

AGENDA

TOWN OF BELMONT ZONING BOARD OF APPEALS

RECEIVED  
TOWN CLERK  
BELMONT, MA

MONDAY, APRIL 04, 2016 AT 7:00 P.M.

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

2016 MAR 30 PM 2:48

1. CALL TO ORDER

2. CONTINUED PUBLIC HEARING:

a) CASE NO. 15-44 – FOUR (4) SPECIAL PERMITS  
334 Pleasant Streets – Michael Colomba

The Applicant seeks FOUR (4) SPECIAL PERMITS:

- One (1) Special Permit under Section 3.2 for a similar use (retail, sales and services);
- Two (2) Special Permits under Section 1.5 to alter a nonconforming structure:
  - i. Side setback – 20’ minimum allowed, 1.88’ existing and proposed;
  - ii. Building Height – 28’ maximum allowed, 32.5’ existing and proposed; and,
- One (1) Special Permit under Section 1.5 to alter nonconforming parking, 21 spaces required, 12 spaces existing, 18 spaces proposed.

In order to convert the existing 2-story, retail/office building into a HOTEL, at 334 Pleasant Street located in a Local Business III Zoning District.

NOTE: FILE DATE: January 11, 2016  
DECISION DUE DATE: July 5, 2016

b) A CASE NO. 16-03 – THREE (3) SPECIAL PERMITS  
74 Goden Street – Joia Ramchandani

The Applicant seeks three SPECIAL PERMITS under Section 1.5 of the Zoning By-Law to construct a Third Floor and a Rear Additions. 1. - Maximum two and a half (2.5) stories allowed, existing and proposed are three (3) stories. 2. - Minimum required front setback on Chenery Terrace is 15.0’, existing and proposed front setbacks on Chenery Terrace are 13.25’. 3. - Maximum allowed lot coverage is 25%, the existing lot coverage is 25.3% and the proposed is 29.0%, at 74 Goden Street located in a Single Residence C Zoning District.

NOTE: FILE DATE: February 16, 2016  
DECISION DUE DATE: July 5, 2016

3. PUBLIC HEARINGS:

c) CASE NO. 16-04 – A SPECIAL PERMIT  
120 Lewis Road – Ranjana Jha

The Applicant seeks A SPECIAL PERMIT under Section 3.3 of the Zoning By-Law to operate a Child Care, Large Family at 120 Lewis Road located in a General Residence (GR) Zoning District.

NOTE: FILE DATE: March 16, 2016  
DECISION DUE DATE: July 5, 2016

**d) CASE NO. 16-05 – A SPECIAL PERMITS  
137 Sycamore Street – Reiko Akukwe**

The Applicants seek A SPECIAL PERMIT under Section 3.3 of the Zoning By-Law to operate a Family Day Care Home at 137 Sycamore Street located in a General Residence (GR) Zoning District.

NOTE: FILE DATE: March 16, 2016  
DECISION DUE DATE: July 5, 2016

**e) CASE NO. 16-06 – A SPECIAL PERMIT  
155 Beech Street – Maribel Carvajal**

The Applicants seek A SPECIAL PERMIT under Section 3.3 of the Zoning By-Law to operate a Family Day Care Home at 155 Beech Street located in a General Residence (GR) Zoning District.

NOTE: FILE DATE: March 16, 2016  
DECISION DUE DATE: July 5, 2016

**f) CASE NO. 16-07 – A SPECIAL PERMIT  
21 Jason Road – Robert C. Kochem**

The Applicants seek A SPECIAL PERMIT under Section 1.5 of the Zoning By-Law to construct a One Story Rear Addition, minimum required rear setback is 28.36', existing is 23.8' and proposed is 17.5' at 21 Jason Road, located in a Single Residence C Zoning District.

NOTE: FILE DATE: March 16, 2016  
DECISION DUE DATE: July 5, 2016

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

<u>ZBA Case #:</u>	<u>Street Address:</u>	<u>Due Date:</u>
15-44	334 Pleasant Street	July 5, 2016
16-03	74 Goden Street	July 5, 2016
16-04	120 Lewis Road	July 5, 2016
16-05	137 Sycamore Street	July 5, 2016
16-06	155 Beech Street	July 5, 2016
16-07	21 Jason Road	July 5, 2016

**5. APPROVAL OF MEETING MINUTES.**

**6. ADJOURNMENT**

The Zoning Board of Appeals next regularly scheduled hearing will be on May 16, 2016.