

BELMONT ZONING BOARD OF ADJUSTMENT
MEETING
WEDNESDAY, April 26, 2006 7:00 P.M.
Belmont Corner Meeting House (downstairs)
16 Sargent Street

AGENDA

1. **Abutters' Hearing – Thomas McCarron:** Request for:
 - Special Exception of Article 10.A.3.c. of the Zoning Ordinance to add useable space (2nd floor) to a preexisting nonconforming footprint.
 - Variance of Article 5 Table 2 of the Zoning Ordinance to reconstruct a single family structure closer (30.5') to the front property line than allowed (50').
 - Variance of Article 4 of the Wetland Ordinance to reconstruct a single family structure closer (2.68') to the highwater mark than allowed (50').

Property is located at 80 Gardners Grove Road in the "RS" Zone, Tax Lot 120-024, ZBA # 0306, 0406 & 0506.

2. **Abutters' Hearing – Marshall & Marguerite Ford:** Request for a Variance of Article 10.C of the Zoning Ordinance to construct a single family residence without the required frontage. Property is located on Jodi Drive in the "R" Zone, Tax Lot 226-020, ZBA # 0606.

3. Other Business.
 - A. Approval of minutes – 2/13/06
 - B. Elections.
 - C. Staff Report.
 - D. 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.