

**AGENDA**

**TOWN OF BELMONT ZONING BOARD OF APPEALS**

RECEIVED  
TOWN CLERK  
BELMONT, MA

**REVISED**

2018 MAY -9 PM 1:40

**MONDAY, MAY 14, 2018 AT 7:00 P.M.**

Art Gallery, 3rd FLOOR

Homer Building, 19 Moore Street

**1. CALL TO ORDER.**

**2. CONTINUED PUBLIC MEETINGS:**

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

344 Pleasant Street - Nicholas Leo, d/b/a Patriot Donuts

The Applicant requests 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

b) CASE NO. 18-09 – ONE (1) SPECIAL PERMIT

87 Leonard Street – Foodies, Michael Stameris agent

The applicant requests a Special Permit under Section 3.3 of the Zoning By-Law to Operate a Fast Food Restaurant at 87 Leonard Street located in a Local Business I (LBI) Zoning District.

File Date:

March 5, 2018

**3. PUBLIC HEARINGS:**

a) CASE NO. 18-11 – TWO (2) SPECIAL PERMITS

63 Kilburn Road – Michael and Rhiannon Macrae

The applicants request two (2) Special Permits under Section 1.5 of the Zoning By-Law to construct a Second Story addition. Special Permits –1. Maximum allowed lot coverage is 25%, the existing lot coverage is 29.4% and the proposed is 30.0%. 2. Minimum required rear setback is 25.0'. The existing rear setback is 11.2' and proposed is 11.1'. The property is located in a Single Residence C (SRC) zoning district.

File Date:

April 16, 2018

b) CASE NO. 18-12 – ONE (1) SPECIAL PERMIT

50-52 Grove Street - Gad and Jaka Saarony

The applicants request One (1) SPECIAL PERMIT under Section 5.1.3 2-B of the Zoning By-Law to Construct a Front Yard Parking. Special Permit - 1. Section 5.1.3-b-2 requires a Special Permit for the installation of parking spaces within the required front yard. The property is located in a General Residence (GR) zoning district.

File Date:

April 16, 2018

c) CASE NO. 18-13 – TWO (2) SPECIAL PERMITS

17 Stearns Road - Jeffrey and Carolyn Gaffey

The Applicants request Two Special Permits under Section 1.5 of the Zoning Bylaw to construct a

Second Story addition. Special Permits –1. Maximum allowed lot coverage is 25%, the existing lot coverage is 27.1% and the proposed is 28.6%. 2. Minimum required side setback is 10.0', the existing side setback is 9.4' and proposed is 9.3'. The property is located in a Single Residence C (SRC) zoning district.

File Date: April 16, 2018

d) CASE NO. 18-14 – ONE (1) VARIANCE

70 Hoitt Road - Yael Getz Schoen

The Applicant requests One (1) Variance under Section 1.5 of the Zoning Bylaw to construct a Second Story and a Two and a Half (2.5) Story addition. Variance –1. Maximum allowed lot coverage is 25%, the existing lot coverage is 20.8% and the proposed is 27.4%. The property is located in a Single Residence C (SRC) zoning district.

e) Board Members to discuss holding a second ZBA meeting in the month of June in addition to the meeting scheduled for June 18<sup>th</sup>, 2018

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	August 14, 2018
18-09	87 Leonard Street	August 14, 2018
18-11	63 Kilburn Road	August 14, 2018
18-12	50-52 Grove Street	August 14, 2018
18-13	17 Stearns Road	August 14, 2018
18-14	70 Hoitt Road	August 14, 2018

5. Adjourn.

\*The Zoning Board of Appeals next regularly scheduled hearing will be on June 18, 2018.