

**TOWN OF BELMONT  
ZONING BOARD OF APPEALS**

2023 JAN 31 AM 10:01

**CASE NO.** 22-28

**APPLICANT:** Lindsay Kalmakis

**PROPERTY:** 3 Van Ness Road

**DATE OF PUBLIC HEARING:** November 7, 2022

**MEMBERS SITTING:** Nicholas A. Iannuzzi, Jr. Chair  
Demetrios (Jim) Zarkadas, Vice Chair  
Casey Williams  
Andrew Kelley  
David Stiff, Associate Member

**MEMBERS VOTING:** Nicholas A. Iannuzzi, Jr. Chair  
Demetrios (Jim) Zarkadas, Vice Chair  
Casey Williams  
Andrew Kelley  
David Stiff, Associate Member

**Introduction**

This matter came before the Board of Appeals (“Board”) of the Town of Belmont (“Town”) acting as Variance and Special Permit Granting Authority under the Zoning By-Law of the Town of Belmont, Massachusetts (“By-Law”) and Chapter 40A of the Massachusetts General Law (“Zoning Act”). The Applicant, Lindsay Kalmakis (“Applicant”) requested One Special Permit under section 1.5 of the By-Law to remove existing rear covered porch and construct a one-story mud room and pantry in back left corner of 3 Van Ness Road located in Single Residence C (SRC) Zoning District. Special Permit: 1.- §4.2.2A-7 of the By-Law 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 of the principal structure is 23.7’ and the proposed rear setback is 18.2’ from the addition.

**Proposal**

The Board held a duly noticed hearing on the application on November 7, 2022. The Applicant had submitted for the Board’s review architectural drawings dated May 16, 2022, prepared by architect Diane Miller; a plot plan dated July 20, 2022, prepared by surveyor Douglas L. Johnston; a zoning compliance checklist dated July 29, 2022, prepared by surveyor Douglas L. Johnston; cellar calculations dated July 29, 2022, prepared by surveyor Douglas L. Johnston; photo graphs of the property, aerial images of the property. The Applicant also submitted one petition of support signed by nine neighbors, including an immediate abutter.

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Diane Miller, the project architect, noted that the Applicants would like to add a 138 square foot one story addition to the back of the corner of their house. The Applicants propose to remove the rear covered porch and an old fire escape. She noted that the new structure would not be a detriment to the neighborhood, and they would be improving on the existing nonconforming setbacks.

At the hearing no members of the public spoke in support or opposition to the application.

**Conclusion**

On November 7, 2022 the Board deliberated on the Applicant's request pursuant to §4.2.2A-7 of the By-Law for 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 of the principal structure is 23.7' and the proposed rear setback is 18.2' from the addition. The Board found that the proposed addition is not more detrimental to the neighborhood than the existing and is in keeping with the character of other houses in the vicinity.

**Accordingly, upon motion duly made by Chair Nicholas A. Iannuzzi, Jr. and seconded by Vice Chair Zarkadas, the Board voted 5-0 to grant the Applicant the Special Permit as requested.**



Dated: January 30, 2023

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Gabriel Distler  
Staff Planner  
Office of Community Development