

AGENDA
TOWN OF BELMONT ZONING BOARD OF APPEALS-Revised
Monday, September 11, 2023 AT 6:30 P.M.

The Belmont Zoning Board of Appeals will hold a public hearing on Monday, September 11, 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: September 11, 2023
TIME: 2:54 PM

FOR PARTICIPANTS:

The meeting will start at 6:30 p.m. You can join the meeting at 6:25 p.m.

Topic: Zoning Board of Appeals

Time: September 11, 2023 06:30 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 8 or Verizon Ch 28

Watch LIVE from anywhere on: belmontmedia.org/govtv

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. 6:30 PM CALL MEETING TO ORDER

2. EXECUTIVE SESSION (Not open to the public): To discuss strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on the bargaining or litigating position of the public body and the chair so declares. Beatrice Circle

3. 7:00 PM: RECONVENE

4. MOMENT OF SILENCE ~~MONUMENT OF SILANCE~~

To honor the victims of the September 11, 2001 Attacks, we ask those in attendance at this hearing, and those watching at home, to observe a moment of silence so we can pay our respects.

5. INTRODUCE NEW ZONING BOARD OF APPEALS ASSOCIATE MEMBERS

6. NEW PUBLIC HEARINGS

a) CASE NO 23-22 ONE SPECIAL PERMIT

31-33 Hull Street – Reja Amatya & Sudeep Prajapati

The applicant requests One Special Permit under Section 1.5.4A of the By-Law to construct a one-story addition at 31-33 Hull Street located in a General Residential (GR) Zoning District. Special Permit: 1.- §1.5.4A of the By-Law allows alteration and expansion in the GR district by a Special Permits granted by the Board of Appeals.

File Date:

August 16, 2023

b) CASE NO 23-23 ONE SPECIAL PERMIT

18 Blake Street – Rodrigo Martinez & Kristin Hamann

The applicant requests One Special Permit under Section 1.5 of the By-Law to construct a one-story addition, reconfigure the roofline, and renovate the first and second stories at 18 Blake Street located in a Single Residence C (SR-C) Zoning District. Special Permits: 1.- §4.2.2 of the By-Law requires a minimum front setback of 24.1', the existing and proposed front setback is 22.8'.

File Date:

August 16, 2023

c) CASE NO 23-24 TWO SPECIAL PERMITS

37-39 Chestnut Street – Venkata Sabbiseti

The applicant requests Two Special Permits under Section 1.5.4A of the By-Law to construct a one-story addition and new third story deck located at 37-39 Chestnut Street located in a General Residence (GR) Zoning District. Special Permits: 1.- §1.5.4A of the By-Law allows alteration and expansion in the GR district by a Special Permits granted by the Board of Appeals. 2.- §4.2.2 of the By-Law allows for a maximum building height of two and a half (2-1/2) stories. The existing structure is three and a half (3-1/2) stories since the lowest level of the dwelling is a basement (45.1% of the foundation walls are below grade) and is considered a story. The proposed deck would be located at a three (3) story level.

File Date:

August 16, 2023

DELIBERATE AND VOTE ON THE FOLLOWING CASES:

<u>ZBA Case #:</u>	<u>Street Address:</u>	<u>Due Date:</u>
23-22	31-33 Hull Street	December 11, 2023
23-19	505 Belmont Street	December 11, 2023
23-20	62 Carleton Road	December 11, 2023
23-23	18 Blake Street	December 11, 2023
23-24	37-39 Chestnut Street	December 11, 2023

7. **MINUTES:** Review and approve the June 6, 2023, July 10, 2023 and August 21st, 2023 public hearing meeting minutes.

8. Adjourn

The Zoning Board of Appeal's next meeting will be held on Monday, October 2, 2023.