## AGENDA

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# TOWN OF BELMONT ZONING BOARD OF APPEALS

## MONDAY, DECEMBER 7, 2009, AT 7:00 P.M.

## ART GALLERY, 3<sup>rd</sup> FLOOR, HOMER MUNICIPAL BUILDING 19 Moore Street

## 1. CALL TO ORDER

### 2. CONTINUED PUBLIC HEARINGS:

#### 1. <u>CASE NO. 09-19 – TWO VARIANCES</u> 72 Coder Street Helly Johnson

72 Goden Street, Holly Johnson

The applicant seeks **TWO VARIANCES FROM THE LOT COVERAGE AND REAR SETBACK REQUIREMENTS** (lot coverage: 25% allowed, 25.7% proposed; rear setback: 30'-0" allowed, 28'-0" proposed) in order **TO CONSTRUCT A DECK** in a Single Residence C Zoning District.

NOTE:	FILE DATE	-	October 16, 2009
	DECISION DUE DATE	-	January 25, 2010

## 2. <u>CASE NO. 09-27 – VARIANCE</u>

570-572 Trapelo Road, Thierry Bussiere and Shabrine Daftary

The applicants seeks A VARIANCE FROM THE REAR SETBACK (10' allowed, 8.7' proposed) IN ORDER TO CONSTRUCT A ROOF OVER AN EXISTING LANDING in a General Residence Zoning District.

NOTE:	FILE DATE	-	October 8, 2009
	DECISION DUE DATE	-	January 19, 2010

## 3. PUBLIC HEARINGS:

## 1. CASE NO. 09-29 – SPECIAL PERMIT

100 Clairemont Road, William Doyle Jr.

The applicant seeks 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'-9"; side yard – 10'-0"; proposed – 14'-5") IN ORDER TO CONSTRUCT A DECK in a Single Residence B Zoning District.

NOTE:	FILE DATE	-	November 3, 2009
	DECISION DUE DATE	-	March 8, 2010

## 2. CASE NO. 09-31 - SPECIAL PERMIT

36 Leonard Street, Joe Rancatore (d/b/a Rancatore's Ice Cream)

The applicant seeks **A SPECIAL PERMIT** under Section 3.3 of the Zoning By-Law to open an **ICE CREAM SHOP** (fast food restaurant) with 16 seats located in a Local Business I Zoning District.

NOTE:	FILE DATE	-	November 24, 2009
	DECISION DATE	-	March 8, 2010

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

ZBA Case #	Street Address	Due Date
09-19	72 Goden Street	January 25, 2010
09-27	570-572 Trapelo Road	January 19, 2010
09-29	100 Clairemont Road	March 8, 2010
09-31	36 Leonard Street	March 8, 2010

## 5. ADJOURNMENT

The Zoning Board of Appeals next regularly scheduled hearing will be **MONDAY**, **JANUARY** 11, 2010.