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BELMONT, MA.

REVISED AGENDA

TOWN OF BELMONT ZONING BOARD OF APPEALS MAR 26 2 42 PM '13

MONDAY, APRIL 1, 2013, AT 7:00 P.M.

ART GALLERY, 3<sup>rd</sup> FLOOR,  
Homer Municipal Building, 19 Moore Street

1. CALL TO ORDER

2. CONTINUED PUBLIC HEARING:

1. CASE NO. 13-05 - SPECIAL PERMIT & AMEND SITE PLAN APPROVAL  
CONTINUED TO MAY 13, 2013

64 Concord Avenue – David Carvalho (d/b/a Dunkin Donuts), Joseph Noone, Agent

The applicant seeks A **SPECIAL PERMIT** under Section 3.3 of the Zoning By-Laws to **OPERATE A RESTAURANT** and **AMEND THE DESIGN AND SITE PLAN APPROVAL** to DETERMINE THE ADEQUACY OF PARKING and ALLOW THE DUMPSTER TO BE USED by the Applicant in a Local Business III Zoning District.

NOTE: FILE DATE: February 8, 2013  
DECISION DUE DATE: TBD

3. NEW PUBLIC HEARINGS:

1. CASE NO. 13-06 – ONE SPECIAL PERMIT

20 Chester Road – John and Stephanie Fox

The applicants seek A **SPECIAL PERMIT** to ALTER A NONCONFORMING STRUCTURE (Lot Coverage: 30% allowed, 37.3% existing and 38.6% proposed; Rear Setback: 17'95' allowed, 15.1' existing, 17.9' proposed) IN ORDER TO ENLARGE A SECOND FLOOR DECK located in a General Residence Zoning District.

NOTE: FILE DATE: February 28, 2013  
DECISION DUE DATE: July 2, 2013

2. CASE NO. 13-07 – ONE SPECIAL PERMIT

216 Slade Street – Peter Gaines

The applicant seeks A **SPECIAL PERMIT** to REDUCE THE REAR SETBACK TO NOT LESS THAN THE SIDE SETBACK (existing and proposed setbacks – 24.9' and 22.3'; minimum setbacks allowed - 30' rear and 10' side) IN ORDER TO CONSTRUCT A TWO-STORY ADDITION located in a Single Residence C Zoning District.

NOTE: FILE DATE: March 6, 2013  
DECISION DUE DATE: July 2, 2013

**3. CASE NO. 13-08 – ONE SPECIAL PERMIT**

28 Bartlett Avenue – Catherine Haas

The applicant seeks A **SPECIAL PERMIT** to REDUCE THE REAR SETBACK TO NOT LESS THAN THE SIDE SETBACK (existing and proposed setbacks – 17.5' and 10.8'; minimum setbacks allowed - 16' rear and 10' side) IN ORDER TO CONSTRUCT A DECK (10' x 14') located in a General Residence Zoning District.

NOTE: FILE DATE: March 7, 2013  
DECISION DUE DATE: July 2, 2013

**4. CASE NO. 13-09 – ONE SPECIAL PERMIT**

9 Bradford Road – Talin and Kevork Bekelian

The applicants seek A **SPECIAL PERMIT** to ALTER A NONCONFORMING STRUCTURE (Front and Side Setbacks: 23.75' and 10.0' allowed, 21.7' and 7.7' existing and proposed) IN ORDER TO CONSTRUCT A ½ STORY ADDITION on top of the existing house located in a Single Residence C Zoning District.

NOTE: FILE DATE: March 8, 2013  
DECISION DUE DATE: July 2, 2013

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

<u>ZBA Case #:</u>	<u>Street Address:</u>	<u>Due Date:</u>
13-05	64 Concord Avenue	July 2, 2013
13-06	20 Chester Road	July 2, 2013
13-07	216 Slade Street	July 2, 2013
13-08	28 Bartlett Avenue	July 2, 2013
13-09	9 Bradford Road	July 2, 2013

**5. VOTE ON MINUTES**

**6. ADJOURNMENT**

The Zoning Board of Appeals next regularly scheduled hearing will be **May 6, 2013. –This conflicts with Town Meeting.**