

**BELMONT ZONING BOARD OF ADJUSTMENT
MEETING**

WEDNESDAY, APRIL 25, 2007 7:00 P.M.
Belmont Corner Meeting House (downstairs)
16 Sargent Street

AGENDA

1. **Abutters' Hearing – Ronald & Elaina Shuten:** Continue a request for a Variance of Article 5 Table 2 of the Zoning Ordinance to construct a 25' x 30' garage closer (25') to the property line than allowed (50'). Property is located at 80 Farrarville Road in an "R" Zone, Tax Lot 224-031, ZBA # 1007.
2. **Abutters' Hearing – Lawrence Dupont:** Request for a Special Exception of Article 10. A. 3.d. of the Zoning Ordinance to allow a deck closer (41') to the front property line than allowed (50') but not closer than the existing structure. Property is located at 12 Dupont Road in a "C" Zone, Tax Lot 104-017, ZBA # 0407.
3. **Abutters' Hearing – Robert J. and Joann L. Skowrya For Mallards Landing:** Request for:
 - a. A Variance of Article 5 Table 2 of the Zoning Ordinance to construct a single family residence closer (0') to the rear property line than allowed (12.5').
 - b. A Variance of Article 5 Table 2 of the Zoning Ordinance to construct a single family residence closer (5.6') to the interior road than allowed (15').
 - c. A Variance of Article 5 Table 2 of the Zoning Ordinance to construct a single family residence closer (5.9') to an unrelated structure than allowed (20').Property is located at 69 Mallards Landing Road in an "RS" Zone, Tax Lot 110-002-000-602, ZBA #1107,1207 & 1307.
4. **Abutters' Hearing – Winnisquam Beach Campground Unit Owners Association:** Request for a Special Exception of Article 10.A.2 of the Zoning Ordinance to expand a nonconforming use by allowing the campground to remain open eleven months a year instead of the allowed nine months. Property is located at 10 Grey Rocks Road in an "RS" Zone, Tax Lot 117-015, ZBA # 1407.
5. **Abutters' Hearing – Daniel Dunn & Tonya Rapter:** Request for a Special Exception Article 5 Table 1 of the Zoning Ordinance to allow a contractor's yard in a "C" zone. Property is located on Old State Road, Tax Lot 201-005, ZBA # 1507.
6. Other Business.
 - A. Approval of minutes – 3/28/07
 - B. Staff Report.
 - C. 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.