

AGENDA
TOWN OF BELMONT ZONING BOARD OF APPEALS-REVISED
Monday, July 10, 2023 AT 7:00 P.M.

The Belmont Zoning Board of Appeals will hold a public hearing on Monday, July 10, 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: July 7, 2023
TIME: 10:50 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: July 10, 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. NEW PUBLIC HEARINGS

a) CASE NO 23-18 ONE SPECIAL PERMIT

211 Slade Street – Jacqueline MacCallum

The applicant requests One Special Permit under Section 1.5 of the By-Law to reconstruct a rear deck at 211 Slade Street located in a Single Residence C (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 26.4% and the proposed lot coverage is 27.8%.

File Date:

June 14, 2023

b) CASE NO 23-19 THREE SPECIAL PERMITS

505 Belmont Street – Alina Ainbinder

The applicant requests Three Special Permits under Section 1.5.4A of the By-Law to construct dormers at 505 Belmont Street 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 Permits granted by the Board of Appeals. **2.-** §4.2 of the By-Law allows for a maximum building height of two and a half (2-1/2) stories. The existing structure is three and a half (3-1/2) stories since the lowest level of the dwelling is a basement (58.95% of the foundation walls are below grade) and is considered a story. The proposed dormers would be located at a three and a half (3-1/2) story level. **3.-** requires a minimum side setback of 10.0', the existing left side setback is 6.1' and the proposed left side setback is 6.2'.

File Date:

June 14, 2023

c) CASE NO 23-20 FOUR SPECIAL PERMITS

62 Carleton Road – Takara Stanley

The applicant requests Four Special Permits under Section 1.5.4A of the By-Law to construct a new porch and rebuilding a non-conforming third story deck at 62 Carleton 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 Permits granted by the Board of Appeals. **2.-** §4.2 of the By-Law allows for a maximum lot coverage of 30%, the existing lot coverage is 38.5% and the proposed lot coverage is 39.0%. **3.-** requires a minimum open space of 40%, the existing open space is 35.8% and the proposed open space is 33.9%. **4.-** allows for a maximum building height of two and a half (2-1/2) stories. The existing structure is three and a half (3-1/2) stories since the lowest level of the dwelling is a basement (59.25% of the foundation walls are below grade) and is considered a story. The reconstructed deck would be located at a three and a half (3-1/2) story level.

File Date:

June 14, 2023

DELIBERATE AND VOTE ON THE FOLLOWING CASES:

<u>ZBA Case #:</u>	<u>Street Address:</u>	<u>Due Date:</u>
23-18	211 Slade Street	October 9, 2023
23-19	505 Belmont Street	October 9, 2023
23-20	62 Carleton Road	October 9, 2023

3. **MINUTES:** Review and approve the June 6, 2023 public hearing meeting minutes.

4. **Schedule Special August Meeting for an Appeal filed on June 26, 2023 for Belmont Planning Board Case 23-04, the Belmont Hill School, on file in the Town Clerk's Office.**

5. Adjourn

The Zoning Board of Appeal's next meeting will be held on Monday, September 11, 2023 TBD. This meeting will precede the ~~This will be succeeded~~ ~~seceded~~ by a meeting scheduled for Monday, September 11, 2023.