

**BELMONT ZONING BOARD OF ADJUSTMENT**  
MEETING  
WEDNESDAY, SEPTEMBER 27, 2006 7:00 P.M.  
Belmont Corner Meeting House (downstairs)  
16 Sargent Street

AGENDA

1. **Abutters' Hearing – Frederick & Claudette Brezinski:** Continuation of a request for:
  - A Special Exception of Article 10 A.3.d of the Zoning Ordinance to construct an addition closer (33.04') to the front property line than allowed (50') but not closer than the existing structure.
  - A Variance of Article 5 Table 2 of the Zoning Ordinance to construct an addition closer (18.73') to the north side property line than allowed (25').Property is located at 28 Morgan Road in a "R" Zone, Tax Lot 239-068, ZBA # 1106 &1206.
  
2. **Abutters' Hearing – Lester Ludlum:** Request for a Variance of Article 4 of the Wetlands Ordinance to replace a manufactured unit closer (9.4') to the wetlands than allowed (35') but not closer than the existing unit. Property is located at 14 Donway Drive in a "RS" Zone, Tax Lot 117-015-000-021, ZBA # 3206.
  
3. **Abutters' Hearing – F. Robert Sleeper Trust:** Request for a Variance of Article 5 Table 1 of the Zoning Ordinance to have an ornamental iron work, artist/blacksmith business as an accessory to a residence. Property is located on Farrarville Road in the "R & C" Zones, Tax Lot 225-002, ZBA #3506.
  
4. **Abutters' Hearing – Armand & Beverly Fortier:** Request for:
  - A Special Exception of Article 10A.3.c of the Zoning Ordinance to construct a mezzanine creating useable floor space in a nonconforming structure.
  - A Variance of Article 5 Table 2 of the Zoning Ordinance to construct an addition closer (37.8') to the Old State Road property line than allowed (50').
  - A Variance of Article 5 Table 2 of the Zoning Ordinance to construct an addition closer (31.8') to Daniel Webster Highway than allowed (50').Property is located at 174 Daniel Webster Highway in an "C" Zone, Tax Lot 101-011, ZBA # 3606, 3706 & 3806.
  
5. Other Business.
  - A. Approval of minutes – 8/30/06
  - B. Staff Report.
  - C. New Business.

John Olmstead  
Chairman

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