

**RECEIVED
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BELMONT, MA**

DATE: February 29, 2024
TIME: 5:32 PM

REVISED

AGENDA TOWN OF BELMONT ZONING BOARD OF APPEALS Monday, March 4, 2024 @ 7:00 P.M.

The Belmont Zoning Board of Appeals will hold a public hearing on Monday, March 4, 2024 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: March 4, 2024 at 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 Info TV.

Watch LIVE in Belmont on Comcast Ch 6 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. 7:00 PM CALL MEETING TO ORDER

2. PUBLIC HEARINGS

a) CASE 24-05 One Special Permit

610-612 Trapelo Road (GR) – Meredith Mahnke

Applicant requests One Special Permit under section 1.5.4A of the By-Law to construct Deck and stairs at 610-612 Trapelo Road located in General Residence (GR) zoning district. Special Permit, §1.5.4A of the By-Law allows alterations and expansions in the GR district by a Special Permit granted by the Board of Appeals.

File Date: February 5, 2024

b) CASE 24-06 One Special Permit

57 Raleigh Road (GR) – Michael and Tammy Calise

Applicants request One Special Permit under section 1.5.4A of the By-Law to construct rear addition at 57 Raleigh Road located in General Residence (GR) zoning district. Special Permit, §1.5.4A of the By-Law allows alterations and expansions in the GR district by a Special Permit granted by the Board of Appeals.

File Date: February 5, 2024

c) CASE 24-07 Two Special Permits

9-11 Bernard Road, - Meryl Dizengoff and Ryan Dowd

Applicants request Two Special Permits under section 1.5 of the By-Law to reconstruct and expand rear porches at 9-11 Barnard Road located in General Residence (GR) zoning district. Special Permits: **1.-** §1.5.4A of the By-Law allows alterations and expansions in the GR district by a Special Permit granted by the Board of Appeals. **2.-** The existing structure is three and a half (3-1/2) stories. The lowest level of the dwelling is a basement (43.2% of the foundation walls are below grade) and is considered a story. The existing and proposed two-story rear porch includes a porch located at the third (3) story level.

File Date: February 5, 2024

d) CASE 24-08 One Special Permit

30 Hillside Terrace (SRC) - Robert Anthony and Cate Jarrett

Applicants request One Special Permit under section 1.5 of the By-Law to reconstruct a second story addition at 30 Hillside Terrace located in Single Residence C (SRC) zoning district. Special Permit: Section 4.2 of the Zoning By-Law Dimensional Regulations requires a minimum side setback of 10.0', the existing and proposed side setback is 7 .6'.

File Date: February 5, 2024

CONTINUED CASES

a) CASE 21-01 On Application to Amend Comprehensive Permit Decision

91 Beatrice Circle (SRA) – 91 Beatrice Circle, LLC

Applicant requests to Amend Comprehensive Permit Decision (Zoning Board of Appeals Decision No. 21-01, dated and filed October 14, 2021) granted to 91 Beatrice Circle, LLC pursuant to G.L. Chapter 40B, Sections 20-23, for property at 91 Beatrice Circle, Belmont, MA, Belmont Assessor's Map 51, Lot

36. The hearing is on remand from the Housing Appeals Committee Docket No.: 2021-10. For information on how to participate remotely and to view the application materials: <https://www.belmont-ma.gov/zoning-board-of-appeals>

3. Adjourn

The Zoning Board of Appeal's next meeting will be held on Monday, April 1, 2024.