

**BELMONT ZONING BOARD OF ADJUSTMENT  
MEETING**

WEDNESDAY, June 24, 2009 7:00 P.M.  
Belmont Corner Meeting House (downstairs)  
16 Sargent Street

AGENDA

1. **Abutters' Hearing – Jean Haley Rev. Trust:** Request for:
  - A. A Special Exception of Article 5 Table 2 of the Zoning Ordinance to construct entry steps closer (44') to the front property line than allowed (50') but not closer than the existing structure. ZBA # 1509Z
  - B. A Special Exception of Article 11.A.3.c. of the Zoning Ordinance to construct a second floor closer (28.71') to the front property line than allowed (50'). ZBA # 1609ZProperty is located at 107 Gardners Grove Road in an "RS" Zone, Tax Lot 120-011.
  
2. **Abutters' Hearing – Frank Faticanti:** Request for:
  - A. A Variance of Article 5 Table 2 of the Zoning Ordinance to construct a 2- story addition closer (19.7') to the front property line than allowed (50'). ZBA # 1709Z
  - B. A Variance of Article 5 Table 2 of the Zoning Ordinance to construct a 2-story addition closer (9.4') to the side property line than allowed (12.5'). ZBA # 1809Z
  - C. A Variance of Article 4 of the Wetlands Ordinance to construct a 2-story addition closer (34.2') to the highwater mark than allowed (50'). ZBA # 1909ZProperty is located at 159 Gardners Grove Road in an "RS" Zone, Tax Lot 119-007.
  
3. **Abutters' Hearing – Blue Sky Enterprises, Inc. for Rachael, Calvin & David Brown:** Request for a Variance of Article 5 Table 1 and 13.F.2 of the Zoning Ordinance to permit a dwelling unit in the commercial zone without the required primary business. Property is located on Ladd Hill Road/Diane Drive, Tax Lot 201-032, ZBA # 2009Z.
  
4. **Abutters' Hearing – Lakes Region Mobile Home Park for Claire Haynes:** Request for a Special Exception of Article 11A.3.d of the Zoning Ordinance to replace a manufactured unit closer (28.65') to the front (Edwards Road) property line than allowed (50') but not closer than the existing unit. Property is located at 37 Turkey Drive, in an "R" Zone, Tax Lot 217-095-000-171, ZBA # 2109Z.
  
5. **Abutters' Hearing – Ernest & Carol Tourtellotte:** Request for a Variance of Article 15 (frontage) of the Zoning Ordinance to permit the creation of a new lot without access to lot being over its own frontage. Property is located at 277 Durrell Mountain Road in an "R" Zone, Tax Lot 212-052, ZBA # 2209Z.
  
6. Other Business.
  - A. Approval of minutes – 5/27/09
  - 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.