

**RECEIVED
TOWN CLERK
BELMONT, MA**

DATE: November 16, 2023
TIME: 3:21 PM

AGENDA-Revised
TOWN OF BELMONT ZONING BOARD OF APPEALS
Thursday, November 16, 2023 AT 7:00 P.M.

The Belmont Zoning Board of Appeals will hold a public hearing on Thursday, November 16, 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.

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 16, 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 GovTV.

Watch LIVE in Belmont on Comcast Ch 8 or Verizon Ch 28

Watch LIVE from anywhere on: belmontmedia.org/govtv

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. CONTINUED CASES

a) CASE NO 23-24 TWO SPECIAL PERMITS

37-39 Chestnut Street – Venkata Sabbiseti

The applicant requests Two Special Permits under Section 1.5.4A of the By-Law to construct a one-story addition and new third story deck located at 37-39 Chestnut Street located in a 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.-** §4.2.2 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 (45.1% of the foundation walls are below grade) and is considered a story. The proposed deck would be located at a three (3) story level.

File Date:

August 16, 2023

3. NEW PUBLIC HEARINGS

a) CASE NO 23-28 FOUR SPECIAL PERMITS

45 Trapelo Road – Angelo Marchio

The applicant requests Four Special Permits under Section 1.5 of the By-Law to reconstruct a two-story front porch, construct a rear deck, and build a rear addition at 45 Trapelo Road located in a Single Residence C (SR-C) Zoning District. Special Permit: **1.-** §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 (51.3% of the foundation walls are below grade) and is considered a story. The proposed rear addition is located at a third (3) story level. **2.-** allows for a maximum building height of two and a half (2-1/2) stories since the lowest level of the dwelling is a basement (51.3% of the foundation walls are below grade) and is considered a story. The proposed front balcony is located at a third (3) story level. **3.-** allows for a maximum lot coverage of 25.0%. The existing lot coverage is 36.5% and the proposed lot coverage is 36.3%. **4.-** requires a minimum rear setback of 17.6', the existing rear setback is 10.3' and the proposed rear setback is 4.0'.

File Date:

October 17, 2023

b) CASE NO 23-29 ONE SPECIAL PERMIT

34 Winthrop Road – John A. Aftandilian and Krista K. Aslanian

The applicant requests Three Special Permits under Section 1.5 of the By-Law to extend an existing second story dormer at 34 Winthrop Road located in a Single Residence C (SR-C) Zoning District. Special Permits: **1.-** §4.2.2 of the By-Law requires a minimum front setback of 25.0', the existing front setback is 20.8' and the proposed front setback is 23.1'.

File Date:

October 17, 2023

c) CASE NO 23-30 TWO SPECIAL PERMITS

14 Herbert Road – Carol and Edward Berbarian

The applicant requests Two Special Permits under Section 1.5 of the By-Law to construct a two story side addition at 14 Herbert Road located in a Single Residence A (SR-C) Zoning District. Special Permits: **1.**- §4.2 of the By-Law allows for a maximum lot coverage of 25.0%, the existing lot coverage is 27.3% and the proposed lot coverage is 28.7%. **2.**- requires a minimum side setback of 10.0', the existing and proposed side setback is 7.9'.

File Date:

October 26, 2023

DELIBERATE AND VOTE ON THE FOLLOWING CASES:

<u>ZBA Case #:</u>	<u>Street Address:</u>	<u>Due Date:</u>
23-24	37-39 Chestnut Street	February 14, 2024
23-28	45 Trapelo Road	February 14, 2024
23-29	34 Winthrop Road	February 14, 2024
23-30	14 Herbert Road	February 14, 2024

4. **MINUTES:** Review and approve October 2, 2023 public hearing meeting minutes.

5. Discuss Monday, December 4, 2023 Executive Session

~~6. EXECUTIVE SESSION (Not open to the public) To discuss strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on the bargaining or litigating position of the public body and the chair so declares. Review and approve the September 11th, 2023 Executive Session.~~

7. Adjourn

The Zoning Board of Appeal's next meeting will be held on Monday, December 4, 2023.