

AGENDA
TOWN OF BELMONT ZONING BOARD OF APPEALS
MONDAY, December 5, 2022 AT 7:00 P.M.

The Belmont Zoning Board of Appeals will hold a public hearing on Monday, December 5, 2022 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: November 22, 2022
TIME: 8:58 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: December 5, 2022 07:00 PM Eastern Time

Join Zoom Meeting

<https://us02web.zoom.us/j/86841206752>

Meeting ID: 868 4120 6752

To join by telephone,

Call: 1 (646) 558-8656 or 1 (646) 931 3860

When prompted, enter: 868 4120 6752 #

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/infoty

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. PUBLIC HEARINGS

a) CASE NO 22-31 ONE SPECIAL PERMIT

98 Winn Street – Clay Siegert

The applicant requests One Special Permit under section 1.5 of the By-Law to construct a dormer at 98 Winn Street located in Single Residence C (SRC) Zoning District. Special Permit: 1.-§4.2.2 of the By-Law allows for the maximum height of a structure to be two and a half (2-1/2) stories. The existing structure is three and a half stores (3-1/2) since the lowest level of the dwelling is a basement (62% of the foundation walls are exposed) and is considered a story. The existing and proposed dormers are at a three and a half (3-1/2) story level.

File Date:

November 9, 2022

b) CASE NO 22-32 ONE SPECIAL PERMIT

49-51 Leonard Street – Suzana Samad

The applicant requests Two (2) Special Permits under section 1.5 to Operate a Fast-Food Restaurant at 49-51 Leonard Street located in Local Business I (LBI) Zoning District. Special Permit: §3.3 of the Zoning By-Law allows fast-food restaurants in the LBI district by special permit in compliance with §5.1.2(d) (one parking space per 2 persons seating capacity). The proposed restaurant will have 41 seats which will require 21 parking spaces. Per §5.1.2(g), 6 parking spaces are grandfathered. The remaining 15 parking spaces (equivalent to 30 seats) are allowed by a Special Permit granted by the Board of Appeals.

File Date:

November 9, 2022

A) DELIBERATE AND VOTE ON THE FOLLOWING CASES:

| <u>ZBA Case #:</u> | <u>Street Address:</u> | <u>Due Date:</u> |
|--------------------|------------------------|------------------|
| 22-31 | 98 Winn Street | March 5, 2023 |
| 22-32 | 49-51 Leonard Street | March 5, 2023 |

3. Woodlands at Belmont Hills II Condominium Trust: Appeal of Denial of Zoning Enforcement Request

The Board of Appeals will hold a hearing on the request of the Woodlands at Belmont Hills II Condominium Trust to appeal, in pursuant to M.G.L. c. 40A Section 8 and 15, the decision of the Inspector of Buildings not to take enforcement action under the Zoning Bylaw of the Town of Belmont with regard to the construction of Olmsted Drive in 2005.

4. MINUTES: Review and approve the July 11, 2022, September 12, 2022, October 3, 2022, and November 7, 2022 public hearing meeting minutes.

5. Review and approve calendar year 2023 meeting dates, as follows:

January 9, 2023

February 6, 2023
March 6, 2023
April 3, 2023
May 1, 2023
June 5, 2023
July 10, 2023
September 11, 2023
October 2, 2023
November 6, 2023
December 4, 2023

6. Adjourn

The Zoning Board of Appeal's next regularly scheduled meeting will be held on Monday, January 9, 2023.