

**RECEIVED
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BELMONT, MA**

DATE: December 26, 2025
TIME: 8:24 AM

**AGENDA
TOWN OF BELMONT ZONING BOARD OF APPEALS
Monday, January 5, 2026 @ 7:00 P.M.**

The Belmont Zoning Board of Appeals will hold a public hearing on Monday, January 5, 2026 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: Monday, January 5, 2026 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

Watch all meetings OnDemand later on: 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 25-28 – Two Special Permits
50 Hillside Terrace (SRC) – John Manning Jr.

Applicant requests two Special Permits under Section 1.5 of the Zoning By-Law to construct an addition at 50 Hillside Terrace located in a Single Residence C (SRC) Zoning District. Special Permits: **1.-** §4.2.2 of the By-law requires a minimum front setback of 16.0', the existing front setback is 14.9' and the proposed is 13.9' and **2.-** a minimum rear setback of 25.0', the existing and proposed rear setback is 13.7'.

File Date:

October 10, 2025

3. PUBLIC HEARINGS:

a) Case 25-33 – Two Special Permits

7 Oak Ave (SRC) – Daniel Fonesca

Applicant requests Two Special Permits under Section 1.5 of the Zoning By-Law to construct a rear addition, front porch and a rear deck at 7 Oak Ave. located in a Single Residence C (SRC) Zoning District. 4.2 of the By-Law allows maximum lot coverage of 25% and minimum front setback of 25.0'. Special Permits: 1.- The existing lot coverage is 25.45% and the proposed is 28.51%. 2.- The existing front setback is 23.8' and the proposed is 17.5'.

File Date:

December 8, 2025

b) Case 25-34 – Two Special Permits

30 Madison Street (SRC) – Borys Shepov

Applicant requests two Special Permits under Section 1.5 of the Zoning By-Law to construct additions at 30 Madison Street located in a Single Residence C (SRC) Zoning District. Special Permits: 1.- §4.2 of the By-law requires a minimum side setback of 10.0', the existing side setback is 8.1' and the proposed is 8.3' and 2.- allows a maximum lot coverage of 25%. the existing lot coverage is 25.4% and the proposed is 27.9%.

File Date:

December 8, 2025

c) Case 26-01 – Three Special Permits and One Variance

69-71 Slade Street (GR) – Susan Quan

Applicant requests three Special Permits and one Variance under Section 1.5 of the Zoning 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).

File Date:

December 8, 2025

4. The Board to consider conditions and criteria for the Planning Board's consideration to amend current zoning By-Law section 3.3 to allow Short Term (daily or weekly) Rentals.
5. Adjourn

The Zoning Board of Appeal's next meeting will be held on Monday, February 2, 2026.