

TOWN OF BELMONT  
ZONING BOARD OF APPEALS

2026 FEB -2 PM 4: 44

**CASE NO.** #25-33

**APPLICANT** Daniel Fonesca

**PROPERTY** 7 Oak Ave.

**DATE OF PUBLIC HEARING** January 5, 2026, 2025

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**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  
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 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, Daniel Fonesca (“Applicant”) seeks Two (2) Special Permits under section 1.5 of the By-law construct a rear addition, front porch and a rear deck at 7 Oak Ave. located in a Single Residence C (SRC) Zoning District. §4.2 of the By-Law allows maximum lot coverage of 25% and minimum front setback of 25.0’. Special Permits: 1.- The existing lot coverage is 25.45% and the proposed is 28.51%. 2.- The existing front setback is 23.8’ and the proposed is 17.5’.

**Proposal**

The Board held a duly noticed hearing on the application on January 5, 2026. The Applicant submitted for the Board’s review: a signed Zoning Board of Appeals application, a signed denial letter from the Office of Planning & Building, a signed and stamped Zoning Compliance Check List, a letter from home owner describing the proposed renovations, a signed and stamped proposed plot plan.

At the hearing the owner’s representative, Tarley Yamamoto made the presentation to the Board. The proposed is to construct a rear addition and reconstruct front stairs.

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In response to questions asked by Board members, Mr. Yamamoto explained to the members that the proposed is a two story addition and complies with the height regulations of the Town's zoning By-Law. No other inquiries were made by the Board members.

At the hearing Ms. Rita Butzer Carpenter asked about the changes of the front porch. Mr. Yamamoto explained that the front porch will be renovated but will not be expanded or changed in any form.

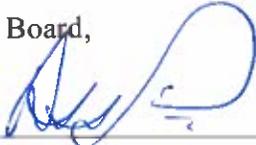
**Decision**

(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 nonconformity to the neighborhood."

The Board found that the proposed request to construct a two story rear addition 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 Carol Berberian, the Board voted 5-0 to grant the Two (2) Special Permits as requested.**

For the Board,



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Ara Yogurtian,  
Inspector of Buildings  
Office of Planning and Building

Dated: February 2, 2026