

**TOWN OF BELMONT
ZONING BOARD OF APPEALS**

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CASE NO. 25-36

APPLICANT Stephan Evens

PROPERTY 100 Van Ness Road

DATE OF PUBLIC HEARING February 2, 2026

MEMBERS SITTING Casey Williams, Chair
Elliot Daniels, Vice Chair
Alexandra Danahy
Teresa MacNutt
Carol Berberian, Alternate

MEMBERS VOTING Casey Williams, Chair
Elliot Daniels, Vice Chair
Alexandra Danahy
Teresa MacNutt
Carol Berberian, Alternate

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, Stephen Evens, (“Applicant”) sought One Special Permit under Section 1.5 of the By-law to construct a Deck and Install a Hot Tub at 100 Van Ness Road located in a single Residence C (SRC) Zoning District. Section 4.2.2A-7 allows the reduction of a rear setback of corner lots to not less than the requirement of a side setback 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 28.7’, the rear setback to the proposed addition is 20.9’.

Proposal

The Board held a duly noticed hearing on the application on February 2, 2026. The Applicant submitted for the Board’s review: An application for construct a rear addition, front porch and rear deck, floor plans, plot plan and letter of intent.

Mr. Evens made the presentation to the Board and explained the dimensions and setbacks for both the proposed deck and hot tub.

The meeting was opened to public comments. No comments were made.

The public comments portion of the meeting was closed.

Case# 25-36

Address: 100 Van Ness Road

Decision

On February 2, 2026, the Board deliberated on the proposed request to construct a deck and install a hot tub at 100 Van Ness Road. The Board found that the proposal is not substantially more detrimental to the neighborhood and that the proposed project is in keeping with the character of the neighborhood in which the property is located.

Accordingly, upon motion duly made by Ms. Casey Williams and seconded by Ms. Carol Berberian, the Board voted 5-0 to grant the One (1) Special Permit as requested.

For the Board,

Date: March 5, 2026



Ara Yogurtian,
Inspector of Buildings
Office of Planning and Building