

AGENDA
TOWN OF BELMONT ZONING BOARD OF APPEALS
MONDAY, JUNE 17, 2019 AT 7:00 P.M.

2019 JUN 11 AM 8:58

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

1. CALL TO ORDER.

2. PUBLIC HEARINGS:

a) CASE NO. 19-21 – Two (2) Variances

307 Pleasant Street (SRB) - Iris Ponte and John Hugg

The Applicants request Two (2) Variances under Section 1.5 of the Zoning Bylaw to construct a Detached Garage. §4.3.5 c-2 of the Zoning Bylaws Accessory Buildings regulations reads “If any part of the accessory building is forward of the rear line of the dwelling, the accessory building shall conform to the front setback, side line and rear line requirements for a dwelling in the district in which the accessory building is located”. Variances 1.-The required side setback for the garage is 10.0’, the proposed side setback is 5.1’. 2.- The required rear setback for the garage is 30.0’, the proposed rear setback is 5.1’.

File Date: May 13, 2019

b) CASE NO. 19-22 – TWO (2) SPECIAL PERMITS

101 Alexander Ave. (SRC) - Jun Luo

The applicant requests two Special Permits under Section 1.5 of the Zoning Bylaw to Enclose an Existing Open Porch and construct a Front Yard Parking. Special Permits 1.- The required front setback is 22.45’, the existing front setback of the structure is 21.2’ and for the proposed enclosed porch is 14.3’. 2.- Front yard parking is allowed by a Special Permit.

File Date: May 13, 2019

c) CASE NO. 19-23 – ONE (1) SPECIAL PERMIT

6 Spinney Terrace (SRC) – Paul Peng

The applicant requests one (1) Special Permit under Section 1.5 of the Zoning Bylaw to Construct a Three Story Addition. Special Permit 1.- The By-Law allows 2-1/2 Story structures, the existing structure is three and a half (3-1/2) stories. The lowest level of the dwelling is a basement (63.2% of the foundation walls are exposed) and is considered a story. The proposed addition is a three (3) story addition.

File Date: May 13, 2019

3. Deliberate and Vote on the Following Cases:

ZBA Case #:

Street Address:

Due Date:

19-21

307 Pleasant Street

September 17, 2019

19-22

101 Alexander Ave.

September 17, 2019

19-23

6 Spinney Terrace

September 17, 2019

4. Review and approve ZBA meeting minutes for:

1. April 8, 2019
2. May 13, 2019

5. Adjourn.

*The Zoning Board of Appeals next regularly scheduled hearing will be on July 15, 2019.