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TOWN CLERK  
BELMONT, MA

CASE NO. 25-34

2025 DEC -1 PM 3: 04 NOTICE OF PUBLIC HEARING BY THE  
ZONING BOARD OF APPEALS  
ON APPLICATION FOR TWO SPECIAL PERMITS

Notice is hereby given that the Belmont Zoning Board of Appeals will hold a public hearing on Monday, January 5, 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 Borys Shepov for two Special Permits under section 1.5 of the 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%.

ZONING BOARD OF APPEALS



OFFICE OF PLANNING & BUILDING  
TOWN OF BELMONT  
19 Moore Street  
Homer Municipal Building  
Belmont, Massachusetts 02478-0900

Building Division  
(617) 993-2664  
Planning Division  
(617) 993-2666

Telephone: (617) 993-2650

November 5, 2025

Borys Shepov  
30 Madison Street  
Belmont, MA 02478

RE: Construct Additions

Dear Mr. Shepov,

The Office of Planning and Building is in receipt of your building permit application for your proposal to construct an enclosed porch at 30 Madison Street located in a Single Residence C (SRC) zoning district.

Your application has been denied because it does not comply with the current Town of Belmont Zoning By-Law. More specifically, §4.2 of the By-law requires a minimum side setback of 10.0' and allows a maximum lot coverage of 25%. The existing side setback is 8.1' and the proposed is 8.3'. The existing lot coverage is 25.4% and the proposed is 27.9

You may alter your plans to conform to the current Town of Belmont Zoning By-Law and resubmit a building application, or you may request two Special Permits from the Board of Appeals. If you choose this option, please contact the Office of Planning and Building to schedule an appointment with Ara Yogurtian, Inspector of Buildings, at (617) 993-2650 in order to begin the process.

Sincerely,

Ara Yogurtian, CBO  
Inspector of Buildings

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BELMONT, MA  
2025 DEC - 1 PM 3:05



Town of Belmont  
Planning Board

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TOWN CLERK  
BELMONT, MA

2025 DEC -1 PM 3:05

**APPLICATION FOR A SPECIAL PERMIT**

Date: 11/12/2025

Planning Board  
Homer Municipal Building  
19 Moore Street  
Belmont, MA 02478

To Whom It May Concern:

Pursuant to the provisions of Massachusetts General Laws, Chapter 40A, Section 9, as amended, and the Zoning By-Law of the Town of Belmont, I/we the undersigned, being the owner(s) of a certain parcel of land (with the buildings thereon) situated on 30 MADISON Street/Road, hereby apply to your Board for a **SPECIAL PERMIT** for the erection or alteration on said premises or the use thereof under the applicable Section of the Zoning By-Law of said Town for \_\_\_\_\_

SCREENED IN PORCH ON BACK OF HOUSE

on the ground that the same will be in harmony with the general purpose and intent of said Zoning By-Law.

Signature of Petitioner Boris Shepor  
Print Name BORIS Shepor  
Address 30 Madison Street  
Belmont, MA 02478  
Daytime Telephone Number 696-528-3517

We, the neighbors of Boris and Olya Shepov of 30 Madison Street, Belmont MA have reviewed their plans to create a screened in porch at the above mentioned address. Furthermore, we support their petition for a special permit allowing them to proceed with this addition.

1. Jan Burt Saron Buemako  
(signature) (name)  
3 Randolph St  
(address)
2. Joann F. Szelyi JoAnn Ignatzi  
(signature) (name)  
36 MADISON ST.  
(address)
3. Suzanne & Tom Moriarty Stacey M  
(signature) (name)  
11 Adams St  
(address)
4. Alex Alex de Winter  
(signature) (name)  
29 Madison St Belmont MA  
(address)
5. ML Kevin Doin  
(signature) (name)  
42 Madison St  
(address)
6. Burly Jack Brady  
(signature) (name)  
3 Adams St  
(address)

7. PM Sapp  
(signature) (name)  
23 MARY JOE ST.  
(address)

8. \_\_\_\_\_  
(signature) (name)  
\_\_\_\_\_  
(address)

9. \_\_\_\_\_  
(signature) (name)  
\_\_\_\_\_  
(address)

10. \_\_\_\_\_  
(signature) (name)  
\_\_\_\_\_  
(address)

11. \_\_\_\_\_  
(signature) (name)  
\_\_\_\_\_  
(address)

12. \_\_\_\_\_  
(signature) (name)  
\_\_\_\_\_  
(address)

13. \_\_\_\_\_  
(signature) (name)  
\_\_\_\_\_  
(address)

## **Request for Special Permit Re: 14 Linden Ave**

Submitted by  
Boris Shepov and Olya Shepova  
Owner of  
30 Madison Street , Belmont MA 02478

We propose adding a covered screened-in porch to the ground floor of our home at 30 Madison Street in Belmont. The new space will enable us to have direct access outside from our primary living floor. We endeavored to create a design which is harmonious with the existing house, neighborhood and adjacent houses.

We recently renovated our single-family home and are proposing to expand it to accommodate our family better. We had planned to add a porch in the future and located a door for such construction when we completed our first renovation. We are now ready to complete the project by applying for a special permit for the existing site conditions.

We have worked with Keith Miller of Miller Design, a local Belmont architect, to review options for creating the space we need. We explored other schemes but felt that the addition of the covered porch in a mostly rear facing direction was the best way to retain the look and massing of our home and the vernacular of homes in the area. It also allowed us to retain the original Tudor façade of the house. We have included drawings of the existing side and back of the house along with pictures of the rear yard neighbors. We have also canvassed the neighbors and received many signatures of support which we included in our submission.

The original building permit application was declined because our proposed addition in the Single Residence C zoning district is 8.4' from the side property line. The existing house was built 8.1' from the property line where the requirement is 10'. We utilized the existing house line with a few extra inches to establish the side of our porch. In addition, the existing lot currently has 25.4% lot coverage exceeding the allowed 25%. We propose to increase this by 2.5% (188sqft) for the new porch which sits over an existing paved patio. We are asking the Zoning Board of Appeals to grant us a special permit allowing us to build this addition to our home. It is our belief that the proposed addition is in keeping with the character of the neighborhood and not detrimental to the community.

## Zoning Compliance Check List (Registered Land Surveyor)

Property Address: 30 Madison Street Zone: SRC

Surveyor Signature and Stamp: \_\_\_\_\_ Date: \_\_\_\_\_

	REQUIRED	EXISTING	PROPOSED
Lot Area	9,000 S.F.	7,483 S.F.	7,483 S.F.
Lot Frontage	75'	70.0'	70.0'
Floor Area Ratio	N/A	N/A	N/A
Lot Coverage	25%	25.4%	27.9%
Open Space	50%	57.3%	54.8%
Front Setback	27.05'	28.1'	54.2'
Side Setback	10'	9.7'	52.2'
Side Setback	10'	8.1'	8.4'
Rear Setback	30'	31.8'	31.8'
Building Height	30'	24.2'	24.2'
Stories	2-1/2	2	2
1/2 Story Calculation	N/A		

**NOTES:**

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 10/24/25

June 4, 2013



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TOWN CLERK  
BELMONT, MA

2025 DEC -1 PM 3: 05



# ZBA REVIEW SET OCTOBER 23, 2025

PROJECT DESCRIPTION:  
NEW SCREENED IN PORCH

### DRAWING LIST

- A1 COVER SHEET
- A2 EXISTING PLANS
- A3 EXISTING ELEVATIONS
- A4 PROPOSED PLANS
- A5 PROPOSED ELEVATIONS

### SYMBOL LEGEND

- WALL TO BE DEMOLISHED
- EXISTING WALL TO REMAIN
- NEW WALL
- SECTION
- DOOR TAG
- WINDOW TAG
- RECESSED CAN LIGHT AS SELECTED BY OWNER
- WALL MOUNTED SCONCES AS SELECTED BY OWNER
- CEILING MOUNTED LIGHT AS SELECTED BY OWNER

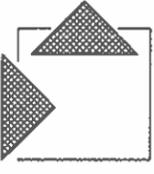
PROJECT INFORMATION: PER ZONING AMENDMENTS DATED 3/3/2025  
BELMONT ZONING DISTRICT SR-C:

FRONT YARD SETBACK: 28.1' (UNCHANGED) CONFORMING  
 REAR YARD SETBACK: 31.8' (UNCHANGED) CONFORMING  
 SIDE YARD SETBACK: 9.7' (UNCHANGED) EXISTING NON-CONFORMING  
 SIDE YARD SETBACK: 8.1' (CHANGED) EXISTING NON-CONFORMING  
 FRONTAGE: 75'-0" (EXISTING 70'-0" NON-CONFORMING) - UNCHANGED  
 LOT AREA: 9000 (7,483 SOFT NON CONFORMING (UNCHANGED))  
 MAX HEIGHT: 35/2.5 STORIES (24.2/2.5 STORIES NON CONFORMING)

LOT COVERAGE (MAX): 25% - SEE SURVEY - CHANGED - NON-CONFORMING  
 OPEN AREA (MIN): 50% - SEE SURVEY - CONFORMING



**MILLER  
DESIGN LLC**



80 CLARK STREET  
BELMONT, MA 02478  
TEL 817.993.3157



Architect:  
Miller Design LLC  
80 Clark Street  
Belmont, MA 02478  
817-993-3157

Date: Issued for:

07/22/25 SCHEMATIC DRAWINGS

10/22/25 ZBA REVIEW SET



SHEPOV RESIDENCE  
30 MADISON STREET  
BELMONT MA 02478

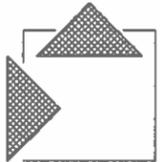
COVER SHEET

Sheet Number

A1



MILLER  
DESIGN LLC



80 CLARK STREET  
BELMONT, MA 02478  
TEL 617 893 3157

Architect:  
Miller Design LLC  
80 Clark Street  
Belmont MA 02478  
617-893-3157

Date: Issued for:

07/22/25 SCHEMATIC DRAWINGS  
10/22/25 ZBA REVIEW SET

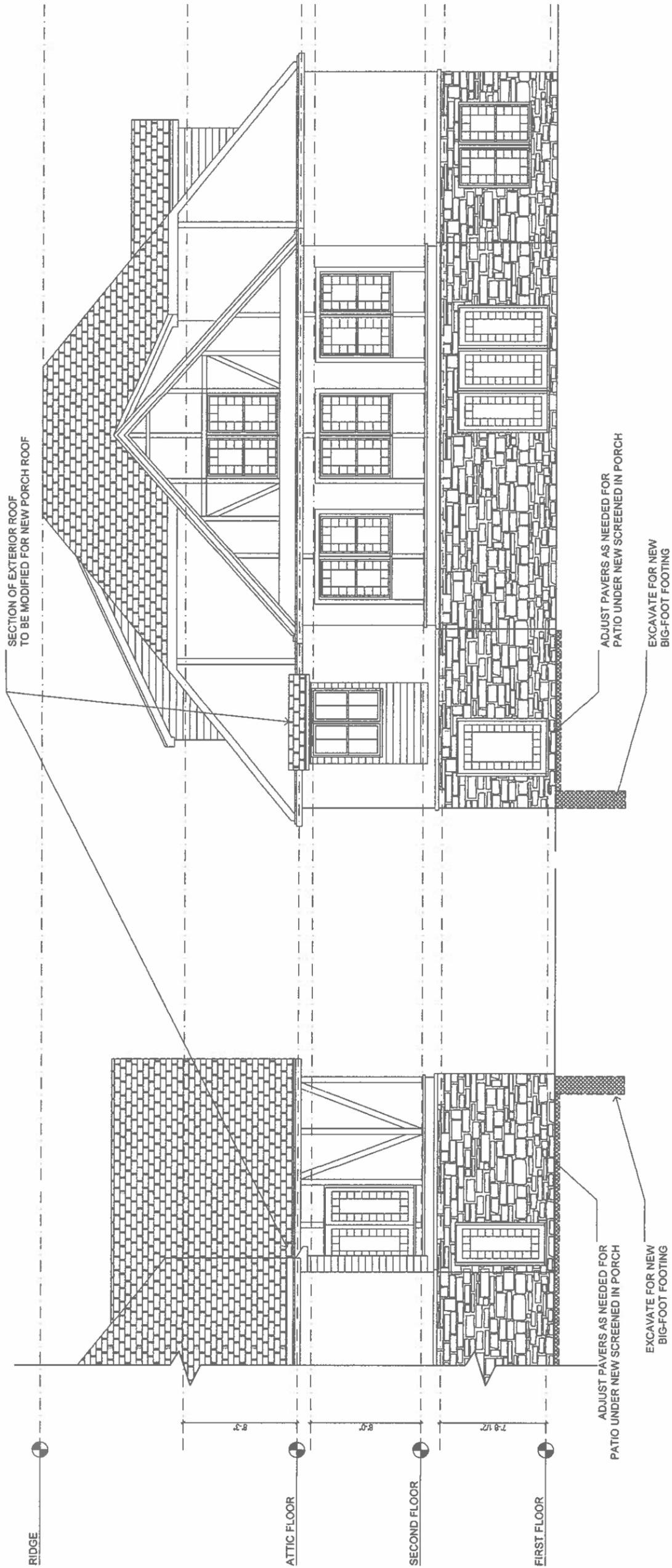


SHEPOV RESIDENCE  
30 MADISON STREET  
BELMONT MA 02478

EXISTING  
ELEVATIONS

Sheet  
Number:

A3

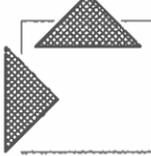


1 NORTH ELEVATIONS  
SCALE: 1/8" = 1'

2 EAST ELEVATIONS  
SCALE: 1/8" = 1'



**MILLER DESIGN LLC**



80 CLARK STREET  
BELMONT, MA 02478  
TEL 617 893 3167

Architect:  
Miller Design LLC  
80 Clark Street  
Belmont, MA 02478  
617-893-3157

Date: Issued for:

07/22/25 SCHEMATIC DRAWINGS  
10/22/25 ZBA REVIEW SET

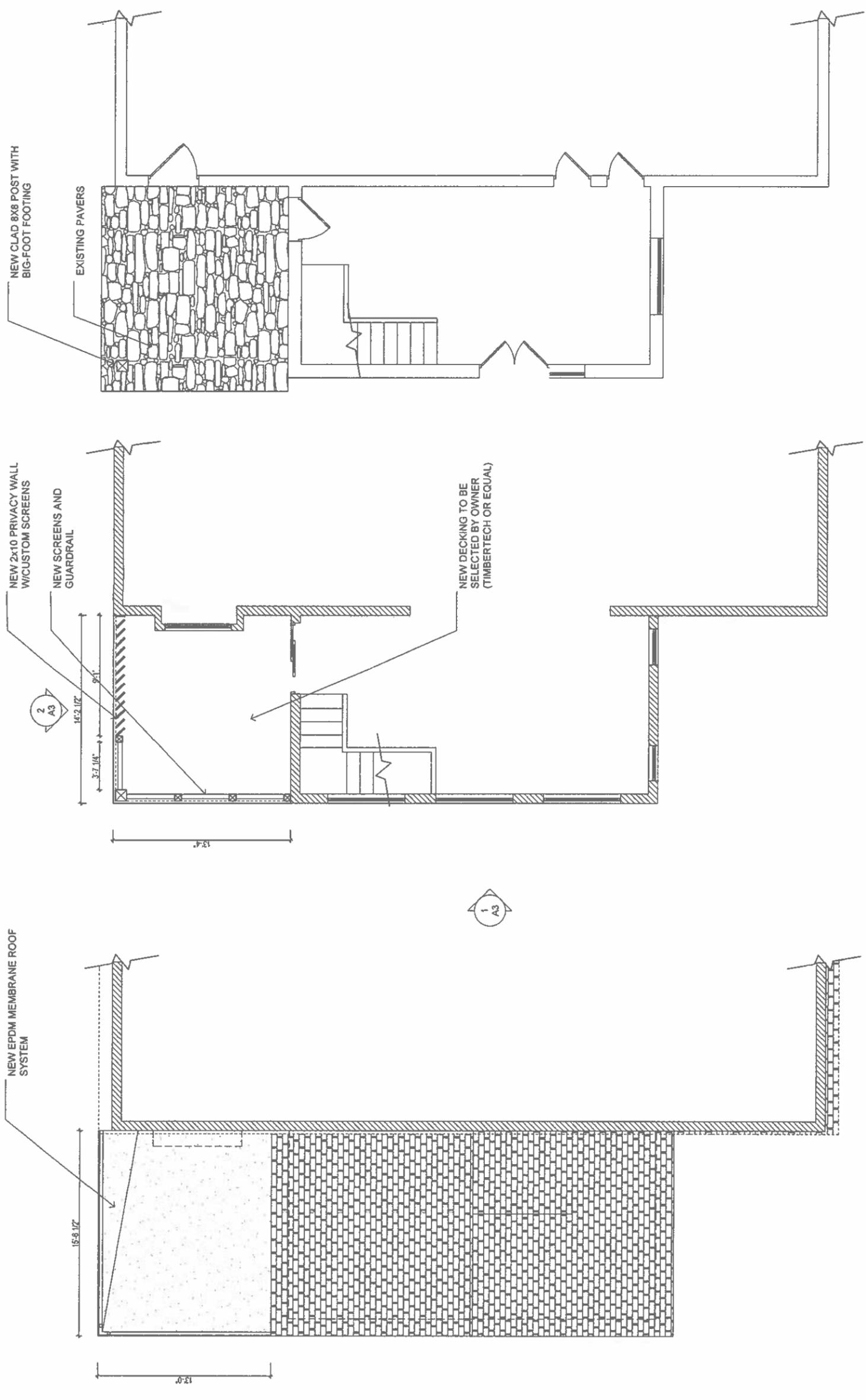


SHEPOV RESIDENCE  
30 MADISON STREET  
BELMONT MA 02478

PROPOSED  
PLANS

Sheet  
Number

**A4**



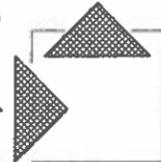
3 SECOND FLOOR PLAN  
SCALE: 1/8" = 1'

2 FIRST FLOOR PLAN  
SCALE: 1/8" = 1'

1 BASEMENT PLAN  
SCALE: 1/8" = 1'



MILLER  
DESIGN LLC



80 CLARK STREET  
BELMONT, MA 02478  
TEL: 817.893.3157

Architect:  
Miller Design LLC  
80 Clark Street  
Belmont, MA 02478  
817-893-3157

Date: Issued for:

07/22/25 SCHEMATIC DRAWINGS

10/22/25 ZBA REVIEW SET

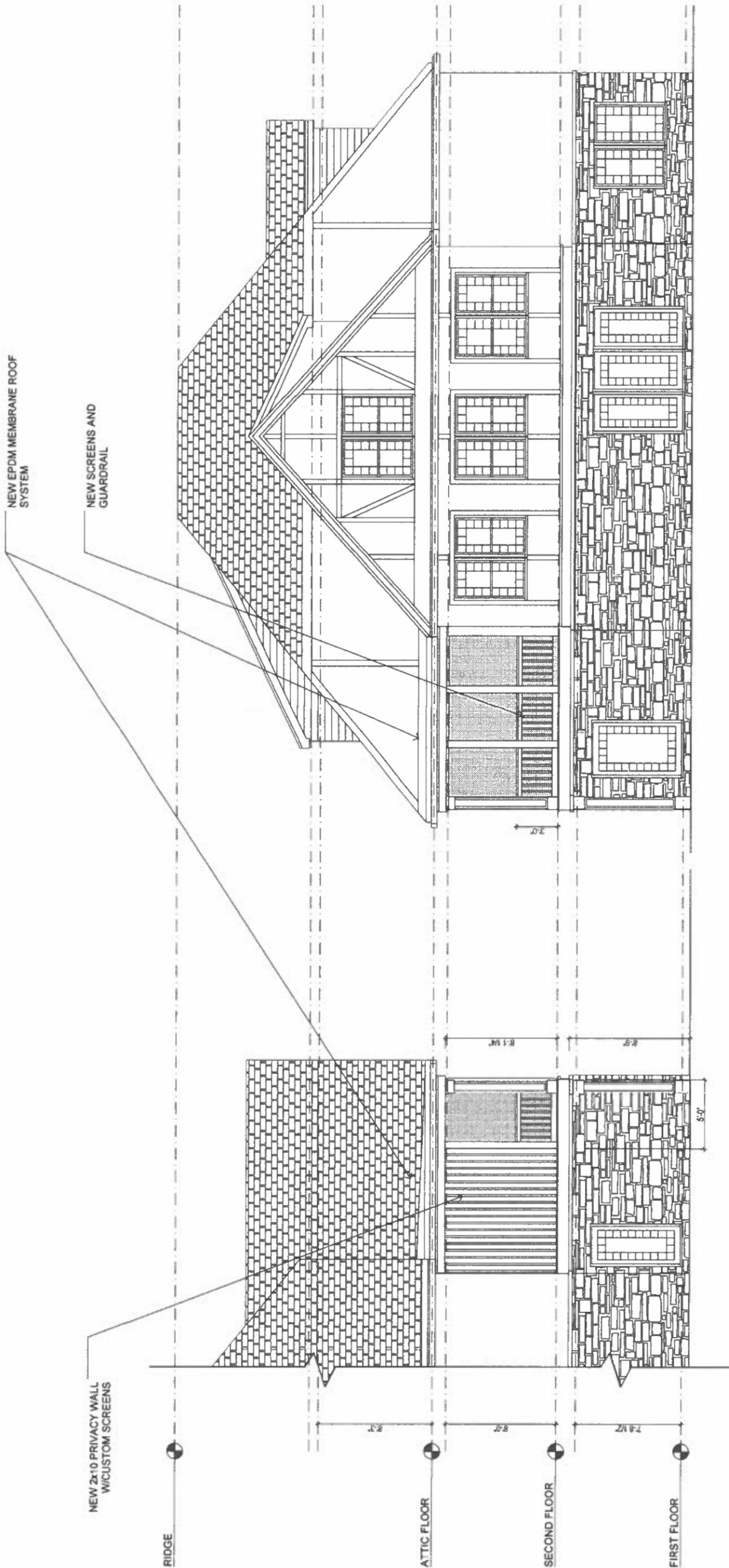


SHEPOV RESIDENCE  
30 MADISON STREET  
BELMONT MA 02478

EXISTING  
ELEVATIONS

Sheet  
Number:

A5



2 EAST ELEVATIONS  
SCALE: 1/8" = 1'

1 NORTH ELEVATIONS  
SCALE: 1/8" = 1'

