

AGENDA
TOWN OF BELMONT ZONING BOARD OF APPEALS 2019 SEP 30 PM 6:07
MONDAY, OCTOBER 7, 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

3. PUBLIC HEARINGS:

a) CASE NO. 19-32 – ONE (1) SPECIAL PERMIT

23 Harriet Ave. (GR) - Valerie Duff and Jacob Srautmann

The Applicants request One (1) Special Permit under §1.5 of the Zoning Bylaw to construct a dormer. Special Permit, Section 4.2.2 of the Zoning Bylaws 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 (59.9% of the foundation walls are exposed) and is considered a story. The proposed addition is a third (3rd) story addition.

File Date:

September 2, 2019

b) CASE NO. 19-33 – ONE (1) SPECIAL PERMIT

303 Marsh Street (SRA) - Jennifer and Bob Carter

The Applicants request One (1) Special Permit under §5.1.3 of the Zoning Bylaw to construct a Front Yard Parking. Special Permit - § 5.1.3 b) 2) requires a Special Permit for the installation of parking spaces within the required front yard.

File Date:

September 2, 2019

c) CASE NO. 19-34 – ONE (1) SPECIAL PERMIT

11 Edward Street (SRC) - Richard and Jessica Hartley

The Applicants request One (1) Special Permit under §1.5 of the Zoning Bylaw to construct a porch with a Roof Deck. Special Permit - § 4.2.1 of the Zoning By-Law allows maximum Lot Coverage of 25.0%. The existing Lot Coverage is 26.4% and the proposed is 28.7%.

File Date:

September 2, 2019

d) CASE NO. 19-35 – TWO (2) SPECIAL PERMITS

38 Cowdin Street (SRC) - Abhay & Aparna Mujumdar

The Applicants requests Two (2) Special Permits under §1.5 of the Zoning Bylaw to construct a third floor addition. Special Permits, 1 - Section 4.2 of the Zoning Bylaws Dimensional Regulations allows a maximum of 2-1/2 stories, the existing structure is three (3) stories, The lowest level of the dwelling is a basement (42.4% of the foundation walls are exposed) and is considered a story. The proposed addition is a three (3) story addition. 2 – The required minimum front setback on Middlecot Street is 25.0', the existing and proposed front setback on Middlecot Street is 20.6'.

File Date:

September 2, 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	January 7, 2019
19-32	23 Harriet Ave.	January 7, 2019
19-33	303 Marsh Street	January 7, 2019
19-34	11 Edward Street	January 7, 2019
19-35	38 Cowdin Street	January 7, 2019

5. Adjourn.

*The Zoning Board of Appeals next regularly scheduled hearing will be on November 4, 2019.