

**BELMONT ZONING BOARD OF ADJUSTMENT
MEETING**

WEDNESDAY, May 25, 2005 7:00 P.M.
Belmont Corner Meeting House (downstairs)
16 Sargent Street

AGENDA

1. **Abutters' Hearing – Ronald & Elaina Shuten:** Continuation of a request for a 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.
2. **Abutters' Hearing – David Guver Sr.:** Request for:
 - Variance of Article 14- Lot of the Zoning Ordinance to allow two detached single-family homes on one lot;
 - Variance of Article 5 Table 2 of the Zoning Ordinance to allow two dwelling units without the minimum required acreage.Property located at 65 Jefferson Road in an "RS" Zone, Tax Lot 116-010, ZBA # 0505 & 6104.
3. **Abutters' Hearing – Eric Anderson:** Requests for:
 - Variance of Article 5 Table 2 of the Zoning Ordinance to replace a manufactured housing unit closer (12.5') to the front property line than allowed (50') but not closer than the existing unit.
 - 2 Variances of Article 5 Table 2 of the Zoning Ordinance to construct a garage closer (6') to the side property line than allowed (12.5') and closer (6') to the rear property line than allowed (12.5').Property is located at 30 Mountain View Terrace in an "RM" Zone, Tax Lot 121-071, ZBA # 2505, 2605 & 2705.
4. **Abutters' Hearing – Wyatt P. Cushing:** Request for a Special Exception of Article 10.A.3.d. of the Zoning Ordinance to construct an addition closer (46.6') to the front property line than allowed (50') but not closer than the existing house. Property is located at 106 Perkins Road in an "RM" Zone, Tax Lot 122-068, ZBA # 2205.
5. **Abutters' Hearing – Kenneth Malone:** Request for Special Exception of Article 10.A.3.c of the Zoning Ordinance to construct a second floor adding useable space within the existing footprint. Property is located at 53 Concord Street in an "V" Zone, Tax Lot 125-032, ZBA # 2805.
6. **Abutters' Hearing – Loren & Dorris Blair:** Request for:
 - Special Exception of Article 10.A.3.d. of the Zoning Ordinance to allow a deck and stair closer (33') from the front property line than allowed (50') but not closer than the existing building.
 - Variance of Article 5 Table 2 of the Zoning Ordinance to allow subdivision where the new dividing line results in two single family homes being closer to the side property line (22') than allowed (25').

Property is located at 93 Bean Hill Road in an “RS” Zone, Tax Lot 218-127, ZBA # 3005 &3105.

7. Other Business.

- A. Approval of minutes – 4/27/05
- 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.