

AGENDA

TOWN OF BELMONT ZONING BOARD OF APPEALS 2016 MAY 11 AM 10:13

MONDAY MAY 16, 2016 AT 7:00 P.M.
BOARD OF SELECTMEN MEETING ROOM
2ND Floor Town Hall Building, 455 Concord Avenue

1. CALL TO ORDER

2. CONTINUED PUBLIC HEARING:

a. CASE NO. 16-06 – A SPECIAL PERMIT
155 Beech Street – Maribel Carvajal

The Applicant seeks 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: August 15, 2016

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

The Applicant seeks 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: August 15, 2016

3. PUBLIC HEARINGS:

a. CASE NO. 16-08 – A SPECIAL PERMIT
155 Dean Street – Edin Insanic

The applicant seeks A SPECIAL PERMIT under Section 1.5 of the Zoning By-Law to expand an existing deck, minimum required rear setback is 25.6', existing and proposed are 25.3' at 155 Dean Street, located in a Single Residence C Zoning District.

NOTE: FILE DATE: April 25, 2016
DECISION DUE DATE: August 15, 2016

b. CASE NO. 16-09 – TWO (2) SPECIAL PERMITS
141 Washington Street – Phil Ruggiero

The Applicant seeks TWO (2) SPECIAL PERMITS under Section 1.5 of the Zoning By-Law to construct a third floor expansion. 1. - maximum allowed building height is two and a half (2.5) stories, existing and proposed are three (3) stories. 2. - minimum required side setback is 10.0',

the existing and proposed side setbacks are 9.7' at 141 Washington Street, located in a Single Residence C Zoning District.

NOTE: FILE DATE: April 25, 2016
DECISION DUE DATE: August 15, 2016

**c. CASE NO. 16-10 – THREE (3) SPECIAL PERMITS
393 Belmont Street – James and Kathleen Murphy**

The Applicants seek 3 SPECIAL PERMITS under Section 1.5 of the Zoning By-Law to construct a one story Rear Addition. 1. – Maximum allowed lot coverage is 25%, the existing is 29% and proposed is 36% 2.- Minimum required open space is 50%, existing is 47% and the proposed is 46%. 3. - minimum required side setback is 10.0', the West side existing setback is 7.7' and the proposed is 8.8' at 393 Belmont Street, located in a Single Residence C Zoning District.

NOTE: FILE DATE: April 25, 2016
DECISION DUE DATE: August 15, 2016

**d. CASE NO. 16-11 – TWO (2) SPECIAL PERMITS
96 Country Club Lane – Dean Staley and Beverly Buker**

The Applicants seek TWO (2) SPECIAL PERMITS under Section 1.5 of the Zoning By-Law to construct Two Rear additions (a one story and a 2 story) and a Deck. 1.-Maximum allowed lot coverage is 20%, the existing lot coverage is 22.3% and the proposed is 23.4%. 2. - minimum required rear setback is 40.0', the existing rear setback is 27.1' and the proposed is 27.2' at 96 Country Club Lane, located in a Single Residence A (SRA) Zoning District.

NOTE: FILE DATE: March 16, 2016
DECISION DUE DATE: August 15, 2016

4. DELIBERATE AND VOTE ON THE FOLLOWING CASES:

| <u>ZBA Case #:</u> | <u>Street Address:</u> | <u>Due Date:</u> |
|--------------------|------------------------|------------------|
| 16-06 | 155 Beech Street | August 15, 2016 |
| 16-07 | 21 Jason Road | August 15, 2016 |
| 16-08 | 155 Dean Street | August 15, 2016 |
| 16-09 | 141 Washington Street | August 15, 2016 |
| 16-10 | 393 Belmont Street | August 15, 2016 |
| 16-11 | 96 Country Club Lane | August 15, 2016 |

5. APPROVAL OF PREVIOUS MEETING MINUTES.

6. DISCUSSION REGARDING PROCEDURES AND SUBMITALS

7. ADJOURNMENT

The Zoning Board of Appeals next regularly scheduled hearing will be on June 20, 2016.