

**BELMONT ZONING BOARD OF ADJUSTMENT
MEETING**

WEDNESDAY, JUNE 22, 2005 7:00 P.M.
Belmont Corner Meeting House (downstairs)
16 Sargent Street

AGENDA

1. **Abutters' Hearing – Donald Harpell:** Request for:
 - A Variance of Article 5 Table 2 of the Zoning Ordinance to allow a deck closer (6.6') to the road than allowed (50').
 - A Special Exception of 10. A.3.d.of the Zoning Ordinance to allow a deck closer (17.4') to the front property line than allowed (50'), but not closer than the existing structure.Property is located at 94 Cotton Hill Road in an "R" Zone, Tax Lot 204-047, ZBA # 3205 & 3305.

2. **Abutters' Hearing – Earl & Mary Steman for Mallard's Landing Association:** Request for:
 - A Special Exception of Article 10.A.3.d of the Zoning Ordinance to replace a structure closer (5.6') to Mallard's Landing Road than allowed (15') but not closer to than the existing building.
 - A Special Exception of Article 10.A.3.c. of the Zoning Ordinance to add a second story within the setback.Property is located at 62 Mallards Landing Road in an "RS" Zone, Tax Lot 110-002-000-539, ZBA # 3405 & 3505.

3. **Abutters' Hearing – Ann Marie Legg for Mallard's Landing Association:** Request for:
 - A Special Exception of Article 10.A.3.c of the Zoning Ordinance to add useable space (second story) within a preexisting nonconforming structure.
 - A Special Exception of Article 10.A.3.d of the Zoning Ordinance to attach a shed closer (13.14') to an interior road than allowed (15') but not closer than the existing structure (11.84').
 - A Special Exception of Article 10.A.3.d of the Zoning Ordinance to attach a shed closer (34.26') to the high water mark than allowed (50') but not closer than the existing structure.
 - A Variance of Article 5 Table 2 of the Zoning Ordinance to attach a shed closer (6.96') to an abutting structure than allowed (20').Property is located at 82 Mallard's Landing Road in an "RS" Zone, Tax Lot 110-002-000-619, ZBA # 3605,3705,3805 & 3905.

4. Other Business.
 - A. Approval of minutes – 5/25/05
 - B. Staff Report.
 - C. Member vacancy.
 - 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.