

REVISED

**AGENDA
TOWN OF BELMONT ZONING BOARD OF APPEALS
Thursday, May 5, 2022 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**

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: May 5, 2022 07:00 PM Eastern Time

Join Zoom Meeting
<https://us02web.zoom.us/j/83393304236>

Meeting ID: 833 9330 4236

To join by telephone,
Call: (929) 205 6099
When prompted, enter: 83393304236#
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. 22-06 THREE SPECIAL PERMITS**

64 Douglas Road (SRC) - John Joannopoulos

The applicant requests Three Special Permits under §1.5 of the Zoning By-Law to construct detached garage at 64 Douglas Road located in Single Residence C (SRC) Zoning

District. Special Permits: Section 4.3.5 a-1 of the Zoning By-Law Dimensional Regulations require a setback of minimum 5.0' from the side and the rear line of the lot, and §4.2 of the By-Law allows a maximum lot coverage of 25%. **1.-** The existing and proposed side setback of the detached garage is 4.3'. **2.-** The existing and proposed rear setback of the detached garage is 3.7'. **3.-** The existing lot coverage is 26.8% and the proposed is 27.9%.

File Date: March 7, 2022

3. PUBLIC HEARINGS

a) CASE NO. 22-08 ONE SPECIAL PERMIT

11 Sunnyside Place (SRA) - Julia Yates

The applicant requests One Special Permit under §1.5 of the Zoning By-Law to construct an addition at 11 Sunnyside Place located in Single Residence A (SRA) Zoning District. Special Permit: §4.2.2 of the Zoning By-Law Dimensional Regulations require a minimum rear setback of 25.0', the existing rear setback is 8.7' and the proposed is 14.7'.

File Date: April 4, 2022

b) CASE NO 22-09 ONE SPECIAL PERMIT

16 Garfield Road (SRC) - John and Elisa Perry

The applicants request One Special Permit under §1.5 of the Zoning By-Law to construct a two-story addition and a deck at 16 Garfield Road located in Single Residence C (SRC) Zoning District. Special Permit: §4.2.2 of the Zoning By-Laws Dimensional Regulations allow maximum lot coverage of 25%, the existing lot coverage is 28.8% and the proposed is 28.1%.

File Date: April 4, 2022

c) CASE NO 22-10 TWO SPECIAL PERMITS

3 Westlund Road – Hua Ye

The applicant requests Two Special Permits under section 1.5 of the By-Law to construct a second story addition at 3 Westlund Road located in Single Residence C (SRC) Zoning District. Special Permits: §4.2 of the Zoning By-Law Dimensional Regulations require a minimum front setback of 22.8' on the south side, the existing and proposed front setback on the south side is 20.1'. 2.- the required front setback on the east side is 23.4', the existing and proposed front setback on the east side is 21.5'.

File Date: April 4, 2022

4. DELIBERATE AND VOTE ON THE FOLLOWING CASES:

<u>ZBA Case #:</u>	<u>Street Address:</u>	<u>Due Date:</u>
22-06	64 Douglas Road	August 5, 2022
22-08	11 Sunnyside Place	August 5, 2022
22-09	16 Garfield Road	August 5, 2022
22-10	3 Westlund Road	August 5, 2022

5. **MINUTES:** Review and approve the April 4, 2022 public hearing meeting minutes.
6. Adjourn

The Zoning Board of Appeal's next regularly scheduled meeting will be held on Thursday, June 9, 2022.