

NOTICE OF PUBLIC HEARING BY THE
ZONING BOARD OF APPEALS

ON APPLICATION FOR THREE SPECIAL PERMITS

Notice is hereby given that the Belmont Zoning Board of Appeals will hold a public hearing on Monday, July 10, 2023 at 7:00 PM 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. to consider the application of Alina Ainbinder, for THREE Special Permits under section 1.5.4A of the By-Law to construct dormers at 505 Belmont Street located in 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 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 (58.95% of the foundation walls are below grade) and is considered a story. The proposed dormers would be located at a three and a half (3-1/2) story level. (3) requires a minimum side setback of 10.0', the existing left side setback is 6.1' and the proposed left side setback is 6.2'.

ZONING BOARD OF APPEALS

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