

NOTICE OF PUBLIC HEARING BY THE
ZONING BOARD OF APPEALS

ON APPLICATION FOR FOUR 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 Takara Stanley, for FOUR Special Permits under section 1.5.4A of the By-Law to construct a new porch and rebuild a non-conforming third story deck at 62 Carleton Road 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 lot coverage of 30%, the existing lot coverage is 38.5% and the proposed lot coverage is 39.0%. (3) requires a minimum open space of 40%, the existing open space is 35.8% and the proposed open space is 33.9%. (4) 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 (59.25% of the foundation walls are below grade) and is considered a story. The reconstructed deck would be located at a three and a half (3-1/2) story level.

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