

AGENDA
TOWN OF BELMONT ZONING BOARD OF APPEALS
MONDAY, October 3, 2022 AT 7:00 P.M.

The Belmont Zoning Board of Appeals will hold a public hearing on Monday, October 3, 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: October 3, 2022 07:00 PM Eastern Time

Join Zoom Meeting

<https://us02web.zoom.us/j/85388496513>

Meeting ID: 853 8849 6513

To join by telephone,

Call: 1 (646) 558-8656

When prompted, enter: 85388496513#

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. PUBLIC HEARINGS

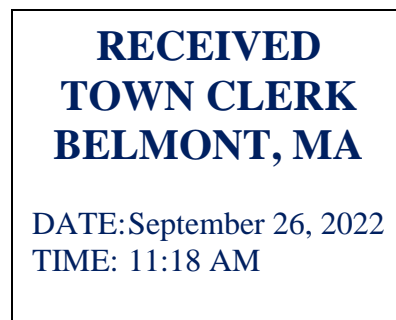
a) **CASE NO. 22-23 ONE SPECIAL PERMIT**

50 Cross Street (SRC) – Rebecca and Amanda Forsythe

The applicants request ONE Special Permit under §1.5 of the Zoning By-Law to construct a sunroom at 50 Cross Street located in Single Residence C (SRC) Zoning District. Special Permit: 1.- §4.2 of the By-Law allows a maximum lot coverage of 25%, the existing lot coverage of the structure is 26.7% and the proposed lot coverage is 25.8%.

File Date:

September 14, 2022



b) CASE NO 22-24 THREE SPECIAL PERMITS

1-3 Chester Road (GR) – Audrey Miller and Robert Kuehn

The applicant requests Three Special Permits under §1.5 of the Zoning By-Law to construct a covered deck over the entrance at 1-3 Chester Road located in General Residence (GR) Zoning District. Special Permits: **1.-** §1.5.4A 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 Zoning By-Law requires a minimum front setback of 20.0', the existing and proposed front setback is 12.2'. **3.-** requires a minimum side setback of 10.0', the existing and proposed side setback is 9.6'.

File Date:

September 14, 2022

c) CASE NO 22-25 ONE SPECIAL PERMIT

60 Rockmont Road (SRB) – David and Christine Pomer

The applicants request One Special Permit under section 1.5 of the Zoning By-Law to construct dormers at 60 Rockmont Road located in Single Residence B (SRB) Zoning District. Special Permit: §4.2 of the By-Law allows 2.5 story structures, the lowest level of the structure is a basement (47.5% of the foundation walls are exposed and is considered a story). The existing attic and proposed dormers are at a 3.5 story level.

File Date:

September 14, 2022

d) CASE NO 22-26 TWO SPECIAL PERMITS

25-27 Payson Road (GR) – Amir R. Anbardar

The applicant requests Two Special Permits under section 1.5 of the By-Law to construct a second-story rear deck and exterior staircase at 25-27 Payson Road located in General Residence (GR) Zoning District. Special Permit: **1.-** §1.5.4A of the By-Law allows alteration and expansion in the GR district by a Special Permit granted by the Board of Appeals. **2.-** §4.2.2 of the By-Law requires a minimum side setback of 10.0', the existing and proposed side setback is 4.5'.

File Date:

September 14, 2022

e) CASE NO 22-27 ONE SPECIAL PERMIT

334-336 Trapelo Road (LBIII) – David G. Vail

The applicant requests One Special Permit under section 3.3 of the By-Law to convert an existing office space to a residential unit at 334-336 Trapelo Road, located in a Local Business III Zoning District. Special Permit: **1.-** Residential units in LBIII Zoning District are allowed by a Special Permit granted by the Board of Appeals.

File Date:

September 14, 2022

3. DELIBERATE AND VOTE ON THE FOLLOWING CASES:

<u>ZBA Case #:</u>	<u>Street Address:</u>	<u>Due Date:</u>
21-23	50 Cross Street	January 3, 2023

22-24	1-3 Chester Road	January 3, 2023
22-25	60 Rockmont Road	January 3, 2023
22-26	25-27 Payson Road	January 3, 2023
22-27	334-336 Trapelo Road	January 3, 2023

5. **MINUTES:** Review and approve the July 11, 2022 and September 12, 2022 public hearing meeting minutes.
6. Adjourn

The Zoning Board of Appeal's next regularly scheduled meeting will be held on Monday, November 7, 2022.