

AGENDA

TOWN OF BELMONT ZONING BOARD OF APPEALS

MONDAY, March 6, 2017 AT 7:00 P.M.

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

RECEIVED
TOWN CLERK
BELMONT, MA

2017 FEB 22 AM 9:00

1. Call to Order
2. Continued Public Hearings:
 - a. CASE NO. 17-04 – ONE (1) SPECIAL PERMIT
48 Cedar Road - Lawrence and Meghan Hopkins

The Applicants seek ONE (1) SPECIAL PERMIT under section 1.5 of the Zoning By-Law to construct a Third floor addition, allowed number of stories is 2.5, existing and proposed are 3.5 stories at 48 Cedar Road located in a Single Residence C (SRC) Zoning District.

FILE DATE: January 17, 2017

3. Public Hearings:
 - b. CASE NO. 17-06 – ONE (1) SPECIAL PERMIT
200 Concord Avenue – Michael Flaherty and Ruth Burns

The Applicants seek ONE (1) SPECIAL PERMIT under section 1.5 of the Zoning By-Law to construct a one story addition, minimum allowed side setback is 10.0', existing and proposed are 5.44' at 200 Concord Avenue located in a Single Residence C (SRC) Zoning District.

FILE DATE: February 14, 2017

- c. CASE NO. 17-07 – ONE (1) SPECIAL PERMIT
132 School Street – John and Saskia Kovac

The Applicants seek ONE (1) SPECIAL PERMIT under section 1.5 of the Zoning By-Law to construct a Third Story addition, allowed maximum number of stories is 2.5, the existing structure is 3.5 stories and the proposed is 3rd story addition at 132 School Street located in a Single Residence C Zoning District.

FILE DATE: February 14, 2017

- d. CASE NO. 17-08 – THREE (3) SPECIAL PERMITS
36 Lodge Road – David and Sharon DeMarco

The Applicants seek THREE (3) SPECIAL PERMITS under section 1.5 of the Zoning By-Law to construct a Third Story addition 1) The minimum allowed side

setback is 10.0', The existing and proposed side setbacks are 7.9' 2) - The allowed maximum number of stories is 2.5, The existing structure is three and a half stories and the proposed addition is a third (3rd) floor addition 3) – The allowed maximum lot coverage is 25%, The existing and proposed lot coverage is 29.9 at 36 Lodge Road located in a Single Residence C Zoning District.

FILE DATE: February 14, 2017

e. CASE NO. 17-09 – THREE (3) SPECIAL PERMITS
81 Hammond Road – Nicholas and Kristina Cardello

The Applicants seek THREE (3) SPECIAL PERMITS under section 1.5 of the Zoning By-Law to construct a Third Story addition 1) The minimum allowed side setback is 10.0', The existing side setback is 5.4' and proposed side setbacks is 5.6' 2) The allowed maximum number of stories is 2.5, The existing structure is three and a half stories and the proposed addition is a three story addition 3) The allowed maximum lot coverage is 25%, The existing lot coverage is 26.3% and proposed lot coverage is 25.8% at 81 Hammond Road located in a Single Residence C Zoning District.

FILE DATE: February 14, 2017

f. CASE NO. 17-09 – ONE (1) SPECIAL PERMIT
6 Cumberland Road – Andrew Osborn and Sunyoung Hong

The Applicants seek ONE (1) SPECIAL PERMIT under section 1.5 of the Zoning By-Law for front yard parking 6 Cumberland Road located in a Single Residence A Zoning District.

FILE DATE: February 14, 2017

4. Deliberate and Vote on the Following Cases:

<u>ZBA Case #:</u>	<u>Street Address:</u>	<u>Due Date:</u>
17-04	48 Cedar Road	June 5, 2017
17-06	200 Common Street	June 5, 2017
17-07	132 School Street	June 5, 2017
17-08	36 Lodge Road	June 5, 2017
17-09	81 Hammond Road	June 5, 2017
17-10	6 Cumberland Road	June 5, 2017

5. Adjourn

*The Zoning Board of Appeals next regularly scheduled hearing will be on April 3, 2017.