

BELMONT ZONING BOARD OF ADJUSTMENT
MEETING
WEDNESDAY, MAY 26, 2010 7:00 P.M.
Belmont Corner Meeting House (downstairs)
16 Sargent Street

AGENDA

1. **Abutters' Hearing – Matthew, Leon & Rose Grenon:** Request to demolish a single story dwelling, replace with a two story dwelling and add an accessory apartment.
 - A. An Equitable Waiver of Articles 5 Table 2 and 11.A.3.d of the Zoning Ordinance to allow an existing 10' x 19' addition to the garage closer (47.9') to the front property line than allowed (50') and closer (10.2') to the west side property line than allowed (12.5'). ZBA # 2510Z.
 - B. A Variance of Article 5 Table 2 of the Zoning Ordinance to expand existing 19' x 30.5' garage section of a single family dwelling with a second story in the existing footprint closer (8.7') to the west side property line than permitted (12.5'). ZBA # 2610Z.
 - C. A Variance of Article 5 Table 2 of the Zoning Ordinance to expand existing 19' x 30.5' garage section of a single family dwelling with a second story in the existing footprint closer (47.9') to the front property line than permitted (50'). ZBA # 2710Z.
 - D. A Special Exception of Article 11.A.3.c. of the Zoning Ordinance to add useable space within a preexisting nonconforming single-family dwelling with a second story. ZBA # 2810Z.
 - E. A Special Exception of Article 11.A.3.d. of the Zoning Ordinance to construct an addition (a second story access on a single-family dwelling) closer (31.3') to the highwater mark than permitted (50') but not closer than the existing structure. ZBA #2910Z.
 - F. A Special Exception of Article 5 Table 1 and Article 8.F of the Zoning Ordinance to allow an accessory apartment in a single- family dwelling. ZBA # 3010Z.Property is located at 126 Sunset Drive in an "RS" Zone, Tax Lot 107-132.

2. Other Business.
 - A. Approval of minutes – 4/26/10 & 5/4/10
 - B. Staff Report.
 - C. New Business.

Peter Harris
Chairman