

**BELMONT ZONING BOARD OF ADJUSTMENT  
MEETING**

WEDNESDAY, JANUARY 27, 2010 7:00 P.M.  
Belmont Corner Meeting House (downstairs)  
16 Sargent Street

AGENDA

1. **Abutters' Hearing – Kathy Kuslaks-Clement Revocable Trust for Mallards Landing:** Request for:
1. A Variance of Article 8.B.9.f of the Zoning Ordinance to re-construct a shed closer (13.5') to Unit 611 than permitted (20'). ZBA # 1010Z
  2. A Variance of Article 4 of the Wetlands Ordinance to re-construct a shed closer (40.3') to the highwater mark than allowed (50'). ZBA # 0210Z
  3. A Variance of Article 8.B.9.f of the Zoning Ordinance to re-construct a seasonal single family dwelling closer (16.1') to unit 611 than permitted (30'), but not closer than the existing unit. ZBA # 0410Z
  4. A Variance of Article 8.B.9.f of the Zoning Ordinance to re-construct a seasonal single family dwelling closer (11') to the road than permitted (15'). ZBA 0510Z
  5. A Variance of Article 8.B.9.f. of the Zoning Ordinance to re-construct a seasonal single family dwelling closer (7.5') to unit 615 than permitted (30'). ZBA # 0610Z
  6. A Variance of Article 4 of the Wetlands Ordinance to re-construct a seasonal single family dwelling closer (14.3') to the highwater mark than permitted (50'). ZBA # 0710Z
  7. A Special Exception of Article 11.A.3.c of the Zoning Ordinance to reconstruct a seasonal single family dwelling add useable space (2<sup>nd</sup> story) within a preexisting nonconforming footprint (setback to units 611 & 615, and highwater mark). ZBA # 0310Z
- Property is located at 76 Mallards Landing Road in an "RS" Zone, Tax Lot 110-002-000-613.

2. **Abutters' Hearing – Henry & Carol Marcoux for Mallards Landing:** Request for:
1. A Variance of Article 5 table 2 of the Zoning Ordinance to re-construct a seasonal single family dwelling with attached shed closer (.6') to the rear property line than allowed (12.5') but not closer than the existing structure. ZBA # 0810Z
  2. A Special Exception of Article 11.A.3.c of the Zoning Ordinance to reconstruct a seasonal single family dwelling and add useable space (2<sup>nd</sup> story) within a preexisting nonconforming footprint. ZBA # 0910Z

Property is located at 37 Mallards Landing Road in an "RS" Zone, Tax Lot 110-002-000-502.

3. Other Business.
- A. Approval of minutes – 11/18/09
  - 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.