

AGENDA
TOWN OF BELMONT ZONING BOARD OF APPEALS
Monday, April 1, 2024 @ 7:00 P.M.

The Belmont Zoning Board of Appeals will hold a public hearing on Monday, April 1, 2024 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.

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: April 1, 2024 at 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 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. 7:00 PM CALL MEETING TO ORDER

2. PUBLIC HEARINGS

a) CASE 24-10 One Special Permit

149 Pine Street (GR) – Suzi Nailburg

RECEIVED
TOWN CLERK
BELMONT, MA

DATE: March 20, 2024

TIME: 2:49 PM

Applicant requests One Special Permit under section 1.5 of the By-Law to construct a dormer at 149 Pine Street located in a General Residence (GR) Zoning District. Section 4.2.2 of the Zoning By-Law Dimensional Regulations allow a maximum of 2-1/2 story structures. The existing structure is three and a half (3-1/2) stories. The lowest level of the dwelling is a basement (43.3% of the foundation walls are exposed) and is considered a story. The proposed dormer is at a three and a half (3-1/2) story level.

File Date: March 4, 2024

b) CASE 24-11 Three Special Permits
57 Statler Road (SRC) – Benjamin Wilkinson

Applicant requests Three Special Permits under section 1.5 of the By-Law to construct a three story addition at 57 Statler Road located in a Single Residence C (SRC) zoning district. §4.2 of the Zoning Bylaws Dimensional Regulations allow a maximum of 2-1/2 story structures and require minimum side setback of 10.0'. Special Permits: **1.-** The existing structure is three and a half (3-1/2) stories. The lowest level of the dwelling is a basement (67.3% of the foundation walls are exposed) and is considered a story. The proposed addition is a third (3rd) story addition. **2.-** The existing and proposed side setback on the east side is 8.9'. **3.-** The existing side setback on the west side is 7.1' and the proposed is 7.0'.

File Date: March 4, 2024

c) CASE 24-12 One Special Permit
33 Winn Street - Jeanne Jacoby

Applicant requests One Special Permit under section 1.5 of the By-Law to construct a third story addition at 33 Winn Street located in a Single Residence C (SRC) zoning district. §4.2 of the Zoning By-Law Dimensional Regulations allows a maximum of 2-1/2 story structure. The existing structure is three and a half (3-1/2) stories. The lowest level of your dwelling is a basement and is considered a story. The proposed addition is a third level addition.

File Date: March 4, 2024

3. CONTINUED CASES

a) CASE 21-01 On Application to Amend Comprehensive Permit Decision
91 Beatrice Circle (SRA) – 91 Beatrice Circle, LLC

Applicant requests to Amend Comprehensive Permit Decision (Zoning Board of Appeals Decision No. 21-01, dated and filed October 14, 2021) granted to 91 Beatrice Circle, LLC pursuant to G.L. Chapter 40B, Sections 20-23, for property at 91 Beatrice Circle, Belmont, MA, Belmont Assessor's Map 51, Lot 36. The hearing is on remand from the Housing Appeals Committee Docket No.: 2021-10. For information on how to participate remotely and to view the application materials: <https://www.belmont-ma.gov/zoning-board-of-appeals>

Board to review and vote on draft decision prepared by Town Counsel.

4. Review and approve February 5, 2024, February 12, 2024 and March 4, 2024 meeting minutes.

5. Adjourn

The Zoning Board of Appeal's next meeting will be held on Monday, May 6, 2024.