

AGENDA

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TOWN OF BELMONT ZONING BOARD OF APPEALS

MONDAY, April 2, 2018 AT 7:00 P.M. 2018 MAR 23 PM 3: 20

Arts Room, Beech Street Center,
266 Beech Street

1. CALL TO ORDER.

2. PUBLIC HEARINGS:

a. CASE NO. 18-09 – One (1) Special Permit

87 Leonard Street – Foodies, Michael Stameris agent

The applicant requests a Special Permit under Section 3.3 of the Zoning By-Law to Operate A Fast Food Restaurant at 87 Leonard Street located in a Local Business I (LBI) Zoning District.

File Date: March 5, 2018

b. CASE NO. 18-10 – Three (3) Special Permits

32 Hammond Road – Ulrich Klingbeil & Elizabeth Reed

The applicants request three (3) Special Permits under Section 1.5 of the Zoning By-Law To Enclose an Existing Third Floor Porch. Special Permits – 1.- The existing structure is three and a half (3-1/2) stories, two and a half (2-1/2) allowed. The lowest level of the dwelling is a basement (58.93% of the foundation walls are exposed) and is considered a story, the proposed addition is a third story alteration. 2.- The existing and proposed lot coverage is 33.5%, 25% allowed. 3.-The existing and the proposed side setbacks are 9.0’, 10.0’ allowed.

File Date: March 5, 2018

3. CONTINUED PUBLIC MEETINGS:

c. 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

4. Deliberate and Vote on the Following Cases:

| <u>ZBA Case #:</u> | <u>Street Address:</u> | <u>Due Date:</u> |
|--------------------|------------------------|------------------|
| 18-09 | 87 Leonard Street | July 2, 2018 |
| 18-10 | 32 Hammond Road | July 2, 2018 |
| 17-30 | 344 Pleasant Street | July 2, 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 May 14, 2018.