

AGENDA

TOWN OF BELMONT ZONING BOARD OF APPEALS

MONDAY, January 11, 2010, AT 7:00 P.M.

ART GALLERY, 3rd FLOOR, HOMER MUNICIPAL BUILDING
19 Moore Street

1. CALL TO ORDER

2. PUBLIC HEARINGS:

1. CASE NO. 10-01 – SPECIAL PERMIT

73 Somerset Street, Roger Brown and Linda Mason

The applicants seek a **SPECIAL PERMIT** under Section 4.2.2, footnote 3 of the Zoning By-Law to **REDUCE THE REAR SETBACK TO NOT LESS THAN THE SIDE SETBACK** (rear yard – 24.0'; side yard – 15.0'; proposed – 28.2') **IN ORDER TO CONSTRUCT AN ADDITION AND PORCH** at 73 SOMERSET STREET in a Single Residence A Zoning District.

NOTE:	FILE DATE	-	December 8, 2009
	DECISION DUE DATE	-	April 12, 2010

2. CASE NO. 10-02 – THREE VARIANCES

213 Orchard Street, Michael Ciano

The applicant seeks **THREE VARIANCES:**

1. LOT COVERAGE: 25% allowed; 24% existing; 30% proposed
2. SIDE SETBACK: 10.0' allowed; 6.0' existing; 5.4' proposed
3. REAR SETBACK: 26.38' allowed; 26.16' existing; 22.7' proposed

IN ORDER TO CONSTRUCT AN ADDITION AND DECK at 213 ORCHARD STREET in a Single Residence C Zoning District.

NOTE:	FILE DATE	-	December 8, 2009
	DECISION DATE	-	March 18, 2010

3. CASE NO. 10-03 – SPECIAL PERMIT

8 Choate Road, Sara Hallor

The applicant seeks a **SPECIAL PERMIT** under Section 3.4.2 of the Zoning By-Law **FOR A HOME OCCUPATION WITH CLIENTS VISTING HER HOME** (acupuncture and massage) at 8 CHOATE ROAD located in a General Residence Zoning District.

NOTE: FILE DATE - December 14, 2009
DECISION DUE DATE - April 12, 2010

4. CASE NO. 10-04 – SPECIAL PERMIT

440 Common Street, Benny Lu, Kin Siu Lau, agent

The applicant seeks a **SPECIAL PERMIT** under Section 3.3 of the Zoning By-Law to open a **JAPANESE RESTAURANT** with 19 seats at 440 COMMON STREET located in a Local Business I Zoning District.

NOTE: FILE DATE - December 15, 2009
DECISION DUE DATE - April 12, 2010

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

<u>ZBA Case #</u>	<u>Street Address</u>	<u>Due Date</u>
10-01	73 Somerset Street	April 12, 2010
10-02	213 Orchard Street	March 18, 2010
10-03	8 Choate Road	April 12, 2010
10-04	440 Common Street	April 12, 2010

4. ADJOURNMENT

The Zoning Board of Appeals next regularly scheduled hearing will be **MONDAY, FEBRUARY 1, 2010.**