

AGENDA
TOWN OF BELMONT ZONING BOARD OF APPEALS
MONDAY, September 13, 2021 AT 7:00 P.M.

In keeping with the extension of the remote participation portion of Governor Baker's Executive Order of March 12, 2020; "Order Suspending Certain Provisions of the Open Meeting Law" – **Town Residents, Boards and Committees will be by Remote Access**

RECEIVED
TOWN CLERK
BELMONT, MA

DATE: September 8, 2021
TIME: 9:01 AM

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

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: Sept 13, 2021 07:00 PM Eastern Time

Join Zoom Meeting

<https://us02web.zoom.us/j/85994353717>

Meeting ID: 859 9435 3717

To join by telephone,

Call: 1 (646) 558-8656

When prompted, enter: 85994353717#

When prompted, enter #

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

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. 21-16 ONE VARIANCE AND ONE SPECIAL ERMIT**

81 Birch Hill Road (SRA) – Douglas Beaudet

The Applicant requests One Variance and One Special Permit under §1.5 of the Zoning

By-Law to construct a Third Story Addition at 81 Birch Hill Road located in Single Residence A (SRA) Zoning district. Section 4.2 of the Zoning By-Law Dimensional Regulations allow a maximum of 2-1/2 stories and requires a minimum side setback of 15.0'. 1.- The existing structure is two and a half (2-1/2) stories. The lowest level of the dwelling is a basement (70.9% of the foundation walls are exposed) and is considered a story. The proposed addition is a third and a half (3-1/2) story addition. A Variance. 2.- The minimum required side setback is 15.0'. The existing and proposed side setback is 14.2'. A Special Permit.

File date:

June 7, 2021

3. PUBLIC HEARINGS

a) CASE NO. 21-22 ONE SPECIAL PERMIT

289 Belmont Street (LBIII) - Thai Noodle Café, Tanaiwat Muanghom and Alex Winsut

The Applicants request One Special Permit under §1.5 of the Zoning By-Law operate a fast food restaurant at 289 Belmont Street located in LBIII zoning district. Special Permit: 1.- §3.3 of the By-Law allows the operation of fast food restaurants in the LBIII district by a special permit granted by the Board of Appeals.

File Date:

August 16, 2021

b) CASE NO. 21-23 TWO SPECIAL PERMITS

22 Falmouth Street (GR) – Michael and Laurel Bufano

The Applicants request Two Special Permits under §1.5 of the Zoning By-Law to construct a second story addition at 22 Falmouth 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 requires a minimum side setback of 10.0', the existing and proposed side setback is 3.3'.

File Date:

August 16, 2021

c) CASE NO. 21-24 FOUR SPECIAL PERMITS

33 Gilbert Road (GR) - Andrew Conery

The Applicant requests Four Special Permits under §1.5 of the Zoning By-Law to reconstruct an existing garage at 33 Gilbert Road located in General Residence (GR) Zoning district. Section 4.2 of the Zoning By-Law Dimensional Regulations, for accessory structures require (1) - a minimum rear setback of 5.0', the existing and proposed rear setback is 0.2'. (2) - minimum side setback of 5.0', the existing and proposed side setback is 1.1'. (3) – a minimum 5.0' clearance from the principal structure, the existing and proposed clearance from the rear landing is +/-2.0'. (4) - allows a maximum lot coverage of 30.0%, the existing and proposed lot coverage is 32.7%.

File date:

August 16, 2021

d) CASE NO. 21-25 TWO SPECIAL PERMITS

56 Raleigh Road (GR) - Diana Dill

The Applicant requests Two Special Permits under §1.5 of the Zoning By-Law to construct additions at 56 Raleigh Road 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 require a minimum side setback of 10.0', the existing side setback is 8.8' and the proposed is 7.1'.

File date:

August 16, 2021

e) CASE NO. 21-26 ONE SPECIAL PERMIT

63 Oak Avenue (SRC) - Anna Mikhayelovna Chetoukhina and Jose Malagon Lopez

The Applicants request One Special Permit under §1.5 of the Zoning By-Law to construct a mudroom and a deck addition at 63 Oak Avenue located in Single Residence C (SRC) Zoning district. §4.2 of the Zoning By-Law Dimensional Regulations require a minimum side setback of 10.0', the existing side setback is 3.8' and the proposed is 6.4'.

File date:

August 16, 2021

f) CASE NO. 21-27 ONE SPECIAL PERMIT

23 Richmond Road (SRB) - Cedric and Gwen Dubois

The applicants request One Special Permit under section 1.5 of the Zoning By-Law to construct an addition at 23 Richmond Road located in Single Residence B (SRB) zoning district. §4.2 of the Zoning By-Law Dimensional Regulations allow two and a half (2-1/2) story structures. The existing structure is three and a half (3-1/2) stories. The lowest level of the dwelling is a basement (48.94% of the foundation walls are exposed) and is considered a story. The proposed addition is a three and a half (3-1/2) story addition.

File date:

August 16, 2021

4. DELIBERATE AND VOTE ON THE FOLLOWING CASES:

<u>ZBA Case #:</u>	<u>Street Address:</u>	<u>Due Date:</u>
21-16	81 Birch Hill Road	December 13, 2021
21-22	289 Belmont Street	December 13, 2021
21-23	22 Falmouth Street	December 13, 2021
21-24	33 Gilbert Road	December 13, 2021
21-25	56 Raleigh Road	December 13, 2021
21-26	63 Oak Avenue	December 13, 2021
21-27	23 Richmond Road	December 13, 2021

Adjourn

The Zoning Board of Appeal's next regularly scheduled meeting will be held on Monday, October 4, 2021.