

AGENDA

TOWN OF BELMONT ZONING BOARD OF APPEALS

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BELMONT, MA

MONDAY, DECEMBER 1, 2014, AT 7:00 P.M.

2014 NOV 25 AM 8:56

ART GALLERY 3rd FLOOR
Homer Building, 19 Moore Street

1. CALL TO ORDER

2. CONTINUED PUBLIC HEARING:

1) CASE NO. 14-18 – ONE VARIANCE
122 Waverley Street – Robert F. Calnan

The applicant seeks a VARIANCE FROM THE MINIMUM LOT SIZE REQUIREMENT OF 86 SQUARE FEET (5,000 square feet allowed, 4,914 square feet proposed) TO CONSTRUCT A SINGLE FAMILY DWELLING RESIDENCE in a General Residence Zoning District.

NOTE:	FILE DATE:	September 12, 2014
	DECISION DUE DATE:	March 1, 2015

3. PUBLIC HEARING:

2) CASE NO. 14-25 – TWO SPECIAL PERMITS
35 Howells Road – JOHN MOAVENZADEH

The applicant seeks two SPECIAL PERMITS in order to MAINTAIN EXISTING FRONT AND SIDE SETBACKS (allowed front setback 30.0', sides 15.0', existing and proposed front setback 26.1', existing and proposed side setback 11.5') in order to CONSTRUCT A ONE STORY AND A SECOND STORY WITH ATTIC ADDITIONS at 35 HOWELLS ROAD located in a Single Residence A Zoning District.

NOTE:	FILE DATE:	November 12, 2014
	DECISION DUE DATE:	March 1, 2015

3) CASE NO. 14-26 – TWO SPECIAL PERMITS

303 Brighton Street – JIAN JIANG

The applicant seeks TWO SPECIAL PERMITS TO MAINTAIN EXISTING FRONT SETBACKS (allowed front setbacks, 25.0' on Brighton Street and 20.2' on Arthur Road, existing and proposed front setback on Brighton Street 24.3', existing and proposed front setback on Arthur Road 20.0') in order TO REPLACE THE FIRST STORY AND CONSTRUCT A SECOND STORY WITH ATTIC ADDITION at 303 Brighton Street located in a Single Residence C Zoning District.

NOTE:	FILE DATE:	November 12, 2014
	DECISION DUE DATE:	March 1, 2015

4) CASE NO. 14-27 – ONE SPECIAL PERMIT

1010 Pleasant Street – Paul L. Tocci

The applicant seeks ONE SPECIAL PERMIT to DISPATCH AMBULANCES at 1010 PLEASANT STREET located in a Local Business II Zoning District.

NOTE:	FILE DATE:	November 12, 2014
	DECISION DUE DATE:	March 1, 2015

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

<u>ZBA Case #:</u>	<u>Street Address:</u>	<u>Due Date:</u>
14-18	122 Waverley Street	March 1, 2015
14-25	35 Howells Road	March 1, 2015
14-26	303 Brighton Street	March 1, 2015
14-27	1010 Pleasant Street	March 1, 2015

5. ADJOURNMENT

The Zoning Board of Appeals next regularly scheduled hearing will be on January 5, 2015.