

**TOWN OF BELMONT
ZONING BOARD OF APPEALS**

2025 SEP 23 AM 11:32

CASE NO. #25-26

APPLICANT Robert and Amy Narquizian

PROPERTY 22 Crestview Road

DATE OF PUBLIC HEARING September 8, 2025

MEMBERS SITTING Casey Williams, Chair
Elliot Daniels
David Stiff
Alexandra Danahy
Carol Berberian
Teresa MacNutt

MEMBERS VOTING Casey Williams
Elliot Daniels
David Stiff
Alexandra Danahy
Teresa MacNutt

Introduction

This matter came before the Board of Appeals (the “Board”) of the Town of Belmont (the “Town”) acting as Special Permit Granting Authority under Zoning By-Law of the Town of Belmont, Massachusetts (the “By-Law”) and Chapter 40A of the Massachusetts General Law (the “Zoning Act”). The applicant, Robert and Amy Narquizian (“Applicant”) sought One (1) Special Permit under Section §4.2 of the Zoning By-Law to construct a four-season sunroom and a deck at 22 Crestview Road located in a Single Residence A (SRA) zoning district. Special Permit: §4.2 of the By-Law allows a maximum lot coverage of 20% in the SRA zoning district, the existing lot coverage is 21.4% and the proposed is 22.4%.

Proposal

The Board held a duly noticed hearing on the application on September 8, 2025. The Applicants submitted for the Board’s review: a signed Zoning Board of Appeals application, letter for a special permit, a signed denial letter from the Office of Planning & Building, a signed and stamped Zoning Compliance Check List, a letter from the builder and the home owners describing the proposed renovations, a signed and stamped proposed plot plan and a set of plans.

At the hearing the applicant’s contractor,
Nicholas Colavito made the presentation to the Board.

At the hearing no one spoke in support or in opposition to the proposed.

Decision

(MGL Chapter) 40A §6 provides in pertinent part: "Pre-existing nonconforming structures or uses may be extended or altered, provided, that no such extension or alteration shall be permitted unless there is a finding by the permit granting authority by ordinance or by-law that such change, extension or alteration shall not be substantially more detrimental than the existing nonconforming use to the neighborhood."

The Board did not have any questions for the applicants' request for the requested relief they sought. The Board found that the proposed request to construct a four-season sunroom and a deck is not substantially more detrimental to the neighborhood than the existing non-conforming structure, and that the proposed alteration is in keeping with the character of the neighborhood in which the property is located.

Accordingly, upon motion duly made by Casey Williams, and seconded by Teresa MacNutt, the Board voted 5-0 to grant the One (1) Special Permit as requested.

For the Board,

Dated: September 23, 2025



Ara Yogurtian,
Inspector of Buildings
Office of Planning and Building