

AGENDA

TOWN OF BELMONT ZONING BOARD OF APPEALS

MONDAY, March 5, 2018 AT 7:00 P.M.

Art Gallery, 3rd FLOOR
Homer Building, 19 Moore Street

RECEIVED
TOWN CLERK
BELMONT, MA

2018 FEB 22 PM 1:47

1. CALL TO ORDER.

2. CONTINUED PUBLIC MEETINGS:

a. CASE NO. 17-30 – ONE (1) SPECIAL PERMIT

344 Pleasant Street - Nicholas Leo, d/b/a Patriot Donuts

The Applicant seeks a Special Permit Pursuant to a Remand by the Superior Court to consider Zoning Board of Appeals Case # 15-34 to Operate a Fast Food Restaurant at 344 Pleasant Street located in a Local Business III Zoning District.

File Date:

November 6, 2017

b. CASE NO. 18-02 – One (1) Special Permit

101 Cushing Avenue – Gary and Elaine Westermarck

The applicants request One (1) Special Permit under Section 1.5 of the Zoning Bylaw to construct a Tool Shed. SPECIAL PERMIT – (1). Maximum allowed lot coverage is 25%, the existing lot coverage is 26.3% and the proposed is 27.7%. Revised requested proposed lot coverage is 27.3%.

File Date:

January 8, 2018

c. CASE NO. 18-03 – Two (2) Special Permits

60 Prentiss lane – Janice Christo

The applicant requests Two (2) Special Permits under Section 1.5 of the Zoning Bylaw to construct a Dormer and a Deck. SPECIAL PERMITS – (1). The regulations allow a maximum of 2-1/2 stories, the existing and the proposed structure is 3-1/2 stories. (2). Minimum allowed side setback is 15.0'. The existing side setback is 10.6' and the proposed is 11.0'.

File Date:

January 8, 2018

d. CASE NO. 18-04 – One (1) Special Permit

80 Leonard Street – Rachid Smairi, d/b/a Bellmont Café

The applicant requests One (1) Special Permit under Section 3.3 of the Zoning By-Law to Change the Ownership of the existing Fast Food Restaurant to the applicant at 80 Leonard Street located in a Local Business I (LBI) Zoning District.

3. PUBLIC HEARINGS:

a. CASE NO. 18-06 – One (1) Special Permit

64 Douglas Road - John Joannopoulos

The applicant requests One (1) Special Permit under Section 1.5 of the Zoning By-Law to Construct a One Story Addition at 64 Douglas Road located in a Single residence (SRC) Zoning District. SPECIAL PERMIT –1. Maximum allowed lot coverage is 25%. Existing lot coverage is

26.0% and the proposed is 26.7%.

File Date: February 5, 2018

b. CASE NO. 18-07 – One (1) Special Permit
33 Pinehurst Road - Paul and Susan Shaw

The applicants request One (1) Special Permit under Section 1.5 of the Zoning By-Law to Expand An Existing Non-Conforming Detached Garage which in part is forward of the rear line of the dwelling (By-Laws section 4.3.5 c-2). SPECIAL PERMIT –1. The required side setback of a garage is 15.0'. The existing side setback of the garage is 4.3' and the proposed is 5.0'.

File Date: February 5, 2018

c. CASE NO. 18-08 – One (1) Special Permit
417 Common Street - Verizon, John Weaver, agent

The applicants request to (1) Appeal the decision of the Inspector of Buildings that a Special Permit is required for a cell tower on wheels (C.O.W.) and conversely (2) Apply for a Special Permit to place a C.O.W. at 417 Common Street located in a Single Residence C (SRC) Zoning District.

File Date: February 5, 2018

4. Deliberate and Vote on the Following Cases:

<u>ZBA Case #:</u>	<u>Street Address:</u>	<u>Due Date:</u>
17-30	344 Pleasant Street	June 4, 2018
18-02	101 Cushing Avenue	June 4, 2018
18-03	60 Prentiss Lane	June 4, 2018
18-04	80 Leonard Street	June 4, 2018
18-06	64 Douglas Road	June 4, 2018
18-07	33 Pinehurst Road	June 4, 2018
18-08	417 Common Street	June 4, 2018

5. Review and approve October 10, 2017 and November 6, 2017 Zoning Board of Appeals Meeting Minutes.

6. Adjourn.

*The Zoning Board of Appeals next regularly scheduled hearing will be on April 2, 2018.