

**TOWN OF BELMONT
ZONING BOARD OF APPEALS**

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BELMONT, MA

CASE NO. 25-22

APPLICANTS Chad Onufrechuk

PROPERTY 58 Old Middlesex Road

DATE OF PUBLIC HEARING September 8, 2025

MEMBERS SITTING Casey Williams, Chair
Elliot Daniels, Vice Chair
David Stiff
Teresa MacNutt
Alex Danahey
Carol Berberian

MEMBERS VOTING Casey Williams, Chair
Elliot Daniels, Vice Chair
David Stiff
Teresa MacNutt
Alex Danahey

2025 OCT 10 AM 8:17

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 the 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, Chad Onufrechuk (“Applicant”), sought one (1) Special Permit under Section 1.5 of the Zoning Bylaw to construct second-story addition at 58 old Middlesex Road located in a Single Residence C (SRC) Zoning District. Special Permit:

1. §4.2 of the By-Law dimensional regulations requires a minimum side setback of 10.0’. The existing and proposed side setback is 8.1’.

Proposal

The Board held a duly noticed hearing on the application on September 8, 2025. The Applicant submitted for the Board’s review a statement of explanation; example photos of similar adjacent homes; architectural drawings, dated May 30, 2025, prepared by Rojas Design, Inc.; and a plot plan and zoning compliance check list, dated March 12, 2025, prepared by surveyor Scott Lynch.

The applicant was present, and the applicant's architect, Andy Rojas, presented the application and spoke on the Applicant’s behalf. Mr. Rojas outlined the proposal to add a second-story addition. During the hearing, the applicant provided a document with 22 signatures of support from abutters and neighbors, and noted that they shared their plans with their abutter at 64 Old Middlesex Road, who verbally provided their support.

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

Case # 25-22
Address: 58 Old Middlesex Road

Decision

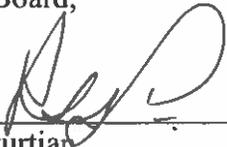
MGL 40A §6 provides in pertinent part: “Pre-existing nonconforming structures or uses may be extended or altered, provided, that no such extension or alteration shall be permitted unless there is a finding by the permit granting authority by ordinance or by-law that such change, extension or alteration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

The Board found that the proposed addition is not substantially more detrimental to the neighborhood than the existing non-conforming structure, and that the proposed alterations are 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 Dalex Danahey, the Board voted 5-0 to grant the one (1) Special Permit.

For the Board,

Dated: October 9, 2025



Ara Yogurtian
Inspector of Buildings
Office of Community Development