

AGENDA

TOWN OF BELMONT ZONING BOARD OF APPEALS

Aug 28 9 21 AM '13

MONDAY, SEPTEMBER 9, 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. 13-26 – ONE VARIANCE and ONE SPECIAL PERMIT

27 Dean Street – Erin and Michael Mahoney

The applicants seek A VARIANCE AND A SPECIAL PERMIT to INCREASE LOT COVERAGE (25% allowed, 24.6% existing, 29.6% proposed) and MAINTAIN EXISTING SIDE SETBACK (10.0' allowed, 8.8' existing and proposed) IN ORDER TO CONSTRUCT AN ADDITION at the rear of the home at 27 DEAN STREET located in a Single Residence C Zoning District.

NOTE: FILE DATE: August 13, 2013
DECISION DUE DATE: December 9, 2013

2) CASE NO. 13-27– ONE SPECIAL PERMIT

123 Alexander Avenue – Alouette Realty LLC, Robert J. Annese, Agent

The applicant seeks A SPECIAL PERMIT to ALTER A NONCONFORMING USE AND STRUCTURE (Two Family not allowed; Front Setback: 23.88' allowed, 1.1' existing; 15.1' proposed) IN ORDER TO CONSTRUCT AN ADDITION at the side of the home at 123 ALEXANDER AVENUE located in a Single Residence C Zoning District.

NOTE: FILE DATE: August 14, 2013
DECISION DUE DATE: December 9, 2013

3) CASE NO. 13-28 – ONE SPECIAL PERMIT

762 Pleasant Street – George Manetas, d/b/a Take Away 762

The applicant seeks A SPECIAL PERMIT under Section 3.3 of the Zoning By-Law TO CHANGE THE OWNERSHIP OF THE EXISTING RESTAURANT to the applicant at 762 PLEASANT STREET located in a Local Business II Zoning District.

NOTE: FILE DATE: August 16, 2013
DECISION DUE DATE: December 9, 2013

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

<u>ZBA Case #:</u>	<u>Street Address:</u>	<u>Due Date:</u>
13-26	27 Dean Street	December 9, 2013
13-27	123 Alexander Avenue	December 9, 2013
13-28	762 Pleasant Street	December 9, 2013

4. ADJOURNMENT

The Zoning Board of Appeals next regularly scheduled hearing will be **October 7, 2013.**