

BELMONT ZONING BOARD OF ADJUSTMENT
MEETING
WEDNESDAY, JULY 28, 2010 7:00 P.M.
Belmont Corner Meeting House (downstairs)
16 Sargent Street

AGENDA

1. **Abutters' Hearing – Susan Leichtman:** Request for a Variance of Article 4 of the Wetland Ordinance to allow an existing deck closer (21.9') to the highwater mark than allowed (50'). Property is located at 196 Gardners Grove Road in an "RS" Zone, Tax Lot 119-22, ZBA #3610Z.
2. **Abutters' Hearing – Robert & Donna Mattie:** To allow an existing structure and deck at 54 Sunset Drive, in an "RS" Zone, Tax Lot 104-048.
 - A. An Equitable Waiver of Article 5 Table 2 of the Zoning Ordinance to allow an existing structure closer (7.45') to the south property line than previously permitted by special exception (9') but not closer than the preexisting structure. #3710Z
 - B. A Variance of Article 4 of the Wetland Ordinance to permit an existing deck closer (35.61') to the highwater mark than allowed (50'). #3410Z
 - C. A Special Exception of Article 5 Table 2 and 11.A.3.d of the Zoning Ordinance to permit an existing deck closer (7.5') to the south property line than allowed (12.5') but not closer than the existing structure. #3810
3. **Abutters' Hearing – David & Carolyn Monasky:** A request of Article 5 Table 2 of the Zoning Ordinance to allow an existing structure and add a deck at 1 Maynard Drive, in a "RS" Zone, Tax Lot 222-06.
 - A. An Equitable Waiver to allow an existing house closer (44.5') to the front property than allowed (50'). #3910Z
 - B. A Variance to construct a deck closer (44.5') to the front property line than allowed (50') but not closer than the existing structure. #4010Z
4. **Abutters' Hearing – Charles & Dianne Stewart:** Request for a Variance of Article 5 Table 2 of the Zoning Ordinance to construct a manufactured home closer (24') to the front property line than allowed (50'). Property is located at 17 Sleepy Hollow Lane, in an "RM" Zone, Tax Lot 121-065, #4110.
5. Other Business.
 - A. Approval of minutes – 6/23/10
 - 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.