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AGENDA

TOWN OF BELMONT ZONING BOARD OF APPEALS

MONDAY, JULY 13, 2009, AT 7:00 P.M.

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

1. CALL TO ORDER

2. CONTINUED PUBLIC HEARINGS:

1. CASE NO. 09- 11 – TWO SPECIAL PERMITS

6-8 Oxford Avenue, Yuri Petrosyan

The applicant seeks **TWO SPECIAL PERMITS** to maintain the nonconforming side setbacks (10'-0" allowed; 7'-8" existing and proposed) **IN ORDER TO CONSTRUCT TWO DORMERS** (one on each side of the building; the dormer on the northern side was previously granted a Special Permit (ZBA Case 07-11) in a General Residence Zoning District.

NOTE: FILE DATE - March 12, 2009
DECISION DUE DATE - October 13, 2009

2. CASE NO. 09-16 - VARIANCE

15 Clifton Street, Joseph Rousseau

The applicant seeks **A VARIANCE FROM THE REAR SETBACK REQUIREMENT** (40' allowed; 20' existing; 10' proposed) **IN ORDER TO CONSTRUCT A DECK** in a Single Residence B Zoning District.

NOTE: FILE DATE - May 20, 2009
DECISION DUE DATE - August 28, 2009

3. PUBLIC HEARINGS:

1. CASE NO. 09-19 – TWO VARIANCES

72 Goden Street, Holly Johnson

The applicant seeks **TWO VARIANCES FROM THE LOT COVERAGE AND REAR SETBACK REQUIREMENTS** (lot coverage: 25% allowed, 25.7% proposed; rear setback: 30'-0" allowed, 28'-0" proposed) in order **TO CONSTRUCT A DECK** in a Single Residence C Zoning District.

NOTE: FILE DATE - June 18, 2009
DECISION DUE DATE - September 28, 2009

2. CASE NO. 09-20 – SPECIAL PERMIT

240 Trapelo Road, B & C Pie Co., Inc., (d/b/a Domino's Pizza), Mustafa Firik, Co-Owner

The applicant seeks A **SPECIAL PERMIT** under Section 3.3 of the Zoning By-Law in order **TO OPERATE A TAKE OUT RESTAURANT** (no seating or tables) at in a Local Business III Zoning District.

NOTE: FILE DATE - June 29, 2009
 DECISION DUE DATE - October 13, 2009

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

<u>ZBA Case #</u>	<u>Street Address</u>	<u>Due Date</u>
09-11	8 Oxford Avenue	October 13, 2009
09-16	15 Clifton Street	August 28, 2009
09-19	72 Goden Street	September 28, 2009
09-20	240 Trapelo Road	October 13, 2009

5. ADJOURNMENT

The Zoning Board of Appeals next regularly scheduled hearing will be **MONDAY, SEPTEMBER 14, 2009.**

There will be no meeting in August.