

AGENDA

TOWN OF BELMONT ZONING BOARD OF APPEALS
MONDAY, FEBRUARY 4, 2019 AT 7:00 P.M.

2019 JAN 28 PM 5:39

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

1. CALL TO ORDER.

2. CONTINUED PUBLIC MEETINGS:

a) 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

3. PUBLIC HEARINGS:

a) CASE NO. 19-05 - Interpretation of Zoning By-Law

70 Clark Street – Joshua M. Alper, et al

The Applicants request to appeal the decision of the Inspector of Buildings, that §4.2.2 B (2) of the Belmont Zoning By-Law does not apply to Existing Buildings in the Single Residence C (SRC) zoning district being evaluated under §1.5.4(B)(2) .

File Date: January 7, 2019

b) CASE NO. 19-06 – ONE (1) Special Permit

34 Ridge Road (GR) – Maria Liebmann and Eunice Barcenas

The Applicants request One (1) Special Permit under Section 3.3 of the Zoning By-Law to operate a Child Care, Large Family at 34 Ridge Road located in a General Residence (GR) Zoning District.

File Date: January 7, 2019

c) CASE NO. 19-07 – FOUR (4) SPECIAL PERMITS

24 Bellevue Road (GR) – Michael Graf

The Applicant requests Four (4) Special Permits under Section 1.5 of the Zoning Bylaw to enclose an existing porch and to construct a new open porch. Special Permits –1. Maximum allowed lot coverage is 30%, the existing is 30.3% and proposed lot coverage is 31.5%. 2. Minimum required front setback for the enclosed porch is 17.4', the existing and proposed front setback for the enclosed porch is 15.2'. 3. The required front setback for the open porch is 12.4', the existing front setback to the open porch is 15.2' and the proposed is 10.2'. 4. The minimum required side setback is 10.0', the existing and proposed side setback on the South side is 6.3'.

File Date: January 7, 2019

d) CASE NO. 19-08 – ONE (1) SPECIAL PERMIT

289 Belmont Street (LBIII) – Sasirat Wyckoff Grande, d/b/a Thai Noodle Café

The applicant requests One (1) Special Permit under Section 3.3 of the Zoning By-Law to Change the menu and the name of the existing Fast Food Restaurant at 289 Belmont Street located in a Local Business III (LBIII) Zoning District.

File Date: January 7, 2019

e) CASE NO. 19-09 – ONE (1) SPECIAL PERMIT

61 Warwick Road (GR) – Jay Bonnar

The applicant requests One Special Permit under Section 1.5 of the Zoning By-Law to construct a one story addition at 61 Warwick Road located in a General Residence (GR) Zoning District. Section 4.2 of the By-Laws require a minimum side setback of 10.0'. The existing side setback is 5.0' and the proposed is 5.6'.

File Date: January 7, 2019

f) CASE NO. 19-10 – ONE (1) SPECIAL PERMIT

368 Trapelo Road (LBIII) – Antonio J. Pereira, d/b/a Lisa's Pizzeria

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 368 Trapelo Road located in a Local Business III (LBIII) Zoning District.

File Date: January 7, 2019

4. Deliberate and Vote on the Following Cases:

<u>ZBA Case #:</u>	<u>Street Address:</u>	<u>Due Date:</u>
19-01	214 Waverley Street	May 3, 2019
19-05	70 Clark Street	May 3, 2019
19-06	34 Ridge Road	May 3, 2019
19-07	24 Bellevue	May 3, 2019
19-08	289 Belmont Street	May 3, 2019
19-09	61 Warwick Road	May 3, 2019
19-10	368 Trapelo Road	May 3, 2019

5. Adjourn.

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