

AGENDA
TOWN OF BELMONT ZONING BOARD OF APPEALS
MONDAY, March 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: February 23, 2023
TIME: 3:03 PM

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 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. OPEN ZONING BOARD OF APPEALS DISCUSSION

3. PUBLIC HEARINGS

a) CASE NO 23-05 ONE SPECIAL PERMIT

160-162 Beech Street – Paul L. Fountas

The applicant requests One Special Permit under section 4.2 of the By-Law to construct a driveway at 160-162 Beech Street located in a General Residence (GR) Zoning District. Special Permit: **1.**-§4.2 of the By-Law requires a minimum open space of 40%, the existing open space is 18.6% and proposed open space is 18.6%.

File Date:

February 9, 2023

b) CASE NO 23-06 SIX SPECIAL PERMITS

50 Bartlett Avenue – Sue and Alon Manela

The applicant requests Six Special Permit under section 1.5 of the By-Law to alter the building's ridge line at 50 Bartlett Avenue located in a General Residence (GR) Zoning District. Special Permit: **1.**-§1.5.4A 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 of the By-Law requires a minimum building height of two and a half (2-1/2) stories, the existing structure and proposed alteration to the buildings ridge line are at a three and a half (3-1/2) story level. **3.**- allows for a maximum lot coverage of 30.0%, the existing and proposed lot coverage is 34.0%. **4.**- requires a minimum open space of 40.0%, the existing and proposed open space is 36.9%. **5.**- requires a minimum side setback of 10.0', the existing and proposed left side setback is 7.9'. **6.**- requires a minimum side back of 10.0', the existing and proposed right setback is 6.9'.

File Date:

February 9, 2023

c) CASE NO 23-07 ONE SPECIAL PERMIT

104 Winter Street – Thomas and Liane Keister

The applicant requests One Special Permit under section 1.5 of the By-Law to construct a second story addition at 104 Winter Street located in a Single Residence A (SR-A) Zoning District. Special Permit: **1.**-§4.2.2 of the By-Law requires a minimum rear setback of 40.0', the existing rear setback is 25.1' and the proposed is 28.8'.

File Date:

February 9, 2023

a) CASE NO 23-08 ONE SPECIAL PERMIT

70 Fairview – Erica Eckman

The applicant requests One Special Permit under section 3.4.2H of the By-Law to allow a home occupation at 70 Fairview Avenue located in a General Residence (GR) Zoning District. Special Permit: **1.**-§3.4.2H of the By-Law allows home occupations that result in patrons or

clients visiting the premises by Special Permit.

A) DELIBERATE AND VOTE ON THE FOLLOWING CASES:

<u>ZBA Case #:</u>	<u>Street Address:</u>	<u>Due Date:</u>
23-05	160 Beech Street	June 5, 2023
23-06	50 Bartlett Ave	June 5, 2023
23-07	104 Winter Street	June 5, 2023
23-08	70 Fairview	June 5, 2023

4. MINUTES: Review and approve the February 6, 2023 public hearing meeting minutes.

6. Adjourn

The Zoning Board of Appeal's next regularly scheduled meeting will be held on Monday, April 3, 2023.