

**TOWN OF BELMONT  
ZONING BOARD OF APPEALS**

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**CASE NO.** 25-27  
**APPLICANT** Gabriela Aquino  
**PROPERTY** 575-577 School Street  
**DATE OF PUBLIC HEARING** October 6, 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, Gabriela Aquino, ("Applicant") sought Two (2) Special Permits under Section §4.2 of the Zoning By-Law to convert a second story deck into a bedroom. 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 and 2.- §4.2 of the By-Law requires a minimum side setback of 10.0', the existing and proposed side setback is 6.4'.

**Proposal**

The Board held a duly noticed hearing on the application on October 6, 2025. The Applicant submitted for the Board's review: a signed letter from the Office of Planning & Building, a signed letter for an application for a special permit, a letter from the applicant to the Zoning Board of Appeals, a signed and stamped plot plan from a land surveyor, and six (6) architectural drawings showing floor plans and elevations.

At the hearing the applicant made the presentation to the Board with her contractor.

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

**Decision**

M.G.L. 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 nonconformity.

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Address: 575-577 School Street

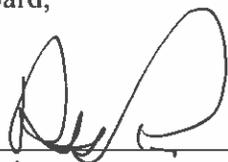
Board members asked if there was the support from neighbors for the proposed project, the applicant responded that the neighbors had not objected to the proposed as many other structures in the neighborhood had similar second story rooms. Ms. Berberian asked if there would be a deck on top of the proposed second story addition, the contractor explained that there will not be one and the roof will have a minimum slope.

Upon deliberations, the Board found that the proposed request to construct a second story addition 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 Two (2) Special Permits as requested.**

For the Board,

Dated: October 9, 2025



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Ara Yogurtian,  
Inspector of Buildings  
Office of Community Development