

**TOWN OF BELMONT  
ZONING BOARD OF APPEALS**

2025 DEC 17 PM 2:11

**CASE NO.** #25-29

**APPLICANT** Huan Kunshi

**PROPERTY** 185 Oakley Road

**DATE OF PUBLIC HEARING** November 10, 2025

**MEMBERS SITTING** Casey Williams, Chair  
Elliot Daniels  
David Stiff  
Alexandra Danahy  
Teresa MacNutt  
Carol Berberian (Associate member)

**MEMBERS VOTING** Elliot Daniels  
David Stiff  
Alexandra Danahy  
Teresa MacNutt  
Carol Berberian (Associate member)

**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, Huan Kunshi (“Applicant”) sought Three (3) Special Permits under Sections 1.5.5 and 4.2 of the By-Law to convert a two family dwelling to two townhouses and construct decks at 185 Oakley Road located in a Single Residence C (SRC) zoning district. Special Permits: 1.- § 1.5.2 of the By-Law allows any alterations and expansions of a non-conforming use by a Special Permit granted by the Board of Appeals, 2. The maximum allowed lot coverage in the SRC district is 25%, the existing and proposed lot coverage is 25.46%. 3.- the minimum required front setback is 25 .0', the existing is 18. 1' and the proposed is 18.0'.

**Proposal**

The Board held a duly noticed hearing on the application on November 10, 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 home owners describing the proposed renovations, a signed and stamped proposed plot plan and a set of plans.

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At the hearing the owner, Ms. Kunshi made the presentation to the board. The proposed is to convert an existing two family dwelling to two side by side townhouses, add decks and construct dormers.

In response to questions asked by Board members, the owner and her contractor explained to the Board that the two neighbors mostly effected by this change were notified of the project but had not received any responses. The proposed driveway will extend to the property line. The existing below grade garages will remain and additional off street parking will be provided.

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

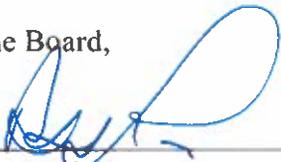
### **Decision**

(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 convert a two family dwelling to two townhouses and construct decks 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 Carol Berberian, and seconded by David Stiff, the Board voted 5-0 to grant the Three (3) Special Permits as requested.**

For the Board,



Ara Yogurtian,  
Inspector of Buildings  
Office of Planning and Building

Dated: December 17, 2025