

AGENDA

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TOWN OF BELMONT ZONING BOARD OF APPEALS

MONDAY, November 6, 2017 AT 7:00 P.M.

2017 OCT 20 AM 9:29

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

1. CALL TO ORDER.

2. PUBLIC HEARINGS:

- a. CASE NO. 17-25 – FOUR (4) SPECIAL PERMITS
36 Lodge Road - David and Sharon DeMarco

The applicants request 4 Special Permits to construct a 2nd story rear addition with a deck and to expand the third floor dormer to increase area with usable headroom. 1. The By-Laws allow 2.5 story structures. The existing structure is three and a half (3-1/2) stories. The lowest level of the dwelling is a basement (51.17% of the foundation walls are exposed) and is considered a story. The proposed dormer expansion is a third (3rd) story addition. 2. Maximum allowed lot coverage is 25%. The existing lot coverage is 29.9% and the proposed is 34.0%. 3. Minimum required side setback is 10.0'. The existing and proposed side setbacks are 7.9'. 4. Minimum required rear setback is 27.0'. The existing and proposed rear setbacks are 26.9'.

FILE DATE:

October 10, 2017

- b. CASE NO. 17-26 – ONE (1) SPECIAL PERMIT
23 Oliver Road - Michael and Sandra Reinold

The applicant requests a Special Permit to construct a Second Story addition. 1.- Minimum required side setback is 10.0'. The existing and proposed Side setbacks are 9.0'.

FILE DATE:

October 10, 2017

- c. CASE NO. 17-27 – ONE (1) SPECIAL PERMIT
26 Waverley Terrace – Kathleen O'Connor

The applicant requests a Special Permit under Section 5.1.3 2-B of the Zoning By-Law To Construct A Front Yard Parking in a General Residence (GR) Zoning District.

FILE DATE:

October 10, 2017

- d. CASE NO. 17-28 – TWO (2) SPECIAL PERMITS
32 Hammond Road – Elizabeth Reed

The applicants request 2 Special Permits to construct a One Story Side addition. 1.- Maximum allowed lot coverage is 25%. The existing lot coverage is 33.3% and the proposed is 33.5%. 2. Minimum required side setback is 10.0'. The existing and proposed side setbacks are 5.2' in a Single residence C (SRC) Zoning District.

FILE DATE:

October 10, 2017

- e. CASE NO. 17-29 – TWO (2) SPECIAL PERMITS
60 Oak Avenue – Jeanne and Joel Mooney

The applicants request 2 Special Permits to construct an addition to the second floor. 1.- Maximum allowed lot coverage is 25%. The existing lot coverage is 34.9% and the proposed is 35.0%. 2. Minimum required rear setback is 30.0'. The existing rear setback is 29.7' and the proposed is 29.5' in a Single residence C (SRC) Zoning District.

FILE DATE:

October 10, 2017

3. Review, make changes (if any) and approve Zoning Board of Appeals meeting minutes of:
1. April 3, 2017
 2. May 15, 2017
 3. June 19, 2017
 4. July 10, 2017
 5. September 11, 2017
4. Review, make changes (if any) and approve Zoning Board of Appeals public hearing dates for calendar year 2018.
5. Deliberate and Vote on the Following Cases:

<u>ZBA Case #:</u>	<u>Street Address:</u>	<u>Due Date:</u>
17-25	36 Lodge Road	February 5, 2017
17-26	23 Oliver Road	February 5, 2017
17-27	26 Waverley Terrace	February 5, 2017
17-28	32 Hammond Road	February 5, 2017
17-29	60 Oak Avenue	February 5, 2017

6. Adjourn.

*The Zoning Board of Appeals next regularly scheduled hearing will be on December 4, 2017.