

REVISED AGENDA

TOWN OF BELMONT ZONING BOARD OF APPEALS

RECEIVED
TOWN CLERK
BELMONT, MA

MONDAY, JANUARY 5, 2015, AT 7:00 P.M.

2014 DEC 23 AM 11:16

ART GALLERY 3rd FLOOR
Homer Building, 19 Moore Street

1. CALL TO ORDER

2. PUBLIC HEARINGS:

1) CASE NO. 14-28 – ONE SPECIAL PERMIT

34 Ridge Road – Maria Liebmann

The applicant seeks a SPECIAL PERMIT under Section 3.3 of the Zoning By-Law to operate a FAMILY HOME DAY CARE at 34 Ridge Road located in a General Residence Zoning District.

NOTE:

FILE DATE:

December 18, 2014

DECISION DUE DATE:

April 6, 2015

2) CASE NO. 14-29 – TWO SPECIAL PERMITS

160 Payson Road - Douglas H. Sturz and Linda Fitch

The applicant seeks for 2 SPECIAL PERMITS under Section 1.5 of the Zoning By-Law to RECONSTRUCT AN EXISTING GARAGE (allowed front setback 25.0' and garage building height 15', existing and proposed front setback on Payson Terrace 14.9' and garage building height 15.9') at 160 Payson Road located in a Single Residence C Zoning District.

NOTE:

FILE DATE:

December 19, 2014

DECISION DUE DATE:

April 7, 2015

3) CASE NO. 14-30 – TWO SPECIAL PERMITS

117 School Street - Katherine Bicer

The applicant seeks 2 SPECIAL PERMITS under Section 1.5 of the Zoning By-Law to CONSTRUCT A FRONT PORCH AND A MUDROOM (allowed side setback 10.0', existing and proposed side setbacks 4.5', allowed lot coverage 25%, existing lot coverage 26.6%, proposed lot coverage 31.95%) at 117 School Street located in a Single Residence C Zoning District.

NOTE:

FILE DATE:

December 19, 2014

DECISION DUE DATE:

April 7, 2015

4) BELMONT UPLANDS COMPREHENSIVE PERMIT – CONDITION 32

Approval by the Zoning Board of Appeals of the specifications for the pump and force main is required per Condition 32 of the Comprehensive Permit issued on February 16, 2007.

3. DELIBERATE AND VOTE ON THE FOLLOWING CASES:

<u>ZBA Case #:</u>	<u>Street Address:</u>	<u>Due Date:</u>
14-28	34 Ridge Road	April 6, 2015
14-29	160 Payson Road	April 7, 2015
14-30	117 School Street	April 7, 2015

Belmont Upland Comprehensive Permit – Condition 32

4. DISCUSS UPDATES TO RULES AND REGULATIONS

5. ADJOURNMENT

The Zoning Board of Appeals next regularly scheduled hearing will be on February 2, 2015.