

CASE NO. 26-01

2025 DEC 16 PM 1:16

NOTICE OF PUBLIC HEARING BY THE  
ZONING BOARD OF APPEALS  
ON APPLICATION FOR THREE SPECIAL PERMITS AND ONE  
VARIANCE

Notice is hereby given that the Belmont Zoning Board of Appeals will hold a public hearing on Monday, February 2, 2026 at 7:00 PM 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. to consider the application of Susan Quan for three Special Permits and one variance under section 1.5 of the By-law to Enclose two story Front Open Porches at 69-71 Slade Street located in a General Residence (GR) Zoning District. Special Permits: 1.- §1.5.4A of the By-Law allows alteration and expansions in the General Residence district by a Special Permit granted by the Board of Appeals. 2.- the maximum allowed lot coverage in the GR district is 30%, The existing and proposed lot coverage is 35.4%. 3.- The minimum required side setback is 10.0', the existing side setback is 5.2' and the proposed is 8.5'.

Variance: §4.3.2 of the By-law allows unenclosed porches to be built five feet nearer to the street line than the required setback (15') whereas the front setback of the enclosed porch must comply with §4.2 (20'). The existing front setback to the unenclosed porch is 16.9' (conforming), the existing front setback to the principal dwelling is 23.7' (conforming). The proposed front setback to the enclosed porch is 16.9' (non-conforming).

ZONING BOARD OF APPEALS