

BELMONT ZONING BOARD OF ADJUSTMENT
MEETING
WEDNESDAY, FEBRUARY 23, 2005 7:00 P.M.
Belmont Corner Meeting House (downstairs)
16 Sargent Street

AGENDA

1. **Abutters' Hearing – Leo & Nancy Toomey:** Continuation and amendment of requests for:
 - Variance of Article 5 Table 2 of the Zoning Ordinance to construct a house closer (31') to the front property line than allowed (50').
 - Variances of Article 4 of the Wetland Ordinance to construct a house/garage closer (22.2' nw) to the wetlands than allowed (35').
 - Variances of Article 4 of the Wetland Ordinance to construct a house/garage closer (14.2' sw) to the wetlands than allowed (35').Property is located on Nancy Drive in an "RS" Zone, Tax Lot 107-052, ZBA # 0105, 0305 & 0405.

2. **Abutters' Hearing – Alfred Mitchell:** Request for a Special Exception of Article 10 A.2 of the Zoning Ordinance to expand a nonconforming use (4 unit multi-family unit) by adding 12 units. Property is located at 42 Old State Road, in a "C" Zone, Tax Lot 201-003, ZBA #0805.

3. Other Business.
 - A. Approval of minutes – 1/26/05 & 2/14/05.
 - B. Staff Report.
 - C. New Business.

John Olmstead
Chairman

This is a public meeting and interested parties are encouraged to attend. Applications on file in the Land Use office.