

BELMONT ZONING BOARD OF ADJUSTMENT
MEETING
WEDNESDAY, JUNE 27, 2007 7:00 P.M.
Belmont Corner Meeting House (downstairs)
16 Sargent Street

AGENDA

1. **Abutters' Hearing – Robert & Rebecca Mulley:** Request for a Variance of Article 5 Table 2 of the Zoning Ordinance to allow a pool closer (35.5') to the front property line (Seavey Road) than allowed (50'). Property is located at 96 Church Street in an "RM" Zone, Tax Lot 237-013, ZBA # 0507.
2. **Abutters' Hearing – Keith Bujeaud:** Request for a Special Exception of Article 5 Table 1 and Article 7.G. of the Zoning Ordinance to allow an accessory apartment in the "RS" zone. Property is located at 77 Mile Hill Road, Tax Lot 205-10, ZBA # 2407.
3. **Abutters' Hearing – Albert Donohue:** Request for a Special Exception of Article 10.A.3.d. of the Zoning Ordinance to construct a deck closer (42') to the front property line than allowed (50') but not closer than the existing structure. Property is located at 342 Bean Hill Road in an "R & RS" Zones, Tax Lot 224-002, ZBA #2507.
4. **Abutters' Hearing – Robert J. and Joann L. Skowyra For Mallards Landing:** Request for:
 - a. A Special Exception of Article 10.A.3.d. of the Zoning Ordinance to reconstruct a two-story seasonal single family residence closer (9.7') to the interior road than allowed (15') but not closer than the existing structure.
 - b. A Variance of Article 5 Table 2 of the Zoning Ordinance to reconstruct a two-story seasonal single family residence closer (7') to the rear property line than allowed (12.5').
 - c. A Variance of Article 5 Table 2 of the Zoning Ordinance to reconstruct a two-story seasonal single family residence closer (7.5') to an unrelated structure (shed) than allowed (20').Property is located at 69 Mallards Landing Road in an "RS" Zone, Tax Lot 110-002-000-602, ZBA #2607, 2707 & 2807
5. **Abutters' Hearing – Robert Benwell & Donna Mauzy:** Request for:
 - a. A Variance of Article 5 Table 2 of the Zoning Ordinance to construct an addition to a single family home (garage & deck) closer (24.9') to the front property line than allowed (50').
 - b. A Variance of Article 5 Table 2 of the Zoning Ordinance to construct an addition to a single family home (garage & deck) closer (10.5') to the side property line than allowed (12.5').Property is located at 24 Mountain View Terrace in an "RM" Zone, Tax Lot 121-073, ZBA # .

6. **Abutters' Hearing – Stephen Senick:** Request for:
 - a. A Variance of Article 5 Table 2 of the Zoning Ordinance to construct a two-story garage closer (5.67') to the south side property line than allowed (12.5').
 - b. A Variance of Article 5 Table 2 of the Zoning Ordinance to construct a two-story garage closer (29.63') to the front property line than allowed (50').
 - c. A Special Exception of Article 10.A.3.c.of the Zoning Ordinance to add useable space, a 4' foundation, within a nonconforming structure.
 - d. A Special Exception of Article 10.A.3.d. of the Zoning Ordinance to construct a front porch closer (37.7') to the highwater mark than allowed (50') but not closer than the existing structure.Property is located at 102 Elaine Drive in an "RS" Zone, Tax Lot 107-102, ZBA # 3107,3207, 3307 & 3407.

7. **Abutters' Hearing – John Fairhurst/Jackie McQuarrie:** Request for a Special Exception of Article 5 Table 1 of the Zoning Ordinance to allow an auto restoration shop in the rural zone. Property is located at 182 Hoadley Road, Tax Lot 215-027, ZBA # 3507.

8. **Abutters' Hearing – L & J Dupont Lmt Partnership:** Request for:
 - a. A Variance of Article 5 Table 1 of the Zoning Ordinance to allow an on-site advertising billboard in an "RM" zone.
 - b. A Special Exception of Article 10A.3.c.of the Zoning Ordinance to expand the size of a preexisting nonconforming sign closer (.30') to the property line than allowed (50') but not closer than the existing structure.Property is located at 6 Scenic Drive in an "RM" Zone, Tax Lot 236-004, ZBA # 3607 & 3707.

9. Other Business.
 - A. Approval of minutes – 5/23/07
 - 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.