

AGENDA
TOWN OF BELMONT ZONING BOARD OF APPEALS
Monday, October 2, 2023 AT 7:00 P.M.

The Belmont Zoning Board of Appeals will hold a public hearing on Monday, October 2, 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 28, 2023
TIME: 12:53 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: October 2, 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 GovTV.

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. CALL TO ORDER

2. CONTINUED CASES

a) 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

3. NEW PUBLIC HEARINGS

a) CASE NO 23-25 TWO SPECIAL PERMITS

200 Beech Street – Austin and Monica Kim

The applicant requests Two Special Permits under Section 1.5 of the By-Law to construct dormers at 200 Beech Street located in a General Residential (GR) Zoning District. Special Permit: **1.**- §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 (47.15% of the foundation walls are below grade) as is considered a story. The proposed dormers are located at a three and a half (3-1/2) story level. **2.**- requires a minimum side setback of 10.0', the existing side setback is 1.6' and the proposed side setback is 2.0'.

File Date:

August 29, 2023

b) CASE NO 23-26 THREE SPECIAL PERMITS

81 Statler Road – Sarah Felton

The applicant requests Three Special Permits under Section 1.5 of the By-Law to construct a second and third story rear addition at 81 Statler Road located in a Single Residence C (SR-C) Zoning District. Special Permits: **1.**- §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 (46.175% of the foundation walls are below grade) as is considered a story. The existing bedroom and proposed addition are located at a third (3) story level. **2.**- requires a minimum side setback of 10.0', the existing left-side setback (when facing the structure from the street) is 8.3' and the proposed left-side setback is 9.5'. **3.**- requires a minimum side setback of 10.0', the existing right-side setback (when facing the structure from the street) is 7.9' and the proposed right-side setback is 8.0'.

File Date:

August 29, 2023

c) CASE NO 23-27 TWO SPECIAL PERMITS

71 Country Club Lane – Sarah and Scott Boyle

The applicant requests Two Special Permits under Section 1.5 of the By-Law to construct a second story and cellar expansion at 71 Country Club Lane located in a Single Residence A (SR-A) Zoning District. Special Permits: **1.**- §4.2 of the By-Law allows for a maximum lot coverage of 20.0%, the existing lot coverage is 23.0% and the proposed lot coverage is 22.5%. **2.**- requires a minimum rear setback of 40.0', the existing rear setback is 33.3' and the proposed rear setback is 36.1'.

File Date: August 29, 2023

DELIBERATE AND VOTE ON THE FOLLOWING CASES:

<u>ZBA Case #:</u>	<u>Street Address:</u>	<u>Due Date:</u>
23-24	37-39 Chestnut Street	January 2, 2024
23-25	200 Beech Street	January 2, 2024
23-26	81 Statler Street	January 2, 2024
23-27	71 Country Club Lane	January 2, 2024

- 4. Rescheduling November ZBA Meeting:** The November 6, 2023 public hearing conflicts with Fall Town Meeting.
- 5. Discuss policy relating to submission of letters/petitions**
- 6. MINUTES:** Review and approve August 21st, 2023 and September 11th, 2023 public hearing meeting minutes. Review and approve the September 11th, 2023 Executive Session meeting minutes
- 7. Adjourn**

The Zoning Board of Appeal's next regularly scheduled meeting was originally scheduled for November 6, 2023; this meeting must be rescheduled due to a time conflict with Fall Town Meeting.