

**AGENDA
TOWN OF BELMONT ZONING BOARD OF APPEALS**

RECEIVED
TOWN CLERK
BELMONT, MA

MONDAY, JANUARY 09, 2017 AT 7:00 P.M.

2016 DEC 30 AM 11:05

Art Gallery, 3rd FLOOR
Homer Building, 19 Moore Street

1. Call to Order
2. Continued Public Hearing:
 - a. AP CAMBRIDGE PARTNERS II – Request to review Condition #21 to the Comprehensive Permit, Dated February 16, 2007, as letter presented to the Zoning Board of Appeals by James G. Ward, Esquire, Dated November 7, 2016 and review and approval of conditions required for a Certificate of Occupancy.
 - b. CASE NO. 16-24 – FOUR (4) SPECIAL PERMITS AND TWO (2) VARIANCES
350 Trapelo Road – Robert Fadel

The Applicant seeks FOUR (4) SPECIAL PERMITS under Section 1.5 of the Zoning By-Law to:

- 1) Increase the non-conforming lot coverage (allowed: 35%; existing: 51.5%; granted under Case 93-46; proposed: 61.2%);
- 2) Maintain the non-conforming setbacks of the existing pumps (existing and proposed: 11.1’);
- 3) Maintain the rear setback (20.0’ required, 12.4’ proposed); and,
- 4) Expand the non-conforming use; and,

Two (2) VARIANCES to reduce the front setbacks: one on Trapelo Road and the other on Hull Street (allowed: 10.0’; existing: 4.75’ and 5.8’; originally granted under Case 93-46; proposed: 0.8’ and 0.1’)

In order TO EXPAND THE EXISTING CANOPY, RECONFIGURE THE EXISTING PUMPS, AND INSTALL A THIRD PUMP (associated with the Power Plus Auto Service Station) at 350 Trapelo Road located in a Local Business III Zoning District.

NOTE:	FILE DATE:	November 18, 2016
	DECISION DUE DATE:	April 2, 2017

1. Public Hearings:
 - c. CASE NO. 17-01 – A SPECIAL PERMIT
67 Hoitt Road – Ming Zhong

The Applicant seeks A SPECIAL PERMIT under section 1.5 of the Zoning By-Law TO construct a Second Story Addition. 1.- Minimum required Side setback is 10.0’, the

existing and proposed side setbacks are 8.5' at 67 Hoitt Road located in a Single Residence C (SRC) Zoning District.

NOTE: FILE DATE: December 20, 2016
DECISION DUE DATE: April 2, 2017

d. CASE NO. 17-02 – TWO SPECIAL PERMITS
64 Townsend Road – Tiao Xie

The Applicant seeks TWO SPECIAL PERMITS under section 1.5 of the Zoning By-Law TO construct a One Story Rear Addition. 1.- Minimum required Side setback is 10.0', the existing and proposed side setbacks are 6.5'. 2.- Maximum allowed Lot Coverage is 25%, existing and proposed lot coverages are 33% at 64 Townsend Road located in a Single Residence C (SRC) Zoning District.

NOTE: FILE DATE: December 20, 2016
DECISION DUE DATE: April 2, 2017

e. CASE NO. 17-03 – A SPECIAL PERMIT
368 Trapelo Road – Gilson Marcos

The Applicant seeks A SPECIAL PERMIT under section 3.3 of the Zoning By-Law TO change ownership of the existing restaurant at 368 Trapelo Road located in a Local Business III (LBIII) Zoning District.

NOTE: FILE DATE: December 20, 2016
DECISION DUE DATE: April 2, 2017

2. Deliberate and Vote on the Following Cases:

<u>ZBA Case #:</u>	<u>Street Address:</u>	<u>Due Date:</u>
16-24	350 Trapelo Road	April 2, 2017
17-01	67 Hoitt Road	April 2, 2017
17-02	64 Townsend Road	April 2, 2017
17-03	368 Trapelo Road	April 2, 2017

3. Adjourn

*The Zoning Board of Appeals next regularly scheduled hearing will be on February 6, 2017.