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TOWN OF BELMONT
ZONING BOARD OF APPEALS

Case No. 19-31

Applicants: Vasiliki Polyhronopoulos

Property: 523 School St

Date of Public Hearing: September 9, 2019

Members Sitting: Nick A. Iannuzzi Jr. (Chair),
James Zarkadas, (Vice Chair)
Andrew Plunkett
Casey Williams, (Associate Member)
Andrew Kelley (Associate Member)
Theresa McNutt, (Associate Member)

Members Voting: Nick A. Iannuzzi Jr, (Chair),
James Zarkadas, (Vice Chair)
Andrew Plunkett
Casey Williams, (Associate Member)
Theresa McNutt, (Associate Member)

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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, Vasiliki Polyhronopoulos ("Applicant"), seeks Two Special Permits, under Section 1.5 of the Zoning By-Laws:

(1) §1.5.4(1) A of the bylaws allow pre-existing non-conforming structures be extended or altered with a Special Permit from the Zoning Board of Appeals, and

(2) Minimum Required Side Setback allowed is 10.0', the existing and proposed are 9.2' in order to construct two dormers at 523 School Street, located in a General Residence (GR) Zoning District.

The Petitioner's Attorney, Joseph Noone, Esquire, made the presentation to the Board in a duly advertised hearing on September 9, 2019. The proposal is to replace a hip roof with a gable roof and two dormers on the northern side of the existing two-family house to create 245 sq ft of additional living space. The proposed renovated structure will be 2.5 stories with a building height of 30'3" to the ridge and a total of 1930 sq ft. The proposed changes will also improve the aesthetic of the building and will be in keeping with the character of the neighborhood.

At the hearing no one spoke in support or in opposition to the application.

During deliberations the board discussed the applicant's request and confirmed that the requested modifications are likely not detrimental to the neighborhood and do not increase the allowed lot coverage.

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Case # 19-31
Address: 523 School Street

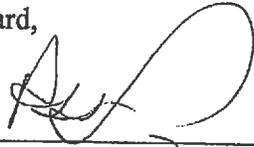
The § 1.5.4 A. of the Town's Zoning By-Law requires that the Board issue a Special Permit for any modifications or alterations to existing non-conforming residences in the General Residence Zoning District. The § 1.5.3. of the Town's Zoning By-Law provides that the Board may issue a Special Permit to reconstruct, extend, alter, or change a nonconforming structure "only if it determines that such reconstruction, extension, alteration, or change does not increase the nonconforming nature of said structure or create a new nonconformity and shall not be substantially more detrimental than the existing nonconforming structure to the neighborhood and that it shall be in keeping with the character of the neighborhood in which it is located."

The Board deliberated on September 9, 2019. The relief sought are for two (2) Special Permits. A special permit is required for any modification to residences in a General Residence Zoning District and to permit a reduced side setback for a dormer at Applicant's property at 523 School Street, and both were considered by the Board. The Board found that the proposed alteration does not substantially increase the non-conforming nature of the structure or create a new nonconformity. The Board concluded that the proposed alteration 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 motion duly made by Jim Zarkadas and seconded by Nick A. Iannuzzi Jr., the Board voted 5-0 to grant the two (2) Special Permits as requested.

For the Board,

Dated: November 13, 2019



Ara Yogurtian
Assistant Director
Office of Community Development

I, Margaret A. Piccione, hereby certify that twenty (20) days have elapsed after the decision was filed in the office of the Belmont Town Clerk on November 13, 2019, and further I certify that no appeal has been filed with regard to the granting of said two (2) Special Permits with zero (0) conditions.

December 9, 2019



Margaret A. Piccione, Assistant Town Clerk
Belmont, MA