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AGENDA
TOWN OF BELMONT ZONING BOARD OF APPEALS
MONDAY, DECEMBER 2, 2019 AT 7:00 P.M.

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

REVISED

1. CALL TO ORDER.

2. REMANDED CASES:

a) CASE NO. 19-02 – ONE SPECIAL PERMIT

5 Regent Road (SRC) – Stephen Umans

Massachusetts Land Court has remanded Case 19-02 back to the Zoning Board of Appeals for reconsideration of One Special Permit under Section 3.3 of the Zoning Bylaw for open lot parking of a motor home.

3. CONTINUED 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

4. PUBLIC HEARINGS:

a) CASE NO. 19-39 – ONE (1) SPECIAL PERMIT

79 Hoitt Road (SRC) - Yue Chen and Kelly Liu

The Applicants request One (1) Special Permit under §1.5 of the Zoning Bylaw to construct a Sunroom. Special Permit, 1.-§4.2.2 of the Zoning Bylaws requires a minimum side setback of 10.0', the existing side setback to the principal building is 7.8' and the proposed to the sunroom is 8.4'.

File Date:

November 2, 2019

b) CASE NO. 19-40 – ONE (1) SPECIAL PERMIT

81 Oliver Road (SRC) - Nadja Linden

The Applicant requests 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 Bylaws requires a minimum side setback of 10.0', the existing and proposed side setback is 9.0'.

File Date:

November 2, 2019

c) CASE NO. 19-41 – TWO (2) SPECIAL PERMITS

102 Gilbert Road (GR) - Travis Franck

The Applicant requests Two (2) Special Permits under §1.5 of the Zoning Bylaw to construct a Dormer. Special Permits, 1.- Zoning By-Law Dimensional Regulations allow a maximum of 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 (68.70% of the foundation walls are exposed) and is considered a story. The proposed addition is at a three and a half story level. 2.- Minimum required side setback is 10.0', The existing side setback to the structure is 6.10' and the proposed to the dormer is 7.90'.

File Date:

November 2, 2019

d) CASE NO. 19-42 – TWO VARIANCES AND ONE SPECIAL PERMIT

774A (portion), 778, 782, 790 Pleasant Street (LBII) - Empire Management Corporation, Brian Lafferty, President

The Applicant requests Two Variances and One Special Permit under §1.5 of the Zoning Bylaw to construct an addition and a third story. Section 4.2 of the Zoning By-Law Dimensional Regulations allows a maximum lot coverage of 35%, a maximum of 2 stories and a maximum building height of 32.0'. 1.-A variance is required to convert an existing conforming Two (2) story building to a non-conforming three (3) story building, the lowest level of the structure is a basement (55.84% of the foundation walls are covered) and is considered a story. The proposed addition is a third story addition (44.56% of the foundation walls will be covered). 2.- A Special Permit is required to increase the lot coverage from 37.6% existing to 74.9% proposed and 3.- A Variance is required to increase the height of the building from 32' conforming to 38' non-conforming.

e) CASE NO. 19-43 – ONE VARIANCE

510 Pleasant Street (SRC) - Anthony Mastrangelo

The Applicant Requests One Variance under §1.5 of the Zoning Bylaw to construct a New Building. The placing of the new building at any location on the Newly Subdivided lot will not conform to section 4.3.1 of the By-Law, which states "Any lot to be used for a dwelling shall, between the street and the rear line of the dwelling, maintain a lot width measured between side lot lines no smaller than the required street frontage (75.0') for the district in which the lot is located".

f) CASE NO. 19-44 – ONE SPECIAL PERMIT

89 Hammond Road (SRC) - Adrienne Kelly and Shawn Avery

The Applicants request One Special Permit under §5.1.3 b-2 which allows the installation of parking spaces within the required front yard by a Special Permit granted by the Board of Appeals.

g) CASE NO. 19-45 – THREE SPECIAL PERMITS
24 Middlecot Street (SRC) - Mr. James Connelly

The Applicant requests three Special Permits under §1.5 of the Zoning Bylaw to construct a three and a half (3-1/2) story addition. Special Permits, 1.-§4.2 allows two and a half (2.5) story structures, the existing structure is three and a half (3-1/2) stories, the lowest level of the dwelling is a basement (49.10% of the foundation walls are exposed) and is considered a story. The proposed addition is a three and a half (3-1/2) story addition. 2.- Requires a minimum of 25.0' front setback, the existing front setback off Chilton Street is 19.7' and the proposed addition is 22.8'. 3.- Requires 24.0' rear setback, the existing rear setback is 20.8' and the proposed is 22.8'.

5. DELIBERATE AND VOTE ON THE FOLLOWING CASES:

<u>ZBA Case #:</u>	<u>Street Address:</u>	<u>Due Date:</u>
19-02	5 Regent Road	March 2, 2020
19-36	5 Edward Street	March 2, 2020
19-40	81 Oliver Road	March 2, 2020
19-41	102 Gilbert Road	March 2, 2020
19-42	774 Pleasant Street	March 2, 2020
19-43	510 Pleasant Street	March 2, 2020
19-44	89 Hammond Road	March 2, 2020
19-45	24 Middlecot Street	March 2, 2020

6. Adjourn.

*The Zoning Board of Appeals next regularly scheduled hearing will be on January 6, 2020