

**AGENDA**  
**TOWN OF BELMONT ZONING BOARD OF APPEALS**  
**MONDAY, March 2, 2020 AT 7:00 P.M.**

2020 FEB 20 AM 11:14

Wellington School Community Room,  
121 Orchard Street

**1. CALL TO ORDER.**

**2. CONTINUED HEARING:**

a) 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

**3. PUBLIC HEARINGS:**

a) CASE NO. 20-07 –ONE SPECIAL PERMIT

79 School Street (SRC) – William Horne and Andrea Dandridge

The Applicants request One Special Permit under Section 1.5 to construct a Second Story Addition at 79 School Street located in a Single Residence C (SRC) zoning district. Special Permit, 1.- §4.2 of the By-Law requires a minimum side setback of 10.0', the existing and proposed side setback is 7.7'.

File Date: February 2, 2020

b) CASE NO. 20-08 – ONE SPECIAL PERMIT

41 Leonard Street (LBI) - Bruegger's Bagels, Kenneth G. Bedrosian, agent,

The Applicant requests One Special Permit under Section 3.3 of the By-Laws to revise the hours of operation previously approved by the Board, Case # 90-32, to allow new hours of operation, Monday through Sunday 5:00am to 9:00pm. Special Permit, 1.- Revisions of Special Permits are allowed by the Board of Appeals.

File Date: February 2, 2020

c) CASE NO. 20-09 – ONE SPECIAL PERMIT

27 Winthrop Road (SRC) – Kayvan Mosharaf Ghahfarokhi

The Applicant requests One Special Permit under Section 1.5 of the Zoning By-Law construct a third floor addition at 27 Winthrop Road located in a Single Residence C (SRC) zoning district. The By-Law allows two and a half story structures. Special Permit, 1.- The existing structure is three and a half (3-1/2) stories. The lowest level of the dwelling is a

basement (59.18% of the foundation walls are exposed) and is considered a story. The proposed addition is a third story addition.

File Date: February 2, 2020

d) CASE NO. 20-10 – TWO SPECIAL PERMITS

24 Long Ave. (SRC) – Isaac and Dynelle Long

The Applicants request Two Special Permits under Section 1.5 of the Zoning By-Law construct a Three and a Half story and a Third Floor addition at 24 Long Ave. located in a Single Residence C (SRC) zoning district. The By-Law allows two and a half story structures and requires a minimum side setback of 10.0'. Special Permits, 1.- The existing structure is three and a half (3-1/2) stories. The lowest level of the dwelling is a basement (60.9% of the foundation walls are exposed) and is considered a story. The proposed additions are a three and a half story and a third floor addition. 2.- The existing side setback is 7.7' and the proposed is 9.7'.

File Date: February 2, 2020

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

<u>ZBA Case #:</u>	<u>Street Address:</u>	<u>Due Date:</u>
20-05	55 Trapelo Road	June 2, 2020
20-07	79 School Street	June 2, 2020
20-08	41 Leonard Street	June 2, 2020
20-09	27 Winthrop Road	June 2, 2020
20-10	24 Long Ave.	June 2, 2020

5. Approval of Board of Appeals meeting minutes, December 2, 2019 and January 6, 2020.

6. Adjourn

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