

**TOWN OF BELMONT  
ZONING BOARD OF APPEALS**

2025 JAN 23 AM 10:19

**CASE NO.** 25-01

**APPLICANT** Laura and Timothy Collins

**PROPERTY** 56 Oliver Road

**DATE OF PUBLIC HEARING** January 6, 2025

**MEMBERS SITTING** Casey Williams, Chair  
Elliot Daniels, Vice Chair  
Teresa MacNutt  
David Stiff  
Daniel Barry  
Alexandra Danahy, Associate Member

**MEMBERS VOTING** Casey Williams, Chair  
Elliot Daniels, Vice Chair  
Teresa MacNutt  
David Stiff  
Daniel Barry

**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 applicants, Laura and Timothy Collins (the “Applicants”), sought two (2) Special Permits under Section 1.5 of the Zoning Bylaw to construct a dormer, a rear addition and a deck on a property located in the Single Residence C (SRC) Zoning District. Special Permit:

1. §4.2 of the By-Law requires a maximum lot coverage of 25% and the existing lot coverage is 25.3% and the proposed lot coverage is 26.2%; and
2. §4.2 of the By-Law requires a minimum front setback of 23.2’ and the existing and proposed front setback is 20.1’.

**Proposal**

The Board held a duly noticed hearing on the application on January 6, 2025. The Applicants submitted for the Board’s review: a plot plan, dated October 3, 2024, prepared by Surveyor Douglas Johnston; a Zoning Checklist, dated October 7, 2024, prepared by Surveyor Douglas Johnston; foundation wall measurements , dated October 7, 2024, prepared by Surveyor Douglas Johnston, photographs of neighboring properties, architectural drawings prepared by Miller Design LLC; and petitions in support of their application signed by many neighbors.

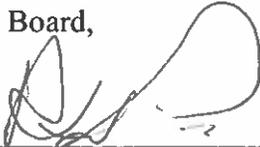
**Decision**

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 construction of a dormer, a rear addition and a deck are 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 Daniel Barry and seconded by Casey Williams, the Board voted 5-0 to grant the Two (2) Special Permits as requested.**

For the Board,



---

Ara Yogurtian,  
Inspector of Buildings  
Office of Planning and Building

Dated: January 22, 2025