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## AGENDA

### TOWN OF BELMONT ZONING BOARD OF APPEALS MONDAY, April 8, 2019 AT 7:00 P.M.

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

#### 1. CALL TO ORDER.

#### 2. CONTINUED CASE:

##### a) CASE NO. 19-12 – NINE (9) VARIANCES

7-11 Sunnyside Place – Owens Real Estate Trust, Christopher Owens, Trustee

The Applicant requests Nine (9) Variances under Section 1.5 of the Zoning By-Law to subdivide an existing non-conforming lot at 7-11 Sunnyside Place located in a Single Residence A (SRA) Zoning District to Two (2) non-conforming Buildable lots. §4.2 of the By-Laws require a minimum lot area of 25,000square feet, lot frontage 125.0', front setback 30.0', rear setback 40.0' and side setback of 15.0'. The existing lot area is 12329.7 square feet, the existing lot frontage is 193.23' and the side setbacks for both existing structure are greater than 15.0'. 1.- The proposed lot D will have a lot area of 6403.3 square feet, a frontage of 117.7', the front setback at 9.28', the rear setback 8.60' and the side setback from the existing structure to the newly created lot line 10.06'. 2.- The proposed Lot E will have a lot area of 5899.4', lot frontage of 75.53', a front setback of 9.53' and a rear setback of 15.90'. Existing structures will remain at their current locations.

File Date: February 4, 2019

#### 3. PUBLIC HEARINGS:

##### a) CASE NO. 19-13 – TWO (2) Special Permits

101 Baker Street (GR) – Alex and Emma Thurston

The Applicants request Two (2) Special Permits under Section 1.5 of the Zoning By-Law to construct an Extension to the Front Entry. Special Permits –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 and 2. Minimum required front setback is 17.75', the existing front setback is 16.0' and proposed is 14.5'.

File Date: March 4, 2019

##### b) CASE NO. 19-14 – TWO (2) SPECIAL PERMITS

4 Edward Street (SRC) - Justin Bakule

The applicant requests two Special Permits under Section 1.5 of the Zoning Bylaw to Enclose and Expand a Side Porch. Special Permits –1. Maximum allowed lot coverage is 25%, the existing lot coverage is 27.0% and proposed is 27.3%. 2. Minimum required side setback is 10.0', the existing side setback is 8.2' and the proposed is 6.3'.

File Date: March 4, 2019

c) CASE NO. 19-15 – ONE SPECIAL PERMIT

78 Walnut Street (GR) – Renjian Huang

The applicant requests one Special Permit under Section 1.5 of the Zoning Bylaw to Enclose the Front Porch. 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: March 4, 2019

4. REVIEW ZBA MEETING MINUTES FOR APPROVAL

1. January 7, 2019
2. February 4, 2019
3. March 4, 2017

5. Deliberate and Vote on the Following Cases:

<u>ZBA Case #:</u>	<u>Street Address:</u>	<u>Due Date:</u>
19-12	7-11 Sunnyside Place	July 8, 2019
19-13	101 Baker Street	July 8, 2019
19-14	4 Edward Street	July 8, 2019
19-15	78 Walnut Street	July 8, 2019
Meeting minutes,	1. January 7, 2019	
	2. February 4, 2019	
	3. March 4, 2019	

6. Adjourn.

\*The Zoning Board of Appeals next regularly scheduled hearing will be on May 13, 2019.