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**AGENDA**

**TOWN OF BELMONT ZONING BOARD OF APPEALS  
MONDAY, JANUARY 7, 2019 AT 7:00 P.M.**

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

**1. CALL TO ORDER.**

**2. PUBLIC HEARINGS:**

- a) AP CAMBRIDGE PARTNERS II, LLC – Review and approval of Condition 14 to the Comprehensive Permit granted to AP Cambridge Partners dated February 16, 2007.

Condition 14: Shuttle service schedule and locations.

- b) CASE NO. 19-01 – ONE (1) Variance  
214 Waverley Street (GR) – Liyang Diao  
The Applicant requests One (1) Variance under Section 1.5 of the Zoning By-Law to Construct a Tool Shed at 214 Waverley Street located in a General Residence (GR) Zoning District. Variance- 1.-The required front set back of the tool shed is 20.0’ and the proposed is 6.0’.

File Date: December 3, 2018

- c) CASE NO. 19-02 – ONE (1) SPECIAL PERMIT  
5 Regent Road (SRC) – Stephen Umans  
The Applicant requests One (1) Special Permit under Section 3.3 of the Zoning Bylaw for open lot parking of a motor home. Special Permit – (1). Section 3.3 of the By-Law allows open lot parking of motor homes by Special Permits.

File Date: December 3, 2018

- d) CASE NO. 19-03 – ONE (1) SPECIAL PERMIT  
208 White Street (GR) – Michael and Maryellen Grant  
The applicants request One Special Permit under Section 1.5 of the Zoning By-Law to Construct a Dormer at 208 White Street located in a General Residence (GR) Zoning District. Special Permit- 1.- Section 4.2 of the By-Law allows 2.5 Stories. The Existing and the proposed is 3 stories, the area with 5’ headroom in the attic exceeds the allowed 60% of the 2<sup>nd</sup> floor area.

File Date: December 3, 2018

- e) CASE NO. 19-04 – ONE (1) SPECIAL PERMIT  
628 Trapelo Road (GR) – Maria Jones  
The applicant requests One (1) Special Permit under Section 3.3 of the Zoning By-Law To Change The Ownership of the existing Fast Food Restaurant to the applicant at 628 Trapelo Road located in a General Residence (GR) Zoning District.

File Date: December 3, 2018

3. Deliberate and Vote on the Following Cases:

<u>ZBA Case #:</u>	<u>Street Address:</u>	<u>Due Date:</u>
Comprehensive Permit	<u>AP Cambridge Partners II, LLC</u>	April 7, 2019
19-01	214 Waverley Street	April 7, 2019
19-02	5 Regent Road	April 7, 2019
19-03	208 White Street	April 7, 2019
19-04	628 Trapelo Road	April 7, 2019

4. Adjourn.

\*The Zoning Board of Appeals next regularly scheduled hearing will be on February 4, 2019.