

AGENDA

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TOWN OF BELMONT ZONING BOARD OF APPEALS

WEDNESDAY, JULY 24, 2013, AT 7:00 P.M.

ART GALLERY 3rd FLOOR
Homer Building, 19 Moore Street

1. CALL TO ORDER

2. PUBLIC HEARINGS:

1) CASE NO. 13-23 – ONE VARIANCE

47 Hillside Terrace – Richard Lehr

The applicant seeks A VARIANCE to INCREASE THE LOT 25% allowed; 19.4% existing; 25.6% proposed) IN ORDER TO CONSTRUCT A RAISED PATIO STRUCTURE located in a Single Residence C Zoning District.

NOTE: FILE DATE: April 22, 2013
DECISION DUE DATE: August 12, 2013

2) CASE NO. 13-24– TWO SPECIAL PERMITS

42 Pilgrim Road – Mark Paolillo, Richard Leaf, Agent

The applicant seeks TWO SPECIAL PERMITS: 1) to REDUCE THE REAR SETBACK TO NOT THAN LESS THAN THE SIDE SETBACK, 2) to INCREASE THE LOT COVERAGE (Rear Setback: 26.6', Side Setback: 10' allowed; 20.9' existing; 22.' Proposed; Lot Coverage: 25% allowed; 27.4% existing; 27.8% proposed) IN ORDER TO CONSTRUCT A ONE-STORY ADDITION at the rear of the house located in a Single Residence C Zoning District.

NOTE: FILE DATE: June 27, 2013
DECISION DUE DATE: October 22, 2013

3) CASE NO. 13-25 – ONE SPECIAL PERMIT

7 Ash Street – Carol Brown

The applicant seeks to INCREASE THE LOT COVERAGE (30% allowed, 32.3% existing, 33.2% proposed) IN ORDER TO CONSTRUCT A DECK at the side of the home in a General Residence Zoning District.

NOTE: FILE DATE: June 28, 2013
DECISION DUE DATE: October 22, 2013

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

<u>ZBA Case #:</u>	<u>Street Address:</u>	<u>Due Date:</u>
13-23	47 Hillside Terrace	October 22, 2013
13-24	42 Pilgrim Road	October 22, 2013
13-25	7 Ash Street	October 22, 2013

4. ADJOURNMENT

The Zoning Board of Appeals next regularly scheduled hearing will be **September 9, 2013.**