AGENDA

TOWN OF BELMONT ZONING BOARD OF APPEALS

MONDAY, SEPTEMBER 12, 2011, AT 7:00 P.M.

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

1. **CALL TO ORDER**

2. **PUBLIC HEARINGS:**

   1. **CASE NO. 11-22 - A SPECIAL PERMIT**
      40 Slade Street, Arto Asadoorian

      The applicant seeks **A SPECIAL PERMIT** under Section 1.5 of the Zoning By-Laws TO MAINTAIN THE NONCONFORMING SIDE SETBACK (10' allowed, 8.1'existing and proposed) in order **TO CONSTRUCT A DORMER** located in a General Residence Zoning District.

NOTE:	FILE DATE:	June 29, 2011
	DECISION DUE DATE:	December 12, 2011

   2. **CASE NO. 11-23 – SPECIAL PERMIT**
      181 Winter Street, Belmont Country Club, Inc., Kelly Cardooza, Agent

      The applicant seeks **A SPECIAL PERMIT** under Section 3.3 of the Zoning By-Laws for a PRIVATE CLUB OWNED BY AND OPERATED FOR MEMBERS ONLY in order to **REBUILD THE EXISTING CLUB HOUSE, POOL, CABANA AND ASSOCIATED SITE WORK** located in the Single Residence D Zoning District.

NOTE:	FILE DATE:	August 24, 2011
	DECISION DUE DATE:	December 12, 2011

   3. **CASE NO. 11-24 - SPECIAL PERMIT**
      99 Clark Street, Thomas Hancock

      The applicant seeks **A SPECIAL PERMIT** under Section 1.5 of the Zoning By-Laws TO MAINTAIN THE NONCONFORMING REAR SETBACK (26.6' allowed, 18.6'existing and proposed) in order **TO CONSTRUCT A SECOND FLOOR ADDITION** located in a Single Residence C Zoning District.

NOTE:	FILE DATE:	August 18, 2011
	DECISION DUE DATE:	December 12, 2011

3. BELMONT UPLANDS DEVELOPMENT

James Ward, Agent, will be present to provide an update on the Belmont Uplands Development.

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

ZBA Case #:	Street Address:	Due Date:
11-22	40 Slade Street	December 12, 2011
11-23	181 Winter Street	December 12, 2011
11-24	99 Clark Street	December 12, 2011

5. ADJOURNMENT

The Zoning Board of Appeals next regularly scheduled hearing will be **MONDAY, OCTOBER 3, 2011,** in the Art Gallery, 3rd Floor Homer Municipal Building.