

AGENDA
TOWN OF BELMONT ZONING BOARD OF APPEALS
MONDAY, July 15, 2019 AT 7:00 P.M.

2019 JUN 26 PM 2:23

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

1. CALL TO ORDER.

2. PUBLIC HEARINGS:

a) CASE NO. 19-24 – TWO (2) SPECIAL PERMITS

32 Bright Road (SRC) – Nadia Shalaby

The Applicant requests Two (2) Special Permits under §1.5 of the Zoning Bylaw to Construct a Deck. Special Permits 1.- § 4.2 of the Zoning By-Law allows maximum Lot Coverage of 25%, the existing Lot Coverage is 25.5% and the proposed is 29.9%. 2. Minimum required side setback is 10.0', the existing side setback is 8.9' and the proposed is 9.0'.

File Date: June 17, 2019

b) CASE NO. 19-25 – ONE (1) SPECIAL PERMIT

56 Oxford Ave. (GR) - 56 Oxford Ave. Condominium Trust

The applicant requests One Special Permit under §1.5 of the Zoning Bylaw to Expand a driveway. Special Permit 1.- §4.2 of the Zoning By-Law requires a minimum open space of 40% in the GR district. The existing open space is 39.2% and the proposed is 27.5%.

File Date: June 17, 2019

c) CASE NO. 19-26 – ONE (1) SPECIAL PERMIT

90 Trapelo Road (LBI) – 90 Trapelo Road, LLC

The applicant requests One (1) Special Permit under §1.5 of the Zoning Bylaw to construct a canopy over the fuel pumps. Special Permit 1.- § 6.7.4 of the Zoning By-Law, Motor vehicle Service Station, setbacks, requires a minimum front setback to buildings and structures no less than 40.0' in any zoning district. The existing structure is setback 37.2' off Common Street and 39.4' off Trapelo Road. The proposed canopy is 1.4' off Common Street and 0.0' off Trapelo Road and has an overhang over the Public Right of Way.

File Date: June 17, 2019

d) CASE NO. 19-27 – ONE (1) SPECIAL PERMIT

44 Palfrey Road (SRC) – Ryan Casillo

The applicant requests one (1) Special Permit under §1.5 of the Zoning Bylaw to construct a third story addition. Special Permit 1.- §4.2.2 of the Zoning By-law Dimensional Regulations allows a maximum of 2-1/2 stories. The existing structure is three and a half (3-1/2) stories, the lowest level of the dwelling is a basement (54% of the foundation walls are exposed) and is considered a story. The proposed addition is a third story addition.

File Date: June 17, 2019

e) CASE NO. 19-28 – ONE (1) SPECIAL PERMIT

113 White Street - Silverdec Properties, LLC, Julius Perl, partner

The applicant requests one (1) Special Permit under §1.5.2 of the Zoning Bylaw to construct dormers and rear stairs. Special Permit 1.- §1.5.2 of the By-Law allows changes and extensions of nonconforming uses by a Special Permit granted by the Board of Appeals. The existing use is a four family in a district where one and two family uses are allowed by the By-Law.

File Date: June 17, 2019

3. DELIBERATE AND VOTE ON THE FOLLOWING CASES:

<u>ZBA Case #:</u>	<u>Street Address:</u>	<u>Due Date:</u>
19-24	32 Bright Road	October 15, 2019
19-25	56 Oxford Ave.	October 15, 2019
19-26	90 Trapelo Road	October 15, 2019
19-27	44 Palfrey Road	October 15, 2019
19-28	113 White Street	October 15, 2019

4. Review and approve ZBA meeting minutes for:

1. June 17, 2019

5. Adjourn.

*The Zoning Board of Appeals next regularly scheduled hearing will be on September 9, 2019.