

AGENDA

TOWN OF BELMONT ZONING BOARD OF APPEALS

MONDAY, June 19, 2017 AT 7:00 P.M.

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

RECEIVED
TOWN CLERK
BELMONT, MA
2017 JUN 15 AM 10:24

1. Call to Order.

2. Public Hearings:

- a. CASE NO. 17-14 – THREE (3) SPECIAL PERMITS
159 Slade Street – Paul Poirier

The Applicant seeks THREE (3) SPECIAL PERMITS under section 1.5 of the Zoning By-Law to construct a Second Floor addition and a Dormer on the Third floor 1.- Maximum allowed lot coverage is 25%, existing is 26.8% and the proposed is 28.8%. 2.- Required minimum side setback is 10.0', existing and proposed are 4.2'. 3.- Required minimum front setback is 25.0', existing is 9.6' and the proposed is 15.7' at 159 Slade Street located in a Single Residence C Zoning District.

FILE DATE: May 24, 2017

- b. CASE NO. 17-15 – THREE (3) SPECIAL PERMITS
65-67 Pine Street – Frumhoff and Eleanor Ahlborn.

The Applicants seek 3 SPECIAL PERMITS under Section 1.5 of the Zoning By-Law to construct a Three Story Addition 1.- Zoning Bylaws allow a maximum of 2-1/2 Stories, the existing and proposed is three stories 2.- Maximum allowed lot coverage is 25%, existing is 28.5% and the proposed is 29.2%. 3.- Required minimum front setback is 25.0', existing is 18.4' and the proposed is 11.9' at 65-67 Pine Street located in a Single Residence C Zoning District.

FILE DATE: May 24, 2017

- c. CASE NO. 17-16 – ONE (1) SPECIAL PERMIT
75 Leonard Street – Filippo Demagistris.

The Applicant seeks ONE (1) SPECIAL PERMIT under Section 1.5 of the Zoning By-Law to operate a Restaurant (§5.1.2 (d) requires 67 spaces, §5.1.2 (g) allows 13 spaces, requested relief for 54 spaces) at 75 Leonard Street located in a Local Business I (LBI) Zoning District.

FILE DATE: May 24, 2017

3. Deliberate and Vote on the Following Cases:

<u>ZBA Case #:</u>	<u>Street Address:</u>	<u>Due Date:</u>
17-14	159 Slade Street	September 18, 2017
17-15	65-67 Pine Street	September 18, 2017
17-16	75 Leonard Street	September 18, 2017

4. Adjourn.

*The Zoning Board of Appeals next regularly scheduled hearing will be on July 10, 2017.