

**AGENDA**

**TOWN OF BELMONT ZONING BOARD OF APPEALS**

RECEIVED  
TOWN CLERK  
BELMONT, MA

**TUESDAY MAY 12, 2015, AT 7:00 P.M.**

2015 APR 15 PH 3:12

ART GALLERY 3<sup>rd</sup> FLOOR  
Homer Building, 19 Moore Street

**1. CALL TO ORDER**

**2. CONTINUED PUBLIC MEETING:**

**1) 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: | August 10, 2015 |

**3. PUBLIC HEARING:**

**1) CASE NO. 15-10 – TWO SPECIAL PERMITS**

711 Concord Avenue – Paul C. Matthes

The Applicant seeks 1 SPECIAL PERMIT under Section 1.5 of the Zoning By-Law TO DECREASE THE REAR SETBACK (required minimum rear setback 40', existing 36.8' and proposed 32.3') in order TO CONSTRUCT AN ADDITION TO THE EXISTING REAR DECK at 711 Concord Avenue located in a Single Residence A Zoning District.

|       |                    |                 |
|-------|--------------------|-----------------|
| NOTE: | FILE DATE:         | April 15, 2015  |
|       | DECISION DUE DATE: | August 10, 2015 |

**2) CASE NO. 15-11 – ONE SPECIAL PERMIT**

6 Richmond Road – Marguerite Levin

The Applicant 1 SPECIAL PERMIT under Section 3.4.2 (h) of the Zoning By-Law to TEACH PRIVATE CLARINET LESSONS at 6 Richmond Road, located in a Single Residence A Zoning District.

|       |                    |                 |
|-------|--------------------|-----------------|
| NOTE: | FILE DATE:         | April 15, 2015  |
|       | DECISION DUE DATE: | August 10, 2015 |

**3) CASE NO. 15-12 – TWO SPECIAL PERMITS**

112 Dalton Road – Thomas and Deborah Lockett

The Applicant seeks 2 SPECIAL PERMITS under Section 1.5 of the Zoning By-Law TO MAINTAIN EXISTING SIDE SETBACK (allowed front setback 10.00', existing and proposed side setback 9.8'), and to INCREASE LOT COVERAGE (25% allowed, 25.1% existing and 27.1% proposed) in order TO CONSTRUCT A ONE STORY UNENCLOSED FRONT PORCH at 112 Dalton Road located in a Single Residence C Zoning District.

|       |                    |                 |
|-------|--------------------|-----------------|
| NOTE: | FILE DATE:         | April 15, 2015  |
|       | DECISION DUE DATE: | August 10, 2015 |

**4. DELIBERATE AND VOTE ON THE FOLLOWING CASES:**

| <u>ZBA Case #:</u> | <u>Street Address:</u> | <u>Due Date:</u> |
|--------------------|------------------------|------------------|
| 15-07              | 62 Orchard Street      | August 10, 2015  |
| 15-10              | 711 Concord Avenue     | August 10, 2015  |
| 15-11              | 6 Richmond Road        | August 10, 2015  |
| 15-12              | 112 Dalton Road        | August 10, 2015  |

**5. DISCUSS UPDATES TO RULES AND REGULATIONS**

**6. ADJOURNMENT**

The Zoning Board of Appeals next regularly scheduled hearing will be on June 9, 2015.