

**BELMONT ZONING BOARD OF ADJUSTMENT**  
MEETING  
WEDNESDAY, SEPTEMBER 23, 2009 7:00 P.M.  
Belmont Corner Meeting House (downstairs)  
16 Sargent Street

AGENDA

1. **Abutters' Hearing – Evelyn Henry:** Request for an Equitable Waiver of Article 5 Table 2 of the Zoning Ordinance to allow a structure closer (37.44') to the front property line than allowed (50'). Property is located at 34 Forest Drive in an "RS" Zone, Tax Lot 229-066, ZBA #3509Z.
2. **Abutters' Hearing – Frank Capone for Sunset Beach Association:** Request for a Special Exception of Article 11.A.3.c of the Zoning Ordinance to add useable space (2<sup>nd</sup> floor) within a preexisting nonconforming footprint. Property is located at 80 Sunset Drive in an "RS" Zone, Tax Lot 107-150-000-008, ZBA # 3609Z.
3. **Abutters' Hearing –Frederick & Claudette Brezinski:** Request for:
  - A. A Special Exception of Article 10.A.3.c of the Zoning Ordinance to allow a deck and stairs (northside) closer (33.04') to the front property line than allowed (50') but not closer than the existing structure. ZBA # 3409Z.
  - B. A Special Exception of Article 10.A.3.c of the Zoning Ordinance to allow a deck and stairs (northside) closer (23.24') to the northside property line than allowed (25') but not closer to than the existing structure. ZBA # 3709Z.
  - C. A Variance of Article 5 Table 2 of the Zoning Ordinance to allow a deck with ramp (southside) closer (12.43') to the south side property line than allowed (25') but not closer than the existing structure. ZBA # 3309Z.
  - D. A Variance of Article 5 Table 2 of the Zoning Ordinance to allow a deck with ramp (southside) closer (33.10') to the front property line than allowed (50') but not closer than the existing structure. ZBA # 3809Z.Property is located at 28 Morgan Road in an "R" Zone, Tax Lot 239-068.
4. Other Business.
  - A. Approval of minutes – 7/22/09
  - B. Rules of Administrative Procedure.
  - C. Staff Report.
  - D. New Business.

Peter Harris  
Chairman

This is a public meeting and interested parties are encouraged to attend. Applications on file in the Land Use office.