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**TOWN OF BELMONT
ZONING BOARD OF APPEALS**

2025 DEC 17 PM 12: 12

CASE NO. #25-30

APPLICANT Jennifer McMullin

PROPERTY 103 Country Club Lane

DATE OF PUBLIC HEARING November 10, 2025

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

MEMBERS VOTING Casey Williams, Chair
Elliot Daniels, Vice Chair
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, Jennifer McMullin (“Applicant”) seeks One (1) Special Permit under Section §4.2.2A-7 of the by-law to reduce the rear setback requirement for a corner lot to no less than a side setback. This reduction is allowed by a Special Permit granted by the Board of Appeals, taking into consideration the configuration of the lot and the effect upon the neighboring property. The existing rear setback to the principal structure is 40.2’ and the rear setback to the proposed addition is 15.4’.

Proposal

The Board held a duly noticed hearing on the application on November 10, 2025. The Applicant 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 and letter of support from neighbors.

At the hearing the owner, Ms. McMullin made the presentation to the board. The proposed is to construct an attached garage.

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In response to questions asked by Board members, the owner, Ms. McMullin explained the neighbor at 93 Country Club Lane which is most effected had not objection to the proposed addition. At the hearing no one spoke in support or in opposition to the proposed.

Decision

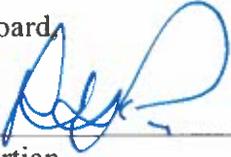
(MGL Chapter) 40A §6 provides in pertinent part: "Pre-existing nonconforming structures or uses may be extended or altered, provided, that no such extension or alteration shall be permitted unless there is a finding by the permit granting authority by ordinance or by-law that such change, extension or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

The Board found that the proposed request to construct an attached garage 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 McNutt, the Board voted 5-0 to grant the Three (3) Special Permits as requested.

For the Board,

Dated: December 17, 2025



Ara Yogurtian,
Inspector of Buildings
Office of Planning and Building