

2019 MAY -7 PH 2: 03

**AGENDA**  
**TOWN OF BELMONT ZONING BOARD OF APPEALS**  
**MONDAY, May 13, 2019 AT 7:00 P.M.**

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

**1. CALL TO ORDER.**

**2. EXECUTIVE SESSION:**

a) CASE NO. 19-02 – DENIAL OF ONE (1) SPECIAL PERMIT

Board members to meet with Town Counsel to discuss Case 19-02 decision appealed by the Applicant Mr. Stephen Umans at 5 Regent Road.

**3. 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

**4. PUBLIC HEARINGS:**

a) CASE NO. 19-16 – One (1) Special Permit

125 Chilton Street (SRC) – Kenneth and Sarah Bazydola

The Applicants request One (1) Special Permit under Section 1.5 of the Zoning Bylaw to construct a roof over an existing front porch Special Permit –1. Maximum allowed lot coverage is 25%, the existing lot coverage is 25.2% and proposed is 25.7%.

File Date:

April 15, 2019

b) CASE NO. 19-17 – TWO (2) SPECIAL PERMITS

17-19 Francis Street (GR) - Reenu Pandey and Kartikeya Pant

The applicants request two Special Permits under Section 1.5 of the Zoning Bylaw to construct a Dormer Expansion. Special Permits –1.- §1.5.4 A of the Zoning By-Law allows preexisting non-conforming structures to be extended or altered by a Special Permit granted by the Zoning Board of Appeals. 2.- §4.2.2 of the By-Law requires a minimum front setback of 14.9', the existing and proposed front setback is 6.4'.

File Date:

April 15, 2019

c) CASE NO. 19-18 – TWO (2) SPECIAL PERMITS

43 Pine Street (SRC) – Susan Pergamo

The applicant requests two (2) Special Permits under Section 1.5 of the Zoning Bylaw to construct a second floor deck. Special Permits –1.- §4.2.2 of the Zoning By-Law allows a maximum lot coverage of 25%. The existing lot coverage is 30.9% and the proposed is 32.9%. 2.- §4.2.2 of the By-Law requires a minimum rear setback of 29.1’, the existing rear setback is 25.5’ and the proposed is 22.1’.

File Date: April 15, 2019

d) CASE NO. 19-19 – TWO (2) SPECIAL PERMITS

373 Brighton Street (SRB) – Martha Pickett

The applicant requests two (2) Special Permits under Section 1.5 of the Zoning Bylaw to construct a one story addition and bulkhead. §4.2.2 of the Zoning By-Law requires a minimum side setback of 10.0’.Special Permits –1.- the existing side setback is 6.5’ and the proposed side setback to the addition is 7.4’, and 2.- the proposed side setback to the bulkhead is 5.9’.

File Date: April 15, 2019

e) CASE NO. 19-20 – ONE (1) SPECIAL PERMIT

606-608 Trapelo Road (GR) – John Sciretta

The applicant requests one (1) Special Permit under Section 1.5 of the Zoning Bylaw to construct a one story deck. Special Permit –1.- §1.5.4 A.1 allows extensions and alterations of non-conforming structures in the GR zoning district by a Special Permit from the Zoning Board of Appeals.

File Date: April 15, 2019

**5. FOR THE BOARD TO REVIEW AND DISCUSS REVISIONS PROPOSED TO BE MADE TO DECISION FILED WITH TOWN CLERK FOR CASE 19-05, INTERPRETATION OF § 4.2.2 B (2) OF THE BY-LAW.**

6. 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	August 13, 2019
19-16	125 Chilton Street	August 13, 2019
19-17	17-19 Francis Street	August 13, 2019
19-18	43 Pine Street	August 13, 2019
19-19	373 Brighton Street	August 13, 2019
19-20	606-608 Trapelo Road	August 13, 2019
19-05	Revision of filed Decision	August 13, 2019

7. Adjourn.

\*The Zoning Board of Appeals next regularly scheduled hearing will be on June 17, 2019.