

AGENDA

**TOWN OF BELMONT ZONING BOARD OF APPEALS
MONDAY, February 6, 2012, AT 7:00 P.M.**

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

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JAN 27 1 25 PM '12

I. CALL TO ORDER

II. CONTINUED PUBLIC HEARING

A. CASE NO. 11-31 – VARIANCE

82 South Cottage Road, Northland Residential Corporation, John Dawley, CEO-
President

The applicant seeks **A VARIANCE** from the dimensional regulation limiting the total number of allowed residential units to 56. The applicant seeks to construct 60 units with the additional units all to be constructed within the historical Upham House building. The number of units within the Upham House would be increased from 7 to 11 thereby making the historical renovation economically feasible located within Zone 2 of the McLean Zoning District

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| NOTE: | FILE DATE: | October 7, 2011 |
| | CONTINUED HEARING DATE | February 6, 2012 |
| | DECISION DUE DATE: | April 6, 2012 |

III. NEW PUBLIC HEARINGS

A. CASE NO. 12-02 - SPECIAL PERMIT

57 Lexington Street, Monoshini Gordon d/b/a Waverley Square Day Care

The applicant seeks **A SPECIAL PERMIT** under Section 3.3 of the Zoning By-Laws for the operation of a **LARGE FAMILY CHILD CARE** from her home located in a General Residence Zoning District.

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| NOTE: | FILE DATE | January 13, 2012 |
| | DECISION DUE DATE | May 4, 2012 |

B. CASE NO. 12-03 – SPECIAL PERMIT

24 Newcastle Road, Parul Aneja

The applicant seeks **A SPECIAL PERMIT** under Section 1.5 of the Zoning By-Laws to **MAINTAIN THE NONCONFORMING SIDE SETBACK** (10' allowed, 8' existing and proposed) in order **TO CONSTRUCT A SECOND STORY ADDITION** located in a Single Residence C Zoning District.

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| NOTE: | FILE DATE | January 13, 2012 |
| | DECISION DUE DATE | May 4, 2012 |

C. CASE NO. 12-04 – SPECIAL PERMIT

11 Brighton Street, Fuad Mukarker (d/b/a Nicolas Market & Deli)

The applicant seeks **A SPECIAL PERMIT** under Section 3.3 of the Zoning By-Laws for the renovation of an existing convenience market and deli in order to operate a **FAST FOOD RESTAURANT** containing 18 seats along with the existing market, located in a General Business Zoning District.

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| NOTE: | FILE DATE | January 13, 2012 |
| | DECISION DUE DATE | May 4, 2012 |

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

| <u>ZBA Case #:</u> | <u>Street Address:</u> | <u>Due Date:</u> |
|--------------------|------------------------|------------------|
| 11-31 | 82 South Cottage Road | April 6, 2012 |
| 12-02 | 57 Lexington Street | May 4, 2012 |
| 12-03 | 24 Newcastle Road | May 4, 2012 |
| 12-04 | 11 Brighton Street | May 4, 2012 |

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V. APPROVAL OF MINUTES

November 7, 2011
December 5, 2011
January 9, 2012

VI. ADJOURNMENT

The Zoning Board of Appeals next regularly scheduled hearing will be **MONDAY, MARCH 5, 2012**, in the Art Gallery, 3rd Floor Homer Municipal Building