

AGENDA

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TOWN OF BELMONT ZONING BOARD OF APPEALS

JAN 14 8 55 AM '14

MONDAY, FEBRUARY 3, 2014, AT 7:00 P.M.

ART GALLERY 3rd FLOOR
Homer Building, 19 Moore Street

1. CALL TO ORDER

2. PUBLIC HEARINGS:

1) CASE NO. 14-01 – ONE SPECIAL PERMIT

622 Trapelo Road – Panagiotis Mamounas

The applicant seeks A SPECIAL PERMIT under Section 1.5 of the Zoning By-Laws (Side Setback: 10.0' allowed, none existing, 4.6' proposed) IN ORDER TO CONSTRUCT A DUPLEX at 622 TRAPELO ROAD in a General Residence Zoning District.

NOTE: FILE DATE: January 8, 2014
DECISION DUE DATE: May 5, 2014

2) CASE NO. 14-02 – TWO SPECIAL PERMITS

51 Poplar Street – Colin Hamell

The applicant seeks TWO SPECIAL PERMITS under Section 1.5 of the Zoning By-Laws to MAINTAIN THE EXISTING SIDE and REAR SETBACKS (Side:10' allowed, 7.9' existing and proposed; Rear: 10' allowed, 11.4' existing and proposed) IN ORDER TO CONSTRUCT A SECOND FLOOR ADDITION above the garage at 51 POPLAR STREET in a General Residence Zoning District.

NOTE: FILE DATE: January 8, 2014
DECISION DUE DATE: May 5, 2014

3) CASE NO. 14-03 – A SPECIAL PERMIT

105 Alexander Avenue – Kevin Cipollaro and Glynnis Doucette

The applicants seek A SPECIAL PERMIT under Section 1.5 of the Zoning By-Laws to REDUCE THE SIDE SETBACK (10.0' allowed, 9.5' existing, 7.8' proposed) IN ORDER TO ENLARGE A ONE STORY ADDITION at the side of the home at 105 ALEXANDER AVENUE in a Single Residence C Zoning District.

NOTE: FILE DATE: January 9, 2014
DECISION DUE DATE: May 5, 2014

4) CASE NO. 14-04 – A SPECIAL PERMIT

16 Anis Road – Robert and Karen Gray

The applicants seek A SPECIAL PERMIT under Section 1.5 of the Zoning By-Laws to MAINTAIN THE SIDE SETBACK (10.0' allowed, 7.5' existing and proposed) IN ORDER TO ENLARGE THE GARAGE AND TO CONSTRUCT A SECOND FLOOR ABOVE IT at 16 ANIS ROAD in a Single Residence C Zoning District.

NOTE:	FILE DATE:	January 10, 2014
	DECISION DUE DATE:	May 5, 2014

3. CONTINUED PUBLIC HEARING:

1) CASE NO. 13-36 – TWO SPECIAL PERMITS

9-11 Frederick Street – Brian Connoughton

The applicant seeks TWO SPECIAL PERMITS under Section 1.5 of the Zoning By-Laws to ALTER A NONCONFORMING STRUCTURE in order to MAINTAIN THE EXISTING NUMBER OF STORIES AND SIDE SETBACK (2-1/2 stories allowed, 3-1/2 stories existing and proposed; 10.0' side setback, 6.8' existing and proposed) IN ORDER TO CONSTRUCT TWO DORMERS on top of the existing home at 9-11 FREDRICK STREET located in a General Residence Zoning District.

NOTE:	FILE DATE:	December 17, 2013
	DECISION DUE DATE:	May 5, 2014

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

<u>ZBA Case #:</u>	<u>Street Address:</u>	<u>Due Date:</u>
13-36	9-11 Frederick Street	May 5, 2014
14-01	622 Trapelo Road	May 5, 2014
14-02	51 Poplar Street	May 5, 2014
14-03	105 Alexander Avenue	May 5, 2014
14-04	16 Anis Road	May 5, 2014

5. ADJOURNMENT

The Zoning Board of Appeals next regularly scheduled hearing will be **March 3, 2014.**