

# REVISED

## AGENDA

### TOWN OF BELMONT ZONING BOARD OF APPEALS

Monday, July 8, 2024 @ 7:00 P.M.

The Belmont Zoning Board of Appeals will hold a public hearing on Monday, July 8, 2024 by a hybrid public hearing at the Art Gallery on the third floor of the Homer Building, 19 Moore Street, and by remote access through the Zoom app.

#### **FOR PARTICIPANTS:**

The meeting will start at 7:00 p.m. You can join the meeting at 6:55 p.m.

Topic: Zoning Board of Appeals

Time: July 8, 2024 at 07:00 PM Eastern Time

Join Zoom Meeting

<https://us02web.zoom.us/j/84219247876>

Meeting ID: 842 1924 7876

To join by telephone,

Call: 1 (646) 558-8656

When prompted, enter: 842 1924 7876 #

When prompted, enter #

To ask a question or raise your hand, enter \*9 on your phone.

To mute or unmute. enter: \*6

Follow along LIVE on Belmont Media Center Info TV.

Watch LIVE in Belmont on Comcast Ch 6 or Verizon Ch 30

Watch LIVE from anywhere on: [belmontmedia.org/infotv](http://belmontmedia.org/infotv)

Watch all meetings OnDemand later on: [belmontmedia.org/ZBA](http://belmontmedia.org/ZBA)

#### **To Ask A Question:**

If you wish to ask a question (related to the agenda or a case) here's what you do:

- By computer or smartphone – once logged in you will be able to raise your hand.
- By Telephone press \*9
- When the host is ready for you, you will be called on by the last digits of your phone number or name.

Questions should be as concise and clear as possible

#### **1. 7:00 PM CALL MEETING TO ORDER**

#### **2. CONTINUED CASES**

- a) CASE 24-20 – Administrative Appeal

**RECEIVED  
TOWN CLERK  
BELMONT, MA**

DATE: July 2, 2024  
TIME: 8:41 AM

53 Cedar Road (SRC) - Matthew Vander Heiden and Brooke Bevis

The Applicants, under Massachusetts General Law c. 40A, § 8. appeal the Inspector of Buildings interpretation of the definition of “Grade” regarding the height of a retaining wall, erected at the property line at 66 Hillcrest Road, Belmont MA.

File Date:

May 13, 2024

b) CASE 24-14 - Five Special Permits

78 School Street (SRC) – Amy DeDeo

Applicant requests Five Special Permits under section 1.5 of the By-Law to demolish existing and reconstruct a larger detached garage at 78 School Street, located in a Single Residence C Zoning District. Section 4.2 of the Zoning By-Law Dimensional Regulations, for accessory structures require 5.0’ side setback, 5.0’ rear setback, allows a maximum lot coverage of 25% and requires a minimum open space of 50%. Special Permits: **1.-** The existing side setback on the north side is 4.3’ and the proposed is 2.7’. **2.-** The existing and proposed side setback on the south side is 1.4’. **3.-** The existing and proposed rear setback is 1.4’. **4.-** The existing lot coverage is 31% and the proposed is 33.7%. **5.-** The existing open space is 43.7% and the proposed is 43.4%.

File Date:

April 1, 2024

### 3. PUBLIC HEARINGS

a) CASE 24-21 - One Special Permit

148 Fletcher Road (SRC) – Ciara Glenmullen and Kevin Borden

Applicant requests One Special Permit under section 1.5 of the By-Law to construct a dormer at 148 Fletcher Road located in a Single Residence A (SRA) zoning district. Section 4.2.2 of the By-Law requires a rear yard setback of 40.0’. The existing rear setback to the dwelling is 19.8’ and the proposed to the dormer is 37.3’.

File Date:

June 10, 2024

b) CASE 24-22 - One Special Permit

53-55 Flett Road (GR) – Zejun Gong

Applicant requests One Special Permit under section 1.5 of the By-Law to construct a dormer at 53-55 Flett Road located in a General Residence (GR) zoning district. Section 4.2.2 of the Zoning By-Law Dimensional Regulations require a minimum side setback of 10.0’. The existing and proposed side setback on the North side is 7.0’.

File Date:

June 10, 2024

c) CASE 24-23 - Two Special Permits

47 Louise Road (SRC) - Susan Whoriskey

Applicant request Two Special Permits under section 1.5 of the By-Law to reconstruct a garage at 47 Louise Road located in a Single Residence C (SRC) zoning district. §4.2 of the By-Law, for accessory structures require a minimum 5’ setback from the side and rear property lines. The existing and proposed side setback to the garage is 4.0’. The existing and proposed rear setback is 3.8’.

File Date:

June 10, 2024

4. Review and approve June 17, 2024 meeting minutes.
5. Adjourn

The Zoning Board of Appeal's next meeting will be held on Monday, September 9, 2024.