

AGENDA-Revised
TOWN OF BELMONT ZONING BOARD OF APPEALS
Monday, December 4, 2023 AT 6:00 P.M.

The Belmont Zoning Board of Appeals will hold a public hearing on Monday, December 4, 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: November 30, 2023
TIME: 2:25 PM

FOR PARTICIPANTS:

The meeting will start at 6:00 p.m. You can join the meeting at 5:55 p.m.

Topic: Zoning Board of Appeals

~~Time: November 16, 2023 07:00 PM Eastern Time~~

Time: December 4, 2023 06:00 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 Info TV.

Watch LIVE in Belmont on Comcast Ch 6 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. 6:00 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. Item 1.- 91 Beatrice Circle and Item 2.- Review and approve the September 11th, 2023 Executive Session.

3. 7:00 PM: RECONVENE

4. 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

5. NEW PUBLIC HEARINGS

a) CASE 23-31 ADMINISTRATIVE APPEAL
7 Trapelo Road – George Hu

The applicant, Mr. George Hu requests an Administrative Appeal under Massachusetts General Law c. 40A, § 8. to appeal the Inspector of Buildings interpretation of the definition of “family” and “Accessory Use” regarding the rental property Mr. Hu owns at 7 Trapelo Road located in a Single Residence C (SR-C) Zoning District. “Family” and “Accessory Use” are defined in §1.4 of the Belmont Zoning Bylaw.

File Date: October 31, 2023

b) CASE NO 23-32 ONE SPECIAL PERMIT
23 Moraine Street – Hisako Kawanami

The applicant requests One Special Permit under section 3.4.2H of the By-Law to allow a home occupation at 23 Moraine Street 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.

File Date: October 31, 2023

c) CASE NO 23-33 ONE SPECIAL PERMIT

115 Lexington Street – Koushik Chakrabarty and Swati Bhattacharya

The applicant requests One Special Permits under Section 1.5.4A of the By-Law to enclose an existing front porch at 115 Lexington Street located General Residence District (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.

File Date: November 7, 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	March 4, 2024
23-31	7 Trapelo Road	March 13, 2024
23-32	23 Moraine Street	March 4, 2024
23-33	115 Lexington Street	March 4, 2024

6. MINUTES: Review and approve November 16, 2023 public hearing meeting minutes.

7. Review and approve calendar year 2024 meeting dates, as follows:

January 8, 2024
February 5, 2024
March 4, 2024
April 1, 2024
May 6, 2024
June 3, 2024
July 1, 2024
September 9, 2024
October 7, 2024
November 4, 2024
December 2, 2024

8. Adjourn

The Zoning Board of Appeal’s next meeting will be held on Monday, January 8, 2023.