

**RECEIVED
TOWN CLERK
BELMONT, MA**

DATE: October 27, 2022
TIME: 9:00 AM

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

The Belmont Zoning Board of Appeals will hold a public hearing on Monday, November 7, 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: November 7, 2022 07:00 PM Eastern Time

Join Zoom Meeting

<https://us02web.zoom.us/j/86841206752>

Meeting ID: 868 4120 6752

To join by telephone,

Call: 1 (646) 558-8656

When prompted, enter: 86841206752#

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. ADMINSTRATIVE ACTION

- a) Acknowledge receipt of Request from Woodlands at Belmont Hills II Condominium Trust: Appeal of Denial of Zoning Enforcement Request

3. CONTINUED CASES

- a) CASE NO 19-23 ONE SPECIAL PERMIT

6 Spinney Terrace (SRC) – Paul Peng

The applicant requests ONE Special Permit under §1.5 of the Zoning By-Law to replace

the roof over the existing enclosed porch at 6 Spinney Terrace located in Single Residence C (SRC) Zoning District. Special Permit: 1.- §4.2.2 of the By-Law requires a minimum side setback of 10.0', the existing and proposed side setback is 4.6'.

File Date: June 10, 2019

b) 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: 1.- §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

c) 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

4. PUBLIC HEARINGS

a) CASE NO 22-28 ONE SPECIAL PERMIT

3 Van Ness Road – Lindsay Kalmakis

The applicant requests One Special Permit under section 1.5 of the By-Law to remove existing rear covered porch and construct a one-story mud room and pantry in back left corner of 3 Ban Ness Road located in Single Residence C (SRC) Zoning District. Special Permit: 1.- §4.2.2A-7 of the 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 23.7' and the proposed rear setback is 18.2' from the addition.

File Date: October 17, 2022

b) CASE NO 22-29 ONE SPECIAL PERMIT

24 Oakley Road – Jeremy & Hilary Forster

The applicant requests One Special Permit under section 1.5 of the By-Law to construct a second-story addition at 24 Oakley Road located in Single Residence C (SRC) Zoning District.

Special Permit: 1.-§4.2.2 of the By-Law requires a minimum side setback of 10.0', the existing and proposed side setback is 6.9'.

File Date: October 17, 2022

c) CASE NO 22-30 ONE SPECIAL PERMIT

44 Palfrey Road – Ryan Casillo

The applicant requests One Special Permit under section 1.5 of the By-Law to construct an enclosure around an existing first-story front porch at 44 Palfrey Road located in Single Residence C (SRC) Zoning District. Special Permit: 1.-§4.2.2 of the By-Law requires a minimum front setback of 25.0', the existing front setback is 24.7' and the proposed front setback is 21.5'.

File Date: October 17, 2022

A) DELIBERATE AND VOTE ON THE FOLLOWING CASES:

<u>ZBA Case #:</u>	<u>Street Address:</u>	<u>Due Date:</u>
19-23	6 Spinney Terrace	February 6, 2023
22-20	127 Washington Street	February 6, 2023
22-26	25-27 Payson Road	February 6, 2023
22-28	3 Van Ness Road	February 6, 2023
22-29	24 Oakley Road	February 6, 2023
22-30	44 Palfrey Road	February 6, 2023

5. **MINUTES:** Review and approve the July 11, 2022, September 12, 2022, and October 3, 2022 public hearing meeting minutes.

6. Adjourn

The Zoning Board of Appeal's next regularly scheduled meeting will be held on Monday, December 5, 2022.