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**TOWN OF BELMONT  
ZONING BOARD OF APPEALS**

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**CASE NO.** 25-32

**APPLICANT** Gagan Mahan

**PROPERTY** 36 Selwyn Road

**DATE OF PUBLIC HEARING** December 8, 2025

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

**MEMBERS VOTING** Casey Williams  
Elliot Daniels  
David Stiff  
Alexandra Danahy  
Carol Berberian

**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, Gagan Mahan (the "Applicant") sought One (1) Special Permit under Section 1.5 of the By-Law to add a dormer and reconstruct the roof of a house located in a Single Residence C (SRC) Zoning District. Special permit:

- 1) §4.2 of the By-Law allows a maximum lot coverage of 25%, the existing and proposed lot coverage is 26.2%.

**Proposal**

The Board held a duly noticed hearing on the application on December 8, 2025. The Applicant submitted for the Board's review architectural drawings for the addition dated October 29, 2025, prepared by Miller Design, LLC.; a plot plan, dated October 30, 2025, prepared by surveyor Douglas L. Johnson; and a Zoning Checklist, dated October 30, 2025, prepared by surveyor Douglas L. Johnson. No letters or signatures of approval or opposition were submitted by neighbors.

At the hearing, no one spoke in opposition to the application.

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**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 a motion duly made by Casey Williams, and seconded by David Stiff, the Board voted 5-0 to grant the One (1) Special Permit as requested.**

For the Board,

Dated: January 6, 2025



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Ara Yogurtian  
Inspector of Buildings  
Office of Community Development