

AGENDA
TOWN OF BELMONT ZONING BOARD OF APPEALS
MONDAY, February 6, 2023 AT 7:00 P.M.

The Belmont Zoning Board of Appeals will hold a public hearing on Monday, February 6, 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.

RECEIVED
TOWN CLERK
BELMONT, MA

DATE: January 27, 2023
TIME: 9:01 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: February 6, 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 InfoTV.

Watch LIVE in Belmont on Comcast Ch 96 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. CALL TO ORDER

2. PUBLIC HEARINGS

a) CASE NO 23-03 TWO SPECIAL PERMITS

87 Rutledge Road – Jonathan Boutin and Dana Lombardi

The applicant requests Two Special Permit under section 1.5 of the By-Law to replace the existing rear addition, rear deck, and rear enclosed patio and construct a new rear addition and enlarged rear deck at 87 Rutledge Road located in a Single Residence B (SR-B) Zoning District. Special Permit: **1.**-§4.2.2 of the By-Law requires a minimum side setback of 10.0', the existing and proposed side setback is 8.5'. **2.**-§4.2.2 of the Zoning By-Law requires a minimum side setback of 10.0', the existing and proposed front setback is 9.0'.

File Date:

January 18, 2023

b) CASE NO 23-04 TWO SPECIAL PERMITS

16 Holt Street – Lisa Zeidenberg and Samuel Record

The applicant requests Two Special Permit under section 1.5 of the By-Law to construct a deck at 16 Holt Street located in a General Residence (GR) Zoning District. Special Permit: **1.**-§1.5.4 of the By-Law allows extensions and alterations of non-confirming structures in the GR zoning district by a Special Permit from the Zoning Board of Appeals. **2.**-§4.2.2 of the Zoning By-Law requires a minimum side setback of 10.0', the existing side setback is 6.1' and proposed side setback is 8.1'.

File Date:

January 18, 2023

A) DELIBERATE AND VOTE ON THE FOLLOWING CASES:

<u>ZBA Case #:</u>	<u>Street Address:</u>	<u>Due Date:</u>
23-03	87 Rutledge Road	May 8, 2023
23-04	16 Holt Street	May 8, 2023

3. MINUTES: Review and approve the December 5, 2022 and January 9, 2023 public hearing meeting minutes.

6. Adjourn

The Zoning Board of Appeal's next regularly scheduled meeting will be held on Monday, March 6, 2023.