

AGENDA

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TOWN OF BELMONT ZONING BOARD OF APPEALS
MONDAY, OCTOBER 1, 2018 AT 7:00 P.M.

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

2018 SEP 24 PM 1:37

1. CALL TO ORDER.

2. PUBLIC HEARINGS:

- a) CASE NO. 18-35 – ONE (1) SPECIAL PERMIT
63 Concord Ave. (LBIII) – Sukhsimran S. Gill

The applicant requests One (1) Special Permit under Section 3.3 of the Zoning By-Law To Change the Ownership of the existing Restaurant to the applicant at 63 Concord Avenue located in a Local Business III (LBIII) Zoning District.

File Date: September 3, 2018

- b) CASE NO. 18-36 – ONE (1) SPECIAL PERMIT
27 Waverley Terrace (GR) – Keith Plamondon

The applicant requests One (1) Special Permit under Section 1.5.4 of the Zoning Bylaw 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: September 3, 2018

- c) CASE NO. 18-37 – ONE (1) SPECIAL PERMIT
70B Thomas Street (GR) – Erik and Taina Rhodin

The Applicants request One (1) Special Permit to construct a Dormer. Special Permit –1. Minimum required side setback is 10.0’. The existing and proposed side setback is 2.9’.

File Date: September 3, 2018

- d) CASE NO. 18-38 – TWO (2) SPECIAL PERMITS
239 Beech Street (GR) – Amy A. Brown

The Applicant requests Two (2) Special Permits under Section 1.5 of the Zoning Bylaw to construct a One Story Addition. Special Permits 1. Maximum allowed lot coverage is 30%, the existing lot coverage is 32.4% and the proposed is 33.4%. 2. Minimum required side setback is 10.0’, the existing and proposed side setback is 7.5’.

File Date: September 3, 2018

3. Deliberate and Vote on the Following Cases:

<u>ZBA Case #:</u>	<u>Street Address:</u>	<u>Due Date:</u>
18-35	63 Concord Ave.	January 1, 2018
18-36	27 Waverley Terrace	January 1, 2018

18-37	70B Thomas Street	January 1, 2018
18-38	239 Beech Street	January 1, 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 November 5, 2018.