

REVISED

**AGENDA
TOWN OF BELMONT ZONING BOARD OF APPEALS
MONDAY, September 12, 2022 AT 7:00 P.M.**

The Belmont Zoning Board of Appeals will hold a public hearing on Monday, September 12, 2022 by a hybrid public hearing at the Art Gallery on the third floor of the Homer Building, 19 Moore Street, and by remote access through the Zoom app.

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: September 12, 2022 07:00 PM Eastern Time

Join Zoom Meeting

<https://us02web.zoom.us/j/81670128583>

Meeting ID: 816 7012 8583

To join by telephone,

Call: 1 (646) 558-8656

When prompted, enter: 81670128583#

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. 21-29 SIX SPECIAL PERMITS**

11 Harriett Avenue. (GR) - Fushang Liu and Fan Zhang

The Applicants request six Special Permits under §1.5 of the Zoning By-Law to construct a Second Story Addition, Rear Stairways and a Dormer at 11 Harriett Ave. 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. (2) §4.2 of the Zoning By-Law Dimensional Regulations require a minimum front setback of 20.0', the existing and proposed front setback is 6.1' (3) requires a minimum side setback of 10.0', the existing and the proposed side setback on the north side is 3.2'. (4) The existing and the proposed side setback on the south side is 7.7'. (5) allows two and a half (2.5) story structures, the existing and proposed structure is three and a half (3.5) stories (the lower level of the structure is 44.6% covered and is considered a basement, a story) and allows maximum lot coverage of 30%, the existing and proposed lot coverage is 33.9%.

File Date:

October 4, 2021

3. PUBLIC HEARINGS

a) CASE NO. 22-17 TWO SPECIAL PERMITS

90 Agassiz Avenue (GR) – Kiyoshi Momose and Lucianna Ascanio-Momose

The applicants request Two Special Permit under §1.5 of the Zoning By-Law to construct a front porch at 90 Agassiz Avenue located in General Residence (GR) Zoning District. Special Permit: 1.- §1.5.3A of the By-Law allows alteration and expansion in the GR district by a Special Permit granted by the Board of Appeals. 2.- §4.2 of the By-Law requires a minimum front setback of 12.05', the existing front setback to the structure is 8.5' and the proposed front porch is 5.0'.

File Date:

August 8, 2022

b) CASE NO 22-18 ONE SPECIAL PERMIT

32 George Street (SRC) – Mollica Manandhar

The applicant requests One Special Permit under §1.5 of the Zoning By-Law to construct a two-story rear addition at 32 George Street located in Single Residence C (SRC) Zoning District. Special Permits: §4.2.2A-7 of the Zoning By-Law allows the reduction of a rear setback of corner lots to not less than the requirement of a side setback by a Special Permit granted by the Board of Appeals, taking into consideration the configuration of the lot and the effect upon the neighboring property. The existing rear setback of the principal structure is 32.4' and the proposed rear setback is 10.1' from the addition.

File Date:

August 8, 2022

c) CASE NO 22-19 ONE SPECIAL PERMIT

29 Myrtle Street (SRC) – Jason Whaley and Meredith Quinn

The applicants request One Special Permit under section 1.5 of the Zoning By-Law to construct a one-story rear addition at 29 Myrtle Street located in Single Residence C (SRC) zoning district. Special Permit: §4.2.2 of the By-Law allows a minimum rear setback of 29.7' (30% of the average depth of the lot), the existing rear setback to the structure is 18.2' and the proposed rear addition is 20.9'.

File Date:

August 8, 2022

d) CASE NO 22-20 ONE SPECIAL PERMIT

127 Washington Street (SRC) – Deirdre Walsh

The applicant requests One Special Permit under section 1.5 of the By-Law to construct a second-story balcony at 127 Washington Street located in Single Residence C (SRC) Zoning

District. Special Permit: §4.2 of the By-Law allow a maximum lot coverage of 25%, the existing lot coverage is 25.2% and the proposed is 25.7%.

File Date:

August 8, 2022

e) CASE NO 22-21 THREE SPECIAL PERMITS

17 Concord Avenue (GR) – William Weinstein

The applicant requests One Special Permit under section 1.5 of the By-Law to construct a two-story rear addition at 17 Concord Ave located in General Residence (GR) Zoning District. Special Permit: **1.-** §1.5.3A of the By-Law allows alteration and expansion in the GR district by a Special Permit granted by the Board of Appeals. **2.-** §4.2 of the By-Law requires a maximum lot coverage of 30%, the existing and proposed lot coverage is 33.6%. **3.-** requires a minimum side setback of 10.0’, the existing and proposed side setback is 3.9’.

File Date:

August 8, 2022

f) CASE NO 22-22 ONE SPECIAL PERMIT

89 Trapelo Road (LBI) – Jack Sy

The applicant requests One Special Permit under section 1.5 of the By-Law to Operate a Full-Service Restaurant at 89 Trapelo Road located in Local Business I (LBI) Zoning District. Special Permit: §3.3 of the Zoning By-Law allows full serve restaurants in the LBI district by right in compliance with §5.1.2(d) (one parking space per 2 persons seating capacity). The proposed restaurant will have 83 seats which will require 42 parking spaces. Per §5.1.2(g), 20 parking spaces are grandfathered. The remaining 22 parking spaces (equivalent to 44 seats) are allowed by a Special Permit granted by the Board of Appeals.

File Date:

August 8, 2022

4. DELIBERATE AND VOTE ON THE FOLLOWING CASES:

<u>ZBA Case #:</u>	<u>Street Address:</u>	<u>Due Date:</u>
21-29	11 Harriet Avenue	December 12, 2022
22-17	90 Agassiz Avenue	December 12, 2022
22-18	32 George Street	December 12, 2022
22-19	29 Myrtle Street	December 12, 2022
22-20	127 Washington Street	December 12, 2022
22-21	17 Concord Avenue	December 12, 2022
22-22	89 Trapelo Road	December 12, 2022

5. MINUTES: Review and approve the July 11, 2022 public hearing meeting minutes.

6. Adjourn

The Zoning Board of Appeal’s next regularly scheduled meeting will be held on Monday, October 3, 2022.