

AGENDA

TOWN OF BELMONT ZONING BOARD OF APPEALS

RECEIVED
TOWN CLERK
BELMONT, MA

MONDAY, APRIL 6, 2015, AT 7:00 P.M.

2015 MAR 23 AM 8:56

ART GALLERY 3rd FLOOR
Homer Building, 19 Moore Street

1. CALL TO ORDER.

2. PUBLIC HEARING:

1) CASE NO. 15-05 – ONE SPECIAL PERMIT

47 Clark Street – David Townsend

The applicant seeks 1 SPECIAL PERMIT under Section 1.5 of the Zoning By-Law TO MAINTAIN A THREE AND A HALF STORY BUILDING (allowed two and a half story building, existing and proposed three and a half story building) in order to TO CONSTRUCT A DORMER at 47 CLARK STREET located in a Single Residence C Zoning District.

NOTE: FILE DATE: March 20, 2015
DECISION DUE DATE: July 6, 2015

2) CASE NO. 15-06 – ONE SPECIAL PERMIT AND ONE VARIANCE

39 Horne Road – Aaron Galaznik

The applicant seeks ONE SPECIAL PERMIT AND ONE VARIANCE under Section 1.5 of the Zoning By-Law to consider the application of Aaron Galaznik to construct a three and a half story rear addition (allowed 2.5 stories, existing and proposed 3.5 stories) and a front enclosed porch with landing (allowed front setback 16.73', existing setback to unenclosed porch 15.3', proposed to enclosed porch and landing 11.3') at 39 Horne Road located in a Single Residence C Zoning District.

NOTE: FILE DATE: March 20, 2015
DECISION DUE DATE: July 6, 2015

3) CASE NO. 15-07 – TWO SPECIAL PERMITS

62 Orchard Street – Nicholas Orem

The applicant seeks TWO SPECIAL PERMITS under Section 1.5 of the Zoning By-Law TO MAINTAIN EXISTING REAR SETBACK (allowed rear setback 30.0', existing and proposed rear setback 28.7') and MAINTAIN A 4TH STORY ATTIC EXPANSION (allowed two and a half stories, existing and proposed 4 stories) in order to construct an Attic Expansion at 62 Orchard Street located in a Single Residence C Zoning District.

NOTE: FILE DATE: March 20, 2015
DECISION DUE DATE: July 6, 2015

4) CASE NO. 15-08 – ONE VARIANCE AND ONE SPECIAL PERMIT

15 Indian Hill Road – Douglas Jones

The applicant seeks ONE VARIANCE AND ONE SPECIAL PERMIT under Section 1.5 of the Zoning By-Law TO DECREASE REAR SETBACK (allowed 25.01', existing 26.2' and proposed 23.6') AND INCREASE LOT COVERAGE (allowed 25.0%, existing 29.5% and proposed 31.4%) in order TO CONSTRUCT A ONE STORY ADDITION AND AN ENTRY PORCH at 15 INDIAN HILL ROAD located in a Single Residence C Zoning District.

NOTE: FILE DATE: March 20, 2015
DECISION DUE DATE: July 6, 2015

5) CASE NO. 15-09 – ONE SPECIAL PERMIT

16 Hammond Road – Ms. Rachel Nathan

The applicant seeks ONE SPECIAL PERMIT under Section 1.5 of the Zoning By-Law to consider the application of Ms. Rachel Nathan for 1 Special Permit under Section 1.5 of the Zoning By-Law TO DECREASE THE SIDE SETBACK (allowed side setback 10.0', existing 5.0' and proposed 4.9') in order to construct a one story rear addition at 16 Hammond Road located in a Single Residence C Zoning District.

NOTE: FILE DATE: March 20, 2015
DECISION DUE DATE: July 6, 2015

3. DELIBERATE AND VOTE ON THE FOLLOWING CASES:

<u>ZBA Case #:</u>	<u>Street Address:</u>	<u>Due Date:</u>
15-05	47 Clark Street	July 6, 2015
15-06	39 Horne Road	July 6, 2015
15-07	62 Orchard Street	July 6, 2015
15-08	15 Indian Hill Road	July 6, 2015
15-09	16 Hammond Road	July 6, 2015

4. DISCUSS UPDATES TO RULES AND REGULATIONS

5. ADJOURNMENT

The Zoning Board of Appeals next regularly scheduled hearing will be on May 4, 2015.