

AGENDA
TOWN OF BELMONT ZONING BOARD OF APPEALS
TUESDAY, June 6, 2023 AT 7:00 P.M.

The Belmont Zoning Board of Appeals will hold a public hearing on Tuesday May 2, 2023 by a hybrid public hearing at the Select Board Room at Town Hall, 455 Concord Avenue, and by remote access through the Zoom app.

RECEIVED
TOWN CLERK
BELMONT, MA

DATE: May 17, 2023
TIME: 1:59 PM

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: June 6, 2023 07:00 PM Eastern Time

Join Zoom Meeting

<https://us02web.zoom.us/j/82367917687>

Webinar ID: 823 6791 7687

To join by telephone,

Call: (929) 205-6099

When prompted, enter: 82367917687#

When prompted, enter #

To ask a question or raise your hand, enter *9 on your phone.

To mute or unmute. enter: *6

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. ELECTIONS OF OFFICERS (EFFECTIVE 7/1/23)

3. CONTINUED CASES

a) CASE NO 23-09 TWO SPECIAL PERMIT

147-151 Belmont Street – Nune Khachatryan

The applicant requests to withdraw the application, without prejudice for Two Special Permits under §3.3 and §1.5 of the Zoning 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

4. NEW PUBLIC HEARINGS

a) CASE NO 23-16 ONE SPECIAL PERMIT

47 Hawthorne Street – Peng Liu

The applicant requests One Special Permit under section 1.5.4 A of the By-Law to remove existing rear deck and replace with new enlarged rear deck at 47 Hawthorne Street located in a General Residence (GR) Zoning District. Special Permit: **1.-** §1.5.4A of the By-Law allows extensions and alterations of nonconforming structures in the GR zoning district by a Special Permit from the Zoning Board of Appeals.

File Date:

May 9, 2023

b) CASE NO 23-17 ONE SPECIAL PERMIT

11 Brighton Street – John P. Comella

The applicant requests One Special Permit under section 3.3 of the By-Law to add additional seating outdoors on Mr. Comella’s property at a fast-food restaurant at 11 Brighton Street located in a General Business Zoning District. **1.-**§3.3 of the By-Law allows for additional seating outdoors at a fast-food restaurant located in a General Business Zoning District by a Special Permit granted by the Zoning Board of Appeals.

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	Withdrawal
23-16	47 Hawthorne Street	September 4, 2023
23-17	11 Brighton Street	September 4, 2023

5. MINUTES: Review and approve the May 5, 2022; February 6, 2023; March 6, 2023; April 3, 2023, and May 2, 2023 public hearing meeting minutes.

6. Adjourn

The Zoning Board of Appeal's next regularly scheduled meeting will be held on Monday, July 10, 2023.