

## AGENDA

### TOWN OF BELMONT ZONING BOARD OF APPEALS

**MONDAY, JULY 9, 2018 AT 7:00 P.M.**

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

RECEIVED  
TOWN CLERK  
BELMONT, MA  
2018 JUL -3 AM 8:14

#### 1. CALL TO ORDER.

#### 2. PUBLIC HEARINGS:

##### a) CASE NO. 18-23 – ONE (1) SPECIAL PERMIT

95 Dean Street (SRC) – Umberto and Kristin Santagati

The applicant requests ONE (1) Special Permit under Section 1.5 of the Zoning By-Law to construct a One Story Addition. Special Permit -1. Minimum Required side setback is 10.0'. The existing and proposed is 8.0'.

File Date: June 11, 2018

##### b) CASE NO. 18-24 – TWO (2) SPECIAL PERMITS

83 Channing Road (SRC) – Jeffrey Molk

1. The applicants request TWO (2) Special Permits under Section 1.5 of the Zoning Bylaw to construct a Third Story addition. Special Permits –1. The By-Laws allow Two and Half Story structures. The existing structure is three and a half (3-1/2) stories. The lowest level of the dwelling is a basement (54.87% of the foundation walls are exposed) and is considered a story, the proposed addition is a third story addition. 2.- The Minimum Allowed side setback is 10.0', the existing and proposed side setback is 9.4'.

File Date: June 11, 2018

##### c) CASE NO. 18-25 – ONE (1) SPECIAL PERMIT

110 Trapelo Road (LBI) – Starbucks, Daniel Brennan Agent

The Applicant requests One Special Permit under Section 3.3 of the Zoning By-Law to Operate a Fast Food Restaurant at 110 Trapelo Road located in a Local Business I (LBI) Zoning District.

File Date: June 11, 2018

##### d) CASE NO. 18-26 – ONE (1) SPECIAL PERMIT

28 Brettwood Road (SRC) – Nancy Quinn

The Applicant requests One (1) Special Permit under Section 3.4.2 (h) of the Zoning By-Law to Conduct Playgroups for no more than 6 toddlers at 28 Brettwood Road, located in a Single Residence C (SRC) Zoning District.

File Date: June 11, 2018

##### e) CASE NO. 18-27 – ONE (1) SPECIAL PERMIT

100 Van Ness Road – Stephen A. Evans and Elizabeth A. Albert

The Applicants request One (1) Special Permit, for the Board under section 4.2.2 A 7 to consider reducing the rear setback requirement to not less than the side requirement by SPECIAL PERMIT.

File Date: June 11, 2018

3. Deliberate and Vote on the Following Cases:

<u>ZBA Case #:</u>	<u>Street Address:</u>	<u>Due Date:</u>
18-23	95 Dean Street	October 5, 2018
18-24	83 Channing Road	October 5, 2018
18-25	110 Trapelo Road	October 5, 2018
18-26	28 Brettwood Road	October 5, 2018
18-27	100 Van Ness Road	October 5, 2018

4. Change previously scheduled ZBA public hearing date on September 17, 2018, to September 10, 2018.

5. Review, make changes (if any) and approve Zoning Board of Appeals meeting minutes of:

1. January 8, 2018
2. February 5, 2018
3. April 2, 2018
4. May 14, 2018
5. June 18, 2018

6. Adjourn.

\*The Zoning Board of Appeals next regularly scheduled hearing will be on September 10, 2018 (If approved by the Board).