

2019 OCT 23 AM 10:41

**AGENDA**  
**TOWN OF BELMONT ZONING BOARD OF APPEALS**  
**MONDAY, NOVEMBER 4, 2019 AT 7:00 P.M.**

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

**1. CALL TO ORDER.**

**2. PUBLIC HEARINGS:**

a) CASE NO. 19-36 – TWO (2) SPECIAL PERMITS

5 Edward Street (SRC) - Mr. Manoukian and Ms. Aroushanian

The Applicants request Two (2) Special Permits under §1.5 of the Zoning Bylaw to construct an addition. Special Permits, 1.- Section 4.2.2 of the Zoning Bylaws requires a minimum rear setback of 25.0' on the South side, the existing and proposed rear setback on the South side is 9.4' and 2.- A minimum rear setback of 26.27' is required on the West side, the existing rear setback on the West side is 33.8' and the proposed is 21.2'.

File Date:

October 7, 2019

b) CASE NO. 19-37 – THREE (3) SPECIAL PERMITS

71 Waverley Street (GR) - Shauna Bernard

The Applicant requests Three (3) Special Permits under §1.5 of the Zoning Bylaw to alter the roof structure to construct two dormers. Special Permits, 1.- §4.2 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 (49.99% of the foundation walls are exposed) and is considered a story. The proposed alterations of the roof structure and the dormers are at 3-1/2 story. 2.-§4.2 requires a minimum side setback of 10.0', the existing side setback of the dwelling is 4.5' and the proposed alterations are at 6.3'. 3.- §1.5.4A of the By-Laws allow any alterations in the General Residence zoning district by Special Permit from the Board of Appeals, the proposed roof structure alterations are allowed by a Special Permit from the Board of Appeals

File Date:

October 7, 2019

c) CASE NO. 19-38 – ONE (1) SPECIAL PERMIT

11 Beatrice Circle (SRA) - Ryan and Portia Thompson

The Applicants request One (1) Special Permit under §1.5 of the Zoning Bylaw to construct a second story addition. Special Permit, 1.- § 4.2.2 of the Zoning By-Law Dimensional Regulations require a minimum side setback of 15.0', the existing side setback to the dwelling is 9.8' and the proposed is 11.0'.

File Date:

October 7, 2019

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

<u>ZBA Case #:</u>	<u>Street Address:</u>	<u>Due Date:</u>
19-21	307 Pleasant Street	February 4, 2020
19-36	5 Edward Street	February 4, 2020
19-37	71 Waverley Street	February 4, 2020

19-38

11 Beatrice Circle

February 4, 2020

4. Discussion and vote to approve Zoning Board of Appeals public hearing dates for calendar year 2020.

January 6, 2020

February 3, 2020

March 2, 2020

April 6, 2020

May 18, 2020

June 15, 2020

July 13, 2020

September 14, 2020

October 5, 2020

November 2, 2020

December 7, 2020

5. Discussion and vote to approve Zoning Board of Appeals September 9, 2019 and October 7, 2019 meeting minutes.
6. Adjourn.

\*The Zoning Board of Appeals next regularly scheduled hearing will be on December 2, 2019.