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**AGENDA**  
**TOWN OF BELMONT ZONING BOARD OF APPEALS**  
**MONDAY, September 9, 2019 AT 7:00 P.M.**

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

**1. CALL TO ORDER.**

**2. CONTINUED CASES:**

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. 19-28 – 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. PUBLIC HEARINGS:**

a) CASE NO. 19-29 – TWO (2) SPECIAL PERMITS

41 Hammond Road (SRC) - Richard and Patricia Dioro

The Applicants requests Two (2) Special Permits under §1.5 of the Zoning Bylaw to construct a three and a half (3.5) story addition. Special Permits 1.- The existing and proposed structure is three and a half (3-1/2) stories, the lowest level of the dwelling is a basement (56.57% of the foundation walls are exposed) and is considered a story. The proposed addition is a three and a half story addition. 2.- The existing side setback to the principal structure is 7.5’ and the proposed side setback to the addition and the deck is 8.4’.

File Date:

August 12, 2019

b) CASE NO. 19-30 – ONE (1) VARIANCE

29 Longmeadow Road (SRA) – Jun Wei

The applicant requests One Variance under §1.5 of the Zoning Bylaw to construct a Tool Shed. Variance 1.- The minimum required side setback of the tool shed is 15.0', the proposed is 5.1'.

File Date:

August 12, 2019

c) CASE NO. 19-31 – TWO (2) SPECIAL PERMITS

523 School Street (GR) – Vasiliki Ployhronopoulos

The applicant requests Two (2) Special Permits under §1.5 of the Zoning Bylaw to construct two dormers. Special Permits 1.-§1.5.4A(1) of the Zoning By-Law allows preexisting non-conforming structures be extended or altered with a Special Permit from the Zoning Board of Appeals, and 2.-Minimum required side setback is 10.0', the existing and proposed side setback is 9.2'.

File Date:

August 12, 2019

**4. DELIBERATE AND VOTE ON THE FOLLOWING CASES:**

<u>ZBA Case #:</u>	<u>Street Address:</u>	<u>Due Date:</u>
19-21	307 Pleasant Street	December 9, 2019
19-28	113 White Street	December 9, 2019
19-29	41 Hammond Road	December 9, 2019
19-30	29 Longmeadow Road	December 9, 2019
19-31	523 School Street	December 9, 2019

**5. Review and approve ZBA meeting minutes for:**

1. July 15, 2019

**6. Adjourn.**

\*The Zoning Board of Appeals next regularly scheduled hearing will be on October 7, 2019.