

AGENDA

TOWN OF BELMONT ZONING BOARD OF APPEALS

MONDAY, JUNE 18, 2018 AT 7:00 P.M.

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

RECEIVED
TOWN CLERK
BELMONT, MA

2018 JUN -8 AM 9:35

1. CALL TO ORDER.

2. PUBLIC HEARINGS:

a) CASE NO. 18-15 – ONE (1) SPECIAL PERMIT

12 Benjamin Road (GR) – Catherine M. Umina

The applicant requests ONE (1) Special Permit under Section 3.3 of the Zoning By-Law to operate a CHILD CARE, LARGE FAMILY at 12 Benjamin Road located in a General Residence (GR) Zoning District.

File Date: May 21, 2018

b) CASE NO. 18-16 – TWO (2) SPECIAL PERMITS

10 Bay State Road (SRC) - John and Tommasina Olson

The applicants request TWO (2) 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 and proposed lot coverage is 25.9%. 2. Minimum required front setback is 25.0'. The existing front setback is 17.4' and the proposed is 23.1'.

File Date: May 21, 2018

c) CASE NO. 18-17 – ONE (1) SPECIAL PERMIT

257 Rutledge Road (SRA) - Amanda Lubarsky

The Applicant requests One Special Permit under Section 1.5 of the Zoning Bylaw to construct a Second Story addition. Special Permit –1. Minimum required rear setback is 40.0'. The existing and proposed is 36.9'.

File Date: May 21, 2018

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

33 Springfield Street (GR) - Shant Banosian

The Applicant requests Two (2) Special Permits under Section 1.5 of the Zoning Bylaw to construct a Front Entrance. Special Permits –1. Section 1.5.4 A of the Zoning By-Law allows extensions or alteration to non-conforming structures in the GR zoning district by a Special Permit from the Zoning Board of Appeals and 2. Maximum allowed lot coverage is 30%, the existing lot coverage is 40.2% and the proposed is 40.9%.

File Date: May 21, 2018

e) CASE NO. 18-19 – TWO (2) SPECIAL PERMITS

36 Springfield Street (GR) - Shant Banosian

The Applicant requests Two (2) Special Permits under Section 1.5 of the Zoning Bylaw to construct a Front Entrance and a Dormer. Special Permits –1. Section 1.5.4 A of the Zoning By-Law allows extensions or alteration to non-conforming structures in the GR zoning district by a Special

Permit from the Zoning Board of Appeals and 2. Minimum required rear setback is 16.0', the existing and proposed rear setbacks are 10.4'.

File Date: May 21, 2018

f) CASE NO. 18-20 – ONE (1) SPECIAL PERMIT

358 Pleasant Street (LBIII) - Nabih El-Lakkis, d/b/a El-Lakkis Corporation

The Applicant requests One Special Permit under Section 3.3 of the Zoning By-Law To Change The Ownership of the existing Auto Mechanic Shop to the applicant at 358 Pleasant Street located in a Local Business III (LBIII) Zoning District.

File Date: May 21, 2018

g) CASE NO. 18-21 – ONE (1) SPECIAL PERMIT

493 Trapelo Road (LBI) - Joseph DeStefano d/b/a Underwood Estates

The Applicant requests One Special permit under Section 3.3 of the Zoning By-Law to Construct a Mixed-Use Building at 493 Trapelo Road, located in a Local Business I (LBI) Zoning District.

File Date: May 21, 2018

h) CASE NO. 18-22 – ONE (1) SPECIAL PERMIT

495-505 Trapelo Road (LBI) - Joseph DeStefano d/b/a 495-505 Trapelo Road LLC

The Applicant requests One Special permit under Section 3.3 of the Zoning By-Law to Construct a Mixed-Use Building at 493 Trapelo Road, located in a Local Business I (LBI) Zoning District.

File Date: May 21, 2018

3. Deliberate and Vote on the Following Cases:

<u>ZBA Case #:</u>	<u>Street Address:</u>	<u>Due Date:</u>
18-15	12 Benjamin Road	August 14, 2018
18-16	10 Bay State Road	August 14, 2018
18-17	257 Rutledge Road	August 14, 2018
18-18	33 Springfield Street	August 14, 2018
18-19	36 Springfield Street	August 14, 2018
18-20	358 Pleasant Street	August 14, 2018
18-21	493 Trapelo Road	August 14, 2018
18-22	495-505 Trapelo Road	August 14, 2018

4. Adjourn.

*The Zoning Board of Appeals next regularly scheduled hearing will be on July 9, 2018.