

AGENDA
TOWN OF BELMONT ZONING BOARD OF APPEALS
MONDAY, April 3, 2023 AT 7:00 P.M.

The Belmont Zoning Board of Appeals will hold a public hearing on Monday, April 3, 2023 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.

RECEIVED
TOWN CLERK
BELMONT, MA

DATE: March 21, 2023
TIME: 10:07 AM

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: April 3, 2023 07:00 PM Eastern Time

Join Zoom Meeting
<https://us02web.zoom.us/j/84219247876>

Meeting ID: 842 1924 7876

To join by telephone,
Call: 1 (646) 558-8656
When prompted, enter: 842 1924 7876 #
When prompted, enter #
To ask a question or raise your hand, enter *9 on your phone.
To mute or unmute. enter: *6

Follow along LIVE on Belmont Media Center InfoTV.
Watch LIVE in Belmont on Comcast Ch 96 or Verizon Ch 30
Watch LIVE from anywhere on: belmontmedia.org/infotv
Watch all meetings OnDemand later on: belmontmedia.org/ZBA

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. OPEN ZONING BOARD OF APPEALS DISCUSSION

3. NEW PUBLIC HEARINGS

a) CASE NO 23-09 TWO SPECIAL PERMITS

147-151 Belmont Street – Nune Khachatrian

The applicant requests Two Special Permits under section 3.3 and 1.5 of the By-Law to construct a mixed-use building at 147-151 Belmont Street located in a Local Business III (LBIII) Zoning District. Special Permits: **1.-** §3.3 of the By-Law allows the proposed use by a Special Permit granted by the Board of Appeals. **2.-** §4.2 of the By-Law requires a maximum lot coverage of 35%. The existing lot coverage is 39.5% and the proposed lot coverage is 39.3%.

File Date:

March 9, 2023

b) CASE NO 23-10 FIVE SPECIAL PERMITS

39 Bartlett Avenue – Jeffrey Pitts

The applicant requests Five Special Permit under section 1.5 of the By-Law to construct a two-story rear addition at 39 Bartlett Avenue located in General Residence (GR) Zoning District. Special Permit: **1.-**§1.5.4A of the By-Law allows extensions and alterations of non-confirming structures in the GR zoning district by a Special Permit from the Zoning Board of Appels. **2.-**§4.2 of the By-Law requires a minimum side setback of 10.0’, the existing side setback is 7.3’ and the proposed side setback is 7.4’. **3.-** requires a minimum side setback of 10.0’, the existing and proposed side setback is 7.0’. **4.-** requires a minimum front setback of 12.85’, the existing and proposed front setback is 10.3’. **5.-** allows a maximum lot coverage of 30.0%, the existing lot coverage is 35.3% and the proposed is 36.8%.

File Date:

March 9, 2023

c) CASE NO 23-11 TWO SPECIAL PERMITS

56 Shaw Road – Melanie Haratunian

The applicant requests Two Special Permits under section 1.5 of the By-Law to construct a rear addition at 56 Shaw Road located in a Single Residence (SR-C) Zoning District. Special Permit: **1.-**§4.2 of the By-Law allows a maximum lot coverage of 25.0%, the existing lot coverage is 28.1% and the proposed lot coverage is 29.3%. **2.-** requires a minimum side setback of 10.0’, the existing and proposed side setback is 7.7’.

File Date:

March 10, 2023

DELIBERATE AND VOTE ON THE FOLLOWING CASES:

<u>ZBA Case #:</u>	<u>Street Address:</u>	<u>Due Date:</u>
23-09	147-151 Belmont Street	July 3, 2023
23-10	39 Bartlett Ave	July 3, 2023
23-11	56 Shaw Road	July 3, 2023

4. **MINUTES:** Review and approve the February 6, 2023 and March 6, 2023 public hearing meeting minutes.
5. **Rescheduling May and June ZBA Meetings:** The May 1, 2023 and June 5, 2023 public hearings conflict with Annual Town Meeting.
6. Adjourn

The Zoning Board of Appeal's next regularly scheduled meeting was originally scheduled for May 1, 2023; this meeting must be rescheduled do to a time conflict with Annual Town Meeting.