

REVISED
AGENDA

TOWN OF BELMONT ZONING BOARD OF APPEALS

MONDAY, FEBRUARY 2, 2015, AT 7:00 P.M.

RECEIVED
TOWN CLERK
BELMONT, MA

2015 JAN 29 PM 12:40

ART GALLERY 3rd FLOOR
Homer Building, 19 Moore Street

1. CALL TO ORDER

2. PUBLIC HEARINGS:

1) CASE NO. 14-28 – ONE SPECIAL PERMIT

34 Ridge Road – Maria Liebmann

The applicant seeks a SPECIAL PERMIT under Section 3.3 of the Zoning By-Law to operate a FAMILY HOME DAY CARE at 34 Ridge Road located in a General Residence Zoning District.

NOTE:

FILE DATE:

December 18, 2014

DECISION DUE DATE:

May 3, 2015

2) CASE NO. 14-29 – TWO SPECIAL PERMITS

160 Payson Road - Douglas H. Sturz and Linda Fitch

The applicant seeks for 2 SPECIAL PERMITS under Section 1.5 of the Zoning By-Law to RECONSTRUCT AN EXISTING GARAGE (allowed front setback 25.0' and garage building height 15', existing and proposed front setback on Payson Terrace 14.9' and garage building height 15.9') at 160 Payson Road located in a Single Residence C Zoning District.

NOTE:

FILE DATE:

December 19, 2014

DECISION DUE DATE:

May 3, 2015

3) CASE NO. 14-30 – TWO SPECIAL PERMITS

117 School Street - Katherine Bicer

The applicant seeks 2 SPECIAL PERMITS under Section 1.5 of the Zoning By-Law to CONSTRUCT A FRONT PORCH AND A MUDROOM (allowed side setback 10.0', existing and proposed side setbacks 4.5', allowed lot coverage 25%, existing lot coverage 26.6%, proposed lot coverage 31.95%) at 117 School Street located in a Single Residence C Zoning District.

NOTE:

FILE DATE:

December 19, 2014

DECISION DUE DATE:

May 3, 2015

4) BELMONT UPLANDS COMPREHENSIVE PERMIT – CONDITION 32

Approval by the Zoning Board of Appeals of the specifications for the pump and force main is required per Condition 32 and approval of condition 4 – limited to – types and numbers of vehicles and vehicle trips, and a construction parking plan both of the Comprehensive Permit issued on February 16, 2007.

5) CASE NO. 15-01 TWO SPECIAL PERMITS

21 Bradford Road -William H. Rothfuchs III

The Applicant seeks 2 SPECIAL PERMITS under Section 1.5 of the Zoning By-Law to REPLACE EXISTING FRONT AND SIDE NON-CONFORMING WALLS. Allowed front setback 21.61', sides 10.0', existing and proposed front setback 20.3', existing and proposed side setback 8.6' in order to CONSTRUCT SECOND STORY AND AN ATTIC ADDITION at 21 BRADFORD ROAD located in a Single Residence C Zoning District.

NOTE:	FILE DATE:	January 12, 2014
	DECISION DUE DATE:	May 3, 2015

3. DELIBERATE AND VOTE ON THE FOLLOWING CASES:

<u>ZBA Case #:</u>	<u>Street Address:</u>	<u>Due Date:</u>
14-28	34 Ridge Road	May 3, 2015
14-29	160 Payson Road	May 3, 2015
14-30	117 School Street	May 3, 2015
Belmont Upland Comprehensive Permit – Condition 32		
15-01	21 Bradford Road	May 3, 2015

4. DISCUSS UPDATES TO RULES AND REGULATIONS

5. ADJOURNMENT

The Zoning Board of Appeals next regularly scheduled hearing will be on March 2, 2015.