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AGENDA

TOWN OF BELMONT ZONING BOARD OF APPEALS

MONDAY, OCTOBER 4, 2010, AT 7:00 P.M.

ART GALLERY, 3rd FLOOR,
Homer Municipal Building, 19 Moore Street

1. CALL TO ORDER

2. CONTINUED 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. 10-28 – 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:

January 3, 2011

3. PUBLIC HEARINGS:

1. CASE NO. 10-30 - SPECIAL PERMIT

10 Juniper Road – Massachusetts Audubon Society, Roger Wrubel, Agent

The applicant seeks A **SPECIAL PERMIT** under Section 3.3 of the Zoning By-Law to keep livestock in order **TO GRAZE SHEEP AND GOATS** on the Weeks Meadow (between Concord Avenue and Somerset Street), Highland Farm Meadow (off Concord Avenue and Somerset Street, and the Upper and Lower Meadows (off Juniper Road) all

associated with the Habitat Education and Wildlife Sanctuary located in a Single Residence A Zoning District.

NOTE: FILE DATE: September 8, 2010
DECISION DUE DATE: January 3, 2011

2. CASE NO. 10-31 - SPECIAL PERMIT

774 Pleasant Street – James Venuti, d/b/a Coachworks and Ken's Auto Service

The applicant seeks A **SPECIAL PERMIT** under Section 3.3 of the Zoning By-Law to OPERATE A MOTOR VEHICLE REPAIR business located in a Local Business II Zoning District.

NOTE: FILE DATE: September 9, 2010
DECISION DUE DATE: January 3, 2011

4. DETERMINATION OF CHANGE - Belmont Uplands Comprehensive Permit

The Zoning Board of Appeals must determine whether changes made to the plans for the Belmont Uplands under the Comprehensive Permit are substantial, requiring a new public hearing, or insubstantial allowing the applicant to pursue his building permits.

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

<u>ZBA Case #:</u>	<u>Street Address:</u>	<u>Due Date:</u>
10-26	30 Horne Road	October 20, 2010
10-28	24 Newton Street	January 3, 2011
10-30	10 Juniper Road	January 3, 2011
10-31	774 Pleasant Street	January 3, 2011

6. ADJOURNMENT

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