

AGENDA

TOWN OF BELMONT ZONING BOARD OF APPEALS

RECEIVED
TOWN CLERK
BELMONT, MA

REVISED

MONDAY, SEPTEMBER 10, 2018 AT 7:00 P.M.

2018 SEP -5 AM 8:30

AUDITORIUM, TOWN HALL BUILDING

455 CONCORD AVE. BELMONT, 02478

1. CALL TO ORDER.

2. PUBLIC HEARINGS:

a) CASE NO. 18-28 – TWO (2) SPECIAL PERMITS

86 Hull Street (GR) – Jian Ming Chen

The applicant requests Two (2) Special Permits under Section 1.5 of the Zoning By-Law to construct a Front Entrance and a Second Floor Deck. 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 side setback is 10.0'. The existing side setback is 6.9', the proposed side setback to the front entrance is 7.0' and to the second floor deck is 7.9'.

File Date:

August 13, 2018

b) CASE NO. 18-29 – ONE (1) SPECIAL PERMIT

33 Chestnut Street (GR) – Tingting Liu

The applicant requests One (1) Special Permit under Section 1.5.4 of the Zoning Bylaw to construct a Deck. Special Permit –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.

File Date:

August 13, 2018

c) CASE NO. 18-30 – ONE (1) SPECIAL PERMIT

36 Bellevue Road (GR) – Thomas J. Kenny

The Applicant requests One (1) Special Permit to construct a One Story Addition. Special Permit –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.

File Date:

August 13, 2018

d) CASE NO. 18-31 – ONE (1) SPECIAL PERMIT

53-55 Unity Ave. – Paul Wyon

The Applicant requests One (1) Special Permit under Section 1.5 of the Zoning Bylaw to construct a Three Story Deck. Special Permit –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.

File Date:

August 13, 2018

e) CASE NO. 18-32 – TWO (2) SPECIAL PERMITS

60 Hull Street (GR) – Ravi Montenegro

The Applicant requests Two Special Permits under Section 1.5 of the Zoning Bylaw to construct

Two Dormers. Minimum required side setback is 10.0'. Special Permits –1. The existing side setback on the East side is 4.8' and the proposed is 6.4' and 2. The existing side setback on the West side 7.6' and the proposed is 7.4'.

File Date: August 13, 2018

f) CASE NO. 18-33 – ONE (1) SPECIAL PERMIT

293 Cross Street - David and Kimberly Scheltz

The Applicants request One Special Permit under Section 1.5 of the Zoning Bylaw to Replace an existing Deck with New. Special Permit –1. Maximum allowed lot coverage is 25%. The existing and proposed lot coverage is 29.8%.

File Date: August 13, 2018

g) CASE NO. 18-34 – ONE (1) SPECIAL PERMIT

22 Kilburn Road – Andrew Oldman

The Applicants request One Special Permit under section 4.2.2 A 7 for the Board to consider reducing the rear setback requirement to not less than the side requirement to Construct a Rear addition and a Detached Garage by Special Permit. Special Permit 1.- The required Rear setback for the addition and the Garage is 30.0'. The existing rear setback is 28.7'. The proposed rear setback for the addition is 25.2' and for the detached garage is 5.5'.

File Date: August 13, 2018

3. Deliberate and Vote on the Following Cases:

<u>ZBA Case #:</u>	<u>Street Address:</u>	<u>Due Date:</u>
18-28	86 Hull Street	December 10, 2018
18-29	33 Chestnut Street	December 10, 2018
18-30	36 Bellevue Road	December 10, 2018
18-31	53-55 Unity Ave.	December 10, 2018
18-32	60 Hull Street	December 10, 2018
18-33	293 Cross Street	December 10, 2018
18-34	22 Kilburn Road	December 10, 2018

4. 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

5. Adjourn.

*The Zoning Board of Appeals next regularly scheduled hearing will be on October 1, 2018.