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**AGENDA**

**TOWN OF BELMONT ZONING BOARD OF APPEALS**

**MONDAY, SEPTEMBER 13, 2010, AT 7:00 P.M.**

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

**1. CALL TO ORDER**

**2. PUBLIC HEARINGS:**

**1. CASE NO. 10-26 - VARIANCE**

30 Horne Road – Michael and Jonna Logan

The applicants seek A **VARIANCE** from the **SIDE SETBACK** (10.0' allowed; 8.0' existing; 7.4' proposed) in order **TO CONSTRUCT A SIDE ENTRANCE LANDING** located in a Single Residence C Zoning District.

NOTE: FILE DATE: July 12, 2010  
DECISION DUE DATE: October 20, 2010

**2. CASE NO. 10-27 – SPECIAL PERMIT**

51 Hill Road – T-Mobile Northeast, LLC, Peter Cooke, Agent

The applicant seeks a **REVIEW OF A SPECIAL PERMIT** previously granted **FOR A WIRELESS TELECOMMUNICATIONS FACILITY** (ZBA Case #06-01) located in the Apartment House District.

NOTE: FILE DATE: August 12, 2010  
DECISION DUE DATE: December 13, 2010

**3. CASE NO. 10-28 – TWO SPECIAL PERMITS**

24 Newton Street – James Kim

The applicant seeks **TWO SPECIAL PERMITS** under Section 1.5 of the Zoning By-Law in order **TO MAINTAIN THE NONCONFORMING FRONT AND SIDE SETBACKS** (Front: 15.1' allowed, 14.7' existing and proposed; Side: 10' allowed, 4.3' existing and proposed) **IN ORDER TO CONSTRUCT A SECOND STORY** located in a General Residence Zoning District.

NOTE: FILE DATE: August 18, 2010  
DECISION DUE DATE: December 13, 2010

**4. CASE NO. 10-29 - TWO SPECIAL PERMITS**  
23 Spring Valley Road – Helen Fulton

The applicant seeks **A SPECIAL PERMIT** under Section 1.5 of the Zoning By-Law in order **TO MAINTAIN THE NONCONFORMING REAR SETBACK** (40' allowed, 35.1' existing, 36.2' proposed) **IN ORDER TO ENCLOSE A PATIO** located in a Single Residence A Zoning District.

NOTE:	FILE DATE:	August 19, 2010
	DECISION DUE DATE:	December 13, 2010

**3. DELIBERATE AND VOTE ON THE FOLLOWING CASES** (time permitting):

<u>ZBA Case #:</u>	<u>Street Address:</u>	<u>Due Date:</u>
10-24	10 Worcester Street	October 6, 2010
10-26	30 Horne Road	October 20, 2010
10-27	51 Hill Road	December 13, 2010
10-28	24 Newton Street	December 13, 2010
10-29	23 Spring Valley Road	December 13, 2010

**4. ADJOURNMENT**

The Zoning Board of Appeals next regularly scheduled hearing will be **OCTOBER 4, 2010**.