

BELMONT ZONING BOARD OF ADJUSTMENT
MEETING
WEDNESDAY, MARCH 24, 2010 7:00 P.M.
Belmont Corner Meeting House (downstairs)
16 Sargent Street

AGENDA

1. **Abutters' Hearing – Theresa Corriveau:** Continuation of Public Hearing for:
 - A. A Variance of Article 5 Table 2 of the Zoning Ordinance to reconstruct a single-family dwelling, 2-story with full basement, closer (25.3') to the front property line than allowed (50'). ZBA # 1010Z
 - B. A Variance of Article 5 Table 2 of the Zoning Ordinance to construct a single story addition to an existing accessory structure (garage) closer (34.1') to the front property line than allowed (50') but not closer than the existing structure. ZBA # 1110ZProperty is located at 135 Jefferson Road in an "RS" Zone, Tax Lot 111-017.

2. **Abutters' Hearing –Frederick & Claudette Brezinski:** Continuation of Public Hearing for:
 - A. A Special Exception of Article 10.A.3.c of the Zoning Ordinance to allow a deck and stairs (northside) closer (33.04') to the front property line than allowed (50') but not closer than the existing structure. ZBA # 3409Z.
 - B. A Special Exception of Article 10.A.3.c of the Zoning Ordinance to allow a deck and stairs (northside) closer (23.24') to the northside property line than allowed (25') but not closer to than the existing structure. ZBA # 3709Z.
 - C. A Variance of Article 5 Table 2 of the Zoning Ordinance to allow a deck with ramp (southside) closer (12.43') to the south side property line than allowed (25') but not closer than the existing structure. ZBA # 3309Z.
 - D. A Variance of Article 5 Table 2 of the Zoning Ordinance to allow a deck with ramp (southside) closer (33.10') to the front property line than allowed (50') but not closer than the existing structure. ZBA # 3809Z.Property is located at 28 Morgan Road in an "R" Zone, Tax Lot 239-068.

(Continued on back)

3. **Abutters' Hearing – Dana Belletete:** Request for:
- A. A Variance of Article 15 “Dwelling” of the Zoning Ordinance only one detached dwelling is allowed per lot. ZBA # 1210Z.
 - B. A Variance of Article 15 “Lot” of the Zoning Ordinance only one main building is allowed per lot. ZBA # 1310Z.
 - C. A Variance of Article 5 Table 1 of the Zoning Ordinance the maximum allowed density is one dwelling unit per acre. ZBA # 1310Z
 - D. A Variance of Article 8.F.4 and Article 8.F.2 of the Zoning Ordinance accessory apartments must be located within the existing single family dwelling and may not be in a detached building and may not exceed 25% of the finished combined primary dwelling and accessory apartment. ZBA #1510Z.
- To permit a second detached single family dwelling or Accessory apartment. Property is located at 26 Rodin Road in an “RS” Zone, Tax Lot 111-52.
4. **Abutters' Hearing – Sylvie Breton & Jean F. Carbonneau:** Request for a Variance of Article 5 Table 2 of the Zoning Ordinance to reconstruct a single family dwelling closer (31.1’) to the front property line than allowed (50’). Property is located 443 Jamestown Road in an “RS” Zone, Tax Lot 117-003, ZBA # 1610Z.
5. Other Business.
- A. Approval of minutes – 2/24/10
 - 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.