

**AGENDA
TOWN OF BELMONT ZONING BOARD OF APPEALS
MONDAY, May 17, 2021 AT 7:00 P.M.**

Remote Access

**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, Boards and Committees 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: May 17, 2021 07:00 PM Eastern Time

Join Zoom Webinar

<https://us02web.zoom.us/j/87546403894>

Webinar ID: 875 4640 3894

To join by telephone,

Call: 1 (646) 558-8656

When prompted, enter: 87546403894#

When prompted, enter #

To ask a question or raise your hand, enter *9 on your phone.

When prompted, enter #

Meeting will air live on channel 96 (Comcast) and channel 30 (Verizon) and on

<https://www.belmontmedia.org/watch/infotv>

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. 21-10 – TWO SPECIAL PERMITS

21-23 Cross Street (GR) - Christopher Halloran

The Applicant requests Two Special Permits under §1.5 of the Zoning By-Law to construct three dormers at 21-23 Cross Street located in General Residence (GR) 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 (52.2% of the foundation walls are exposed) and is considered a story. The proposed dormers are at a third story. 2.- The existing and proposed side setback is 6.7’.

File date: March 8, 2021

3. PUBLIC HEARINGS:

a) CASE NO. 21-11 – TWO SPECIAL PERMITS

3 Essex Road (SRC) - Bo Cumbo

The Applicant requests Two Special Permits under §1.5 of the Zoning By-Law to construct a second story addition at 3 Essex Road located in Single Residence C (SRC) Zoning district. §4.2.2 of the Zoning By-Law Dimensional Regulations allow a maximum lot coverage of 25% and require a minimum front setback of 22.4’. Special Permits: 1.- The existing and proposed lot coverage is 25.3%. 2.- The existing and proposed front setback is 20.5’.

File Date: April 5, 2021

b) CASE NO. 21-12 ONE SPECIAL PERMIT

30 Hurd Road (SRC) – John Boyle and Laura Boyle

The Applicants request One Special Permit under §1.5 of the Zoning By-Law to construct a one story addition and a deck at 30 Hurd Road located in Single Residence C (SRC) Zoning district. §4.2 of the Zoning By-Law Dimensional Regulations allow a maximum lot coverage of 25.0%. The existing lot coverage is 26.2% and the proposed is 28.0%.

File Date: April 5, 2021

c) CASE NO. 21-13 ONE SPECIAL PERMIT

37-39 Wiley Road (GR) - Edward Yezdoghlyan and Susanna Hartenyan

The Applicants request One Special Permit under §1.5 of the Zoning By-Law to retain a newly constructed brick oven (outdoor grill) at 37-39 Wiley Road, located in a General Residence (GR) zoning district. §4.2.2 of the By-Law requires a 12.0’ rear setback for “other” structures. The current setback to the grill is 0.28’.

d) CASE NO. 21-14 FIVE SPECIAL PERMITS

183-185 Beech Street (GR) – Gabriel Vellante

The Applicant requests Five Special Permits under §1.5 of the Zoning By-Law to construct a two story addition over a crawl space at 183-185 Beech Street located in General Residence (GR) Zoning district. §1.5.4A of the By-Law allows alterations and expansions in the GR district by a Special Permit granted by the Board of Appeals and §4.2 of the Zoning By-Law Dimensional Regulations allow two and a half (2-1/2) story structures, a maximum lot coverage of 30.0%, requires a minimum open space of 40% and a minimum side setback of 10.0'. Special Permits: 1.- The proposed alterations and expansions are allowed by a Special Permit granted by the Board of Appeals. 2.- The Existing structure is three and a half story structure, the lower level of the structure is a basement (60.12% of the foundation walls are exposed) and is considered a story; the proposed addition is at second and third levels. 3.- The existing lot coverage is 42.2% and the proposed is 42.7%. 4.- The existing open space is 34.9% and the proposed is 34.5%. 5.- The existing side setback is 6.94' and the proposed is 8.4'.

File date: April 5, 2021

e) CASE NO. 21-15 TWO VARIANCES AND ONE SPECIAL PERMIT

24 Stults Road (SRC) - Marc and Kristen Becker

The Applicants request Two Variances and One Special Permit under §1.5 of the Zoning By-Law to construct rear additions at 24 Stults Road located in Single Residence C (SRC) Zoning district. Variances: 1.- §4.2 of the Zoning By-Law Dimensional Regulations allow a minimum rear setback of 23.72' (30% average depth of lot), The existing rear setback is 31.9' and the proposed is 15.9'. 2.- §4.3.5-b-2 requires a minimum set back of 5.0' between an accessory structure and the principal structure it is accessory to. The existing set back from the garage to the principal structure is greater than 5.0' and the proposed is 2.8'. Special Permit: 1.- The By-Law allows a maximum lot coverage of 25%. The existing lot coverage is 29.5% and the proposed is 36.1%.

File Date: April 5, 2021

4. DELIBERATE AND VOTE ON THE FOLLOWING CASES:

<u>ZBA Case #:</u>	<u>Street Address:</u>	<u>Due Date:</u>
21-10	21-23 Cross Street	August 17, 2021
21-11	3 Essex Road	August 17, 2021
21-12	30 Hurd Road	August 17, 2021
21-13	37-39 Wiley Road	August 17, 2021
21-14	183-185 Beech Street	August 17, 2021
21-15	24 Stults Road	August 17, 2021

5. Adjourn

The Zoning Board of Appeal's next regularly scheduled meeting for cases, other than 91 Beatrice Circle, will be held on Monday June 21, 2021.