

**BELMONT ZONING BOARD OF ADJUSTMENT
MEETING**

WEDNESDAY, AUGUST 22, 2007 7:00 P.M.
Belmont Corner Meeting House (downstairs)
16 Sargent Street

AGENDA

1. **Abutters' Hearing – Todd Chandonnait and Heather Morgan:** Request for a Variance of a Article 5 Table 2 of the Zoning Ordinance to construct an addition with a deck closer (33.4') to the side property line than allowed (50'). Property is located at 51 Swallow Road in an "R" Zone, Tax Lot 212-025, ZBA # 4807.
2. **Abutters' Hearing – David & Charlene Reinauer:** Request for a Variance of Article 5 Table 2 of the Zoning Ordinance to demolish and reconstruct a pre-existing nonconforming single family residence closer (26') to the front property line than allowed (50'). Property is located at 130 Sunset Drive in an "RS" Zone, Tax Lot 107-130, ZBA # 4307.
3. **Abutters' Hearing – Ann Marie Legg for Mallard's Landing Association:** Request to extend for one year (6/22/08) or to grant new approvals for:
 - A Special Exception of Article 10.A.3.c of the Zoning Ordinance to add useable space (second story) within a preexisting nonconforming structure.
 - A Special Exception of Article 10.A.3.d of the Zoning Ordinance to attach a shed closer (13.14') to an interior road than allowed (15') but not closer than the existing structure (11.84').
 - A Special Exception of Article 10.A.3.d of the Zoning Ordinance to attach a shed closer (34.26') to the high water mark than allowed (50') but not closer than the existing structure.
 - A Variance of Article 5 Table 2 of the Zoning Ordinance to attach a shed closer (6.71') to an abutting structure than allowed (20').Property is located at 82 Mallard's Landing Road in an "RS" Zone, Tax Lot 110-002-000-619, ZBA # 4407, 4507, 4607 & 4707.
4. **Abutters' Hearing – K. Heidi Fishman:** Request for:
 - A. Variance of Article 5 Table 2 of the Zoning Ordinance to construct a shed closer (3') to the front property line than allowed (50'). ZBA # 4107
 - B. Variance of Article 4 of the Wetlands Ordinance to construct a shed closer (32.5') closer to the highwater mark than allowed (50'). ZBA # 4207Property is located at in an 14 Island Drive in an "RS" Zone, Tax Lot 111-009.
5. Other Business.
 - A. Approval of minutes – 7/25/07
 - 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.

