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AGENDA

TOWN OF BELMONT ZONING BOARD OF APPEALS

MONDAY, JUNE 10, 2013, AT 7:00 P.M.

SELECTMENS MEETING ROOM
Town Hall, 455 Concord Avenue

1. CALL TO ORDER

2. NEW PUBLIC HEARINGS:

1. CASE NO. 13-14 – ONE SPECIAL PERMIT

36 Merrill Avenue –36 Merrill Avenue LLC, Richard Gallogly, Agent

The applicant seeks to **OVERTURN** the decision of the Building Inspector that the property has been combined into one buildable lot and therefore no longer 2 buildable lots at 36 MERRILL AVENUE located in a General Residence Zoning District.

NOTE: FILE DATE: May 9, 2013
DECISION DUE DATE: August 19, 2013

2. CASE NO. 13-15 – ONE SPECIAL PERMIT

5-7 Claflin Street – Joseph Tellier

The applicant seeks **A SPECIAL PERMIT** under Section 1.5 of the Zoning By-Laws **TO ALTER A NON-CONFORMING STRUCTURE** (Height and Stories: 28' and 2 stories allowed, 34.6' and 2 ½ stories existing and proposed) **IN ORDER TO CONSTRUCT A THIRD FLOOR ADDITION** at 5-7 CLAFLIN STREET located in a Local Business I Zoning District.

NOTE: FILE DATE: May 10, 2013
DECISION DUE DATE: September 9, 2013

3. CASE NO. 13-16 – ONE SPECIAL PERMIT

179 Lewis Road – Alexander and Antonietta Casale

The applicants seek **A SPECIAL PERMIT** under Section 1.5 of the Zoning By-Laws **TO ALTER A NON-CONFORMING STRUCTURE** (Side Setback: 10' allowed, 8.4' existing, 8.3' proposed; Rear Setback: 25.7' allowed, 24.4' existing and proposed; Number of Stories: 2 ½ stories allowed; 3 ½ existing and proposed (Basement is a story)) **IN ORDER TO CONSTRUCT A SECOND FLOOR** over the existing garage at 179 LEWIS ROAD located in a Single Residence C Zoning District.

NOTE: FILE DATE: May 9, 2013
DECISION DUE DATE: September 9, 2013

4. CASE NO. 13-17 – ONE SPECIAL PERMIT

47 Statler Road – David and Judith Duffy

The applicants seek **A SPECIAL PERMIT** under Section 1.5 of the Zoning By-Laws TO ALTER A NON-CONFORMING STRUCTURE (Side and Rear Setbacks: 10.0' and 26.5' allowed, 8.2' and 25.6' existing and proposed) IN ORDER TO CONSTRUCT A SECOND FLOOR ADDITION over the existing ONE STORY FAMILY ROOM at 47 STATLER ROAD located in a Single Residence C Zoning District.

NOTE: FILE DATE: May 17, 2013
DECISION DUE DATE: September 9, 2013

5. CASE NO. 13-18 – ONE SPECIAL PERMIT

50 Dean Street – Michael and Carol Knauff

The applicants seek **A SPECIAL PERMIT** under Section 1.5 of the Zoning By-Laws TO ALTER A NON-CONFORMING STRUCTURE (Side Setback: 10.0' allowed, 7.7' existing and proposed) IN ORDER TO CONSTRUCT A SECOND FLOOR over the existing garage at 50 DEAN STREET located in a Single Residence C Zoning District.

NOTE: FILE DATE: May 17, 2013
DECISION DUE DATE: September 9, 2013

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

<u>ZBA Case #:</u>	<u>Street Address:</u>	<u>Due Date:</u>
13-14	36 Merrill Avenue	August 19, 2013
13-15	5-7 Claffin Street	September 9, 2013
13-16	179 Lewis Road	September 9, 2013
13-17	47 Statler Road	September 9, 2013
13-18	50 Dean Street	September 9, 2013

4. ADJOURNMENT

The Zoning Board of Appeals next regularly scheduled hearing will be **July 8, 2013**.