

AGENDA

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BELMONT, MA.

**TOWN OF BELMONT ZONING BOARD OF APPEALS
MONDAY, APRIL 9, 2012, AT 7:00 P.M.**

Mar 23 2 50 PM '12

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

I. CALL TO ORDER

II. NEW PUBLIC HEARINGS

A. CASE NO. 12-06 - SPECIAL PERMIT

374-376 Trapelo Road, James L. Bramante a/k/a Belmont Studio Cinema, Inc.

The applicant seeks **A SPECIAL PERMIT** under Section 3.3 of the Zoning By-Laws for the construction and operation of a **FAST FOOD RESTAURANT** at 374-376 Trapelo Road, located in a Local Business III Zoning District.

NOTE:	FILE DATE	March 16, 2012
	DECISION DUE DATE	July 6, 2012

B. CASE NO. 12-07 - SPECIAL PERMIT

628 Trapelo Road, Ellen Carter (d/b/a The Sweet Peach Diner)

The applicant seeks **A SPECIAL PERMIT** under Section 1.5 of the Zoning By-Laws **TO EXTEND THE EXISTING NON-CONFORMING USE BY ADDING A WALK-UP/TAKE-OUT WINDOW TO THE EXISTING STRUCTURE** at 628 Trapelo Road, (formerly Andros Diner) located in a General Residence Zoning District.

NOTE:	FILE DATE	March 16, 2012
	DECISION DUE DATE	July 6, 2012

C. CASE NO. 12-08 - SPECIAL PERMIT

47 Unity Avenue, Jane Lundgren

The applicant seeks **A SPECIAL PERMIT** under Section 1.5 of the Zoning By-Laws to extend the non-conforming side setback (17.67' allowed, 12.7' existing and proposed) in order **TO CONSTRUCT A TWO-STORY, FOUR FOOT EXTENSION TO AN EXISTING TWO-STORY PORCH** at 47 Unity Avenue, located in a General Residence Zoning District.

NOTE:	FILE DATE	March 16, 2012
	DECISION DUE DATE	July 6, 2012

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

<u>ZBA Case #:</u>	<u>Street Address:</u>	<u>Due Date:</u>
12-06	374-376 Trapelo Road	July 6, 2012
12-07	628 Trapelo Road	July 6, 2012
12-08	47 Unity Avenue	July 6, 2012

IV. APPROVAL OF MINUTES

February 6, 2012

March 5, 2012

V. ADJOURNMENT

The Zoning Board of Appeals next regularly scheduled hearing will be **MONDAY, MAY 7, 2012**, in the 1st Floor Multipurpose Room, Beech Street Center, 266 Beech Street.

(NOTE: DIFFERENT LOCATION)