

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

AGENDA

1. **Abutters' Hearing – Fred and Kathy Larson:** Requests for:
  - Special Exception of Article 10 A.3.c of the Zoning Ordinance to add useable space (2<sup>nd</sup> floor) within preexisting nonconforming footprint.
  - Variance of Article 4 of the Wetlands Ordinance to replace a single-family home closer (18.9') to the highwater mark than allowed (50').
  - Variance of Article 5 table 2 of the Zoning Ordinance to replace a single-family home closer (41') to the front property line than allowed (50').Property is located at 177 Gardners Grove Road in an “RS” Zone, Tax Lot 119-013, ZBA # 0605, 0705 & 0905.
  
2. **Abutters' Hearing – Ronald & Elaina Shuten:** Request for:
  - Special Exception of Article 10.A.3.d of the Zoning Ordinance to allow a 10' x 11' deck closer (40.6') to the front property line than allowed (50'), but not closer than the existing structure.
  - Special Exception of Article 10.A.3.d of the Zoning Ordinance to allow a 6' x 9' deck closer (39.2') to the front property line than allowed (50'), but not closer than the existing structure.
  - Variance of Article 5 Table 2 of the Zoning Ordinance to allow a garage closer (43.2') to the front property line than allowed (50').Property is located at 663 Union Road in an “RS” Zone, Tax Lot 222-045, ZBA # 1005, 1105 & 1205.
  
3. **Abutters' Hearing – Lawrence & Jacqueline Derosia:** Request for a Special Exception Article of 10.A.3.c. of the Zoning Ordinance to add useable space (2<sup>nd</sup> floor) within preexisting nonconforming footprint. Property is located at 165 Shaker Road in an ‘R’ Zone, Tax Lot 244-001, ZBA # 1305.
  
4. Other Business.
  - A. Approval of minutes – 2/23/05.
  - B. Elections.
  - C. Meeting Procedures.
  - D. Staff Report.
  - E. 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.