

AGENDA
TOWN OF BELMONT ZONING BOARD OF APPEALS
MONDAY, DECEMBER 7, 2020 AT 7:00 P.M.
Remote Access

RECEIVED
TOWN CLERK
BELMONT, MA

DATE: December 2, 2020
TIME: 2:45 PM

In keeping with Governor Baker’s Executive Order of March 12, 2020;
“Order Suspending Certain Provisions of
the Open Meeting Law” – All
Participation for Town Residents will be
by Remote Access

If the audio becomes unavailable, the meeting will be paused until it can be restored, or the meeting will end.

The meeting will enable those who have questions related to an agenda item to ask them remotely. Residents can join the meeting through Zoom. We apologize in advance for any technology issues we might experience.

FOR PARTICIPANTS:

The meeting will start at 7:00 p.m. You can join the meeting at 6:55 p.m.

Topic: Zoning Board of Appeals

Time: Dec 7, 2020 07:00 PM Eastern Time (US)

Join Zoom Meeting

<https://us02web.zoom.us/j/88222682643>

Meeting ID: 882 2268 2643

Dial by your location

+1 929 205 6099 US (New York)

To Ask A Question:

If you wish to ask a question (related to the agenda or a case) here’s what you do:

- By computer or smartphone – once logged in you will be able to raise your hand.
- By Telephone press *9
- When the host is ready for you, you will be called on by the last digits of your phone number or name.

Questions should be as concise and clear as possible

1. CALL TO ORDER.

2. CONTINUED CASES:

- a) CASE NO. 20-26 – ONE SPECIAL PERMIT
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 at 55 Trapelo Road located in a Single Residence C zoning district. 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: August 17, 2020

3. PUBLIC HEARINGS:

a) CASE NO. 20-36 – ONE SPECIAL PERMIT

189 Beech Street (GR) – Magovcevic Mariola and Kai Angermueller

The Applicants request One Special Permit under Section 1.5.4A of the Zoning By-Law to construct a second story porch at 189 Beech Street located in General Residence (GR) Zoning District. The proposed alterations are allowed by a Special Permit granted by the Board of Appeals.

File Date: November 9, 2020

b) CASE NO. 20-37 – TWO SPECIAL PERMITS

90 Hull Street (GR) – Meng Lin

The applicant requests Two Special Permits under section 5.1.3 (b) and 1.5 of the By-Law to construct a Front Yard Parking at 90 Hull Street located in General Residence (GR) Zoning District. Special Permits, 1. §5.1.3 b) 2) requires a Special Permit for the installation of parking spaces within the required front yard, and 2. Minimum required open space in a GR zoning district is 40%, the existing open space is 39.5% and the proposed is 34.4%.

File Date: November 9, 2020

c) CASE NO. 20-38 – TWO SPECIAL PERMITS

206-208 Beech Street (GR) - Daniel and Cortney Eldridge

The applicants request Two Special Permits under section 1.5 of the By-Law to construct a dormer and a balcony at 206-208 Beech Street located in General Residence (GR) Zoning District. Special Permits, 1. Minimum required side setback is 10.0', the existing and proposed side setback to the dormer is 7.0', and 2. §1.5.4A of the By-Law allows alterations and expansions in the GR zoning district by a Special Permit granted by the Board of Appeals.

File Date: November 9, 2020

d) CASE NO. 20-39 – TWO SPECIAL PERMITS

24-26 Creeley Road (GR) - Lois Erickson

The applicant requests Two Special Permits under §1.5 of the Zoning By-Law to construct Two Dormers at 24-26 Creeley Road located in a General Residence zoning district. Special Permits, 1. §4.2 of the By-Law allows two and a half (2-1/2) story buildings, the existing structure is three and a half (3-1/2) stories. The lowest level of the dwelling is a basement

(59.64% of the foundation walls are exposed) and is considered a story. The proposed dormers are at three and a half (3-1/2) story, and 2. Minimum required side setback is 10.0', the existing side setback on the south side is 6.5' and the proposed is 6.6'.

File Date: November 9, 2020

4. DELIBERATE AND VOTE ON THE FOLLOWING CASES:

<u>ZBA Case #:</u>	<u>Street Address:</u>	<u>Due Date:</u>
20-26	55 trapelo Road	March 7, 2021
20-36	189 Beech Street	March 7, 2021
20-37	90 Hull Street	March 7, 2021
20-38	206-208 Beech Street	March 7, 2021
20-39	24-26 Creeley Road	March 7, 2021

5. Adjourn

The Zoning Board of Appeals' next regularly scheduled hearing will be on January 11, 2021.