

AGENDA

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

MULTI-PURPOSE ROOM, 1ST FLOOR, BEECH STREET CENTER
266 Beech Street

I. CALL TO ORDER

II. NEW PUBLIC HEARINGS

A. CASE NO. 12-09 - SPECIAL PERMIT

146 Dalton Road, David Schuster

The applicant seeks A **SPECIAL PERMIT** under Section 1.5 of the Zoning By-Laws to extend the non-conforming side setback (10' allowed, 8.3' existing and proposed) in order **TO CONSTRUCT A SECOND STORY ADDITION ABOVE THE EXISTING ATTACHED GARAGE** at 146 Dalton Road, located in a Single Residence C Zoning District.

NOTE: FILE DATE April 11, 2012
DECISION DUE DATE August 6, 2012

B. CASE NO. 12-10 - SPECIAL PERMIT

60 Townsend Road, Martin Guentert

The applicant seeks A **SPECIAL PERMIT** under Section 1.5 of the Zoning By-Laws **TO MAINTAIN THE NON-CONFORMING FRONT SETBACK ON CUSHING AVENUE** (15' allowed, 10.5' existing and proposed) **IN ORDER TO CONSTRUCT A TWO-STORY ADDITION** at 60 Townsend Road located in a Single Residence C Zoning District.

NOTE: FILE DATE April 13, 2012
DECISION DUE DATE August 6, 2012

C. CASE NO. 12-11 - SPECIAL PERMIT

80 Leonard Street, Miro Rahnev and Maria J-Rahneva

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 80 Leonard Street, located in a Local Business I Zoning District.

NOTE: FILE DATE April 13, 2012
DECISION DUE DATE August 6, 2012

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

<u>ZBA Case #:</u>	<u>Street Address:</u>	<u>Due Date:</u>
12-09	146 Dalton Road	August 6, 2012
12-10	60 Townsend Road	August 6, 2012
12-11	80 Leonard Street	August 6, 2012

IV. APPROVAL OF MINUTES

April 9, 2012

V. ADJOURNMENT

The Zoning Board of Appeals next regularly scheduled hearing will be **MONDAY, JUNE 4, 2012**, in the 1st Floor Multipurpose Room, Beech Street Center, 266 Beech Street.

(NOTE LOCATION)