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AGENDA
TOWN OF BELMONT ZONING BOARD OF APPEALS
MONDAY, January 6, 2020 AT 7:00 P.M.
Art Gallery, 3rd FLOOR
Homer Building, 19 Moore Street

1. CALL TO ORDER.

2. CONTINUED HEARINGS:

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

774A-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.

File Date: November 2, 2019

b) 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".

File Date: November 2, 2019

3. DELIBERATE AND VOTE ON THE FOLLOWING CASES:

<u>ZBA Case #:</u>	<u>Street Address:</u>	<u>Due Date:</u>
19-42	774A-790 Pleasant Street	April 6, 2020
19-43	510 Pleasant Street	April 6, 2020

4. Discussion and vote to approve Zoning Board of Appeals November 4, 2019 meeting minutes.

5. Adjourn.

*The Zoning Board of Appeals next regularly scheduled hearing will be on February 3, 2020