

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

**1. CALL TO ORDER.**

**2. PUBLIC HEARINGS:**

a) CASE NO. 20-01 – ONE SPECIAL PERMIT

24 Broad Street (SRC) – Matias Infante

The Applicant requests One Special Permit under §1.5 of the Zoning Bylaw to construct a Dormer. Special Permit, 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 (52.0% of the foundation walls are exposed) and is considered a story. The proposed dormer is at three and a half (3-1/2) story.

File Date: January 6, 2020

b) CASE NO. 20-02 – ONE SPECIAL PERMIT

125 Trapelo Road (LBI) - 125 Trapelo Road LLC, Edward Burke, manager

The Applicant requests One Special Permit under §1.5.2 of the Zoning Bylaw to modify an existing non-conforming use by adding a new residential unit to an existing 40 unit structure. 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 is 40 unit apartment building, the proposed is to be 41 units.

File Date: January 6, 2020

c) CASE NO. 20-03 – SIX SPECIAL PERMITS

15-17 Moraine Street (GR) – Derek Tommy

The Applicant requests Six Special Permits under §1.5 of the Zoning Bylaw to construct a Second Story Porch. Special Permits, 1.- §1.5.4 A of the By-Laws allow extensions and alterations of non-conforming structures in the GR district by a Special Permit granted by the Board of Appeals. 2.- the maximum allowed lot coverage is 30%, the existing is 49.0% and the proposed is 49.6%. 3.- the minimum allowed open space is 40%, the existing is 37.6% and the proposed is 38.1%. 4.- the minimum required front setback is 20.0' the existing is 0.7' and the proposed is 6.6'. 5.- the minimum required side setback is 10.0', the existing and proposed is 6.0'. 6.- the required rear setback is 16.0', the existing is 15.2' and the proposed is 14.9'.

File Date: January 6, 2020

d) CASE NO. 20-04 – TWO SPECIAL PERMITS

160 Claflin Street (SRC) – Daniel P. Veo

The Applicant requests Two Special Permits Permits under §1.5 of the Zoning Bylaw to

construct a Third Story Addition and Attic Expansion with Dormer. Special Permits, 1.- The existing structure is three and a half (3-1/2) stories. The lowest level of the dwelling is a basement (66.75% of the foundation walls are exposed) and is considered a story. The proposed addition is a third story addition with an attic expansion. 2.- The minimum required side setback is 10.0', the existing side setback is 7.9' and the proposed is 9.3'.

File Date: January 6, 2020

e) CASE NO. 20-05 – ONE SPECIAL PERMITS

55 Trapelo Road (SRC) - Alexander Athanasiou

The Applicant requests One Special Permit under §1.5.2 of the Zoning Bylaw to modify an existing non-conforming use. 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 is a residential unit and an office space in a district where only residential units are allowed.

File Date: January 6, 2020

f) CASE NO. 20-06 – ONE SPECIAL PERMIT

34-36 Frederick Street (GR) – John Newton

The Applicant requests One Special Permit under §1.5.2 of the Zoning Bylaw to modify an existing non-conforming driveway use. 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 driveway could be expanded by a Special Permit granted by the Board of Appeals.

File Date: January 6, 2020

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

<u>ZBA Case #:</u>	<u>Street Address:</u>	<u>Due Date:</u>
20-01	24 Broad Street	May 2, 2020
20-02	125 Trapelo Road	May 2, 2020
20-03	15-17 Moraine Street	May 2, 2020
20-04	160 Claflin Street	May 2, 2020
20-05	55 Trapelo Road	May 2, 2020
20-06	34-36 Frederick Street	May 2, 2020

**4. Adjourn.**

\*The Zoning Board of Appeals next regularly scheduled hearing will be on March 2, 2020