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AGENDA

TOWN OF BELMONT ZONING BOARD OF APPEALS 2018 NOV 19 PM 4:16
MONDAY, DECEMBER 3, 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: October 9, 2018

b) 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

3. PUBLIC HEARINGS:

a) CASE NO. 18-45 – TWO (2) SPECIAL PERMITS

460 Concord Avenue. – Belmont police Department Building Committee

The applicants request Two Special Permits under Section 1.5 of the Zoning By-Law to construct an addition at 460 Concord Ave. located in a Local Business I (LBI) Zoning District. Special Permits – 1.- Allowed maximum building height is 28.0'. The existing structure is 40.0' high from the existing average grade and the proposed is 37.0' from the proposed average grade 2.- Maximum allowed number of stories is Two (2), the existing structure is three and a half (3.5) stories and the proposed is a third story addition.

File Date: November 5, 2018

b) CASE NO. 18-46 – THREE (3) SPECIAL PERMITS

16 Broad Street (SRC) – Daniel and Christine McLaughlin

The applicants request Three (3) Special Permits under Section 1.5 of the Zoning By-Law to construct a rear addition and a room over the attached garage at 16 Broad Street located in a Single Residence C (SRC) Zoning District. The By-Laws allow two and a half (2.5) story buildings and requires a minimum side setback of 10.0'. Special Permits – 1.- The existing garage is three stories and the proposed addition is a third story addition. 2.- The existing side setback on the North side is

8.0', and the proposed is 8.9'. 3.- The existing and proposed side setback on the South side is 8.1'.

File Date: November 5, 2018

c) CASE NO. 18-47 – ONE (1) SPECIAL PERMIT

25 Greybirch Circle (SRA) – HCR Construction, Brian Powderly, agent

The Applicant requests One (1) Special Permit under Section 4.2.2A of the Town of Belmont Zoning By-Law for the Board to reduce the required rear setback of a corner lot to not less than the side setback at 25 Greybirch Circle, located in a Single Residence A (SRA) Zoning District. Special Permit- 1.- required rear setback is 40.0', the existing rear setback is 26.4' and the proposed is 30.0'.

File Date: November 5, 2018

d) CASE NO. 18-48 – ONE (1) VARIANCE

201 Lexington Street. (GR) – Christine Arthur & Eugene Klein III

The Applicants request for One Variance under Section 1.5 of the Zoning By-Law to Construct a Second Family Addition at 201 Lexington Street located in a General Residence (GR) Zoning District. Variance- 1.-The existing rear setback is 20.1' and the proposed is 10.2'.

File Date: November 5, 2018

e) CASE NO. 18-49 – TWO (2) SPECIAL PERMITs

66 Horace Road (SRC) – Eileen Plunkett

The Applicant requests Two (2) Special Permits under Section 1.5 of the Zoning By-Law to construct a one story rear addition and a side entrance at 66 Horace Road located in a Single Residence C (SRC) Zoning District. The By-Laws allow a maximum lot coverage of 25% and require a minimum side setback of 10.0'. Special Permits– 1.- The existing lot coverage is 27.7% and the proposed is 30.9% 2.- The existing and proposed side setback is 6.2'.

File Date: November 5, 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	March 5, 2019
18-41	56 Village Hill Road	March 5, 2019
18-45	460 Concord Ave.	March 5, 2019
18-46	16 Broad Street	March 5, 2019
18-47	25 Greybirch Circle	March 5, 2019
18-48	201 Lexington Street	March 5, 2019
18-49	66 Horace Road	March 5, 2019

5. Adjourn.

*The Zoning Board of Appeals next regularly scheduled hearing will be on January 7, 2019.