

AGENDA

TOWN OF BELMONT ZONING BOARD OF APPEALS

MONDAY, February 5, 2018 AT 7:00 P.M.

Art Gallery, 3rd FLOOR
Homer Building, 19 Moore Street

RECEIVED
TOWN CLERK
BELMONT, MA

2018 JAN 30 PH 1:54

1. CALL TO ORDER.

2. CONTINUED PUBLIC MEETING:

a. CASE NO. 17-30 – ONE (1) SPECIAL PERMIT

344 Pleasant Street - NICHOLAS LEO, d/b/a PATRIOT DONUTS

The Applicant seeks a Special Permit Pursuant to a Remand by the Superior Court to consider Zoning Board of Appeals Case # 15-34 to Operate a Fast Food Restaurant at 344 Pleasant Street located in a Local Business III Zoning District.

FILE DATE:

November 6, 2017

3. PUBLIC HEARINGS:

a. CASE NO. 18-01 – Two (2) Special Permits

47 Hillside Terrace – Richard and Karin Lehr

The applicants request Two Special Permits under Section 1.5 of the Zoning Bylaw to construct an Extension to the Front Porch. SPECIAL PERMITS – (1). Minimum required front setback is 25.0'. The existing front setback is 24.7' and the proposed is 22.7'. (2). Maximum allowed lot coverage is 25%, the existing lot coverage is 25.6% and the proposed is 25.9%.

FILE DATE:

January 8, 2018

b. CASE NO. 18-02 – One (1) Special Permit

101 Cushing Avenue – Gary and Elaine Westermarck

The applicants request One (1) Special Permit under Section 1.5 of the Zoning Bylaw to construct a Tool Shed. SPECIAL PERMIT – (1). Maximum allowed lot coverage is 25%, the existing lot coverage is 26.3% and the proposed is 27.7%.

FILE DATE:

January 8, 2018

c. CASE NO. 18-03 – Two (2) Special Permits

60 Prentiss lane – Janice Christo

The applicant requests Two (2) Special Permits under Section 1.5 of the Zoning Bylaw to construct a Dormer and a Deck. SPECIAL PERMITS – (1). The regulations allow a maximum of 2-1/2 stories, the existing and the proposed structure is 3-1/2 stories. (2). Minimum allowed side setback is 15.0'. The existing side setback is 10.6' and the proposed is 11.0'.

FILE DATE:

January 8, 2018

d. CASE NO. 18-04 – One (1) Special Permit
80 Leonard Street – Rachid Smairi, d/b/a Bellmont Café

The applicant requests One (1) Special Permit under Section 3.3 of the Zoning By-Law To Change the Ownership of the existing Fast Food Restaurant to the applicant at 80 Leonard Street located in a Local Business I (LBI) Zoning District.

e. CASE NO. 18-05 – Two (2) Special Permits
36-38 Upland Road – Brian Dawe

The applicant requests Two (2) Special Permits under Section 5.1.3 2-B of the Zoning By-Law To Construct A Front Yard Parking and under Section 1.5 of the Zoning Bylaw to construct two Tool Sheds at 36-38 Upland Road, located in a General Residence (GR) Zoning District. SPECIAL PERMITS (1). Section 5.1.3-b-2 requires a Special Permit for the installation of parking spaces within the required front yard. (2). Maximum allowed lot coverage in a GR zoning district is 30%. Your existing lot coverage is 36.1% and the proposed is 40.3%.

4. Deliberate and Vote on the Following Cases:

| <u>ZBA Case #:</u> | <u>Street Address:</u> | <u>Due Date:</u> |
|--------------------|------------------------|------------------|
| 17-30 | 344 Pleasant Street | May 4, 2018 |
| 18-01 | 47 Hillside Terrace | May 4, 2018 |
| 18-02 | 101 Cushing Avenue | May 4, 2018 |
| 18-03 | 60 Prentiss Lane | May 4, 2018 |
| 18-04 | 80 Leonard Street | May 4, 2018 |
| 18-05 | 36-38 Upland Road | May 4, 2018 |

5. Adjourn.

*The Zoning Board of Appeals next regularly scheduled hearing will be on March 5, 2018.