

2018 OCT 23 PM 1:30

## AGENDA

### TOWN OF BELMONT ZONING BOARD OF APPEALS MONDAY, NOVEMBER 5, 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. 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. PUBLIC HEARINGS:

##### b) CASE NO. 18-39 – ONE (1) SPECIAL PERMIT

206-208 Beech Street (GR) – Daniel and Cortney Eldridge

The applicants request One Special Permit under Section 1.5 of the Zoning Bylaw to construct a Dormer. Minimum required side setback is 10.0'. Special Permit –1. The existing and proposed side setback on the South side is 7.0'.

File Date: October 9, 2018

##### c) CASE NO. 18-40 – ONE (1) SPECIAL PERMIT

44 Statler Road (SRC) – Susan Montoya

The applicant requests One (1) Special Permit under Section 3.4.2 (h) of the Zoning By-Law to Conduct Math Tutoring Classes at 44 Statler Road, located in a Single Residence C (SRC) Zoning District.

File Date: October 9, 2018

##### d) CASE NO. 18-41 – ONE (1) SPECIAL PERMIT

56 Village Hill Road (SRA) – Daniel and Joanne Lonergan

The Applicants request One (1) a Special Permit under Section 1.5 of the Zoning Bylaw to Construct a Deck. Special Permit –1. Maximum allowed lot coverage is 20%. The existing lot coverage is 21% and the proposed is 22.4%.

File Date: October 9, 2018

##### e) CASE NO. 18-42 – ONE (1) SPECIAL PERMIT

22-24 Frederick Street (GR) – Catherine and Edward Ricci

The Applicants request One (1) Special Permit under Section 1.5 of the Zoning Bylaw to construct a Dormer. SPECIAL PERMIT – (1). The regulations allow a maximum of 2-1/2 stories, the existing and the proposed structure is 3-1/2 stories.

File Date: October 9, 2018

f) CASE NO. 18-43 – TWO (2) SPECIAL PERMITS

182-184 Concord Ave. (SRC) – Harri Kytomaa and Sirkku Konttinen

The Applicants request Two (2) Special Permits under Section 1.5 of the Zoning Bylaw to construct a Second Story Dormer addition. Special Permits –1. Maximum allowed lot coverage is 25%, the existing and proposed lot coverage is 25.2%. 2. Minimum required front setback is 23.35'. The existing front setback is 12.2' and the proposed is 17.2'.

File Date: October 9, 2018

g) CASE NO. 18-44 – TWO (2) SPECIAL PERMITS

Silvia Limm Brown (GR) – 69 Bartlett Ave.

The Applicant requests Two (2) Special Permits under Section 1.5 of the Zoning Bylaw to construct a Dormer. Special Permits – (1). The regulations allow a maximum of 2-1/2 stories, the existing and the proposed structure is 3-1/2 stories. (2). Minimum allowed side setback is 10.0'. The existing and proposed side setback is 8.5'.

File Date: October 9, 2018

4. Deliberate and Vote on the Following Cases:

<u>ZBA Case #:</u>	<u>Street Address:</u>	<u>Due Date:</u>
18-34	22 Kilburn Road	February 5, 2018
18-39	206-208 Beech Street	February 5, 2018
18-40	44 Statler Road	February 5, 2018
18-41	56 Village Hill Road	February 5, 2018
18-42	22-24 Frederick Street	February 5, 2018
18-43	182-184 Concord Ave.	February 5, 2018
18-44	69 Bartlett Ave.	February 5, 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. March 5, 2018
4. April 2, 2018
5. May 14, 2018
6. June 18, 2018

6. Review, make changes (if any) and approve Zoning Board of Appeals public hearing dates for calendar year 2019.

- January 7, 2019
- February 4, 2019
- March 4, 2019
- April 8, 2019
- May 13, 2019
- June 17, 2019
- July 15, 2019
- September 9, 2019
- October 7, 2019
- November 4, 2019
- December 2, 2019

7. Adjourn.

\*The Zoning Board of Appeals next regularly scheduled hearing will be on December 3, 2018.