPECIAL PERMIT

80 Leonard Street – Minas Daldalian, d/b/a Bellmont Caffè

The applicant seeks to AMEND A SPECIAL PERMIT under Section 1.5 of the Zoning By-Law to TO CHANGE THE OWNERSHIP OF THE SERVICE located at 80 LEONARD STREET in a Local Business I Zoning District.

NOTE:

FILE DATE:

June 19, 2014

DECISION DUE DATE:

October 7, 2014

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

| <u>ZBA Case #:</u> | <u>Street Address:</u> | <u>Due Date:</u> |
|--------------------|------------------------|------------------|
| 14-11 | 6-8 Trapelo Road | October 7, 2014 |
| 14-14 | 32 Hammond Road | October 7, 2014 |
| 14-15 | 80 Leonard Street | October 7, 2014 |

5. ADJOURNMENT

The Zoning Board of Appeals next regularly scheduled hearing will be on August 4, 2014.