

**TOWN OF BELMONT
ZONING BOARD OF APPEALS**

2025 FEB 19 AM 8:30

CASE NO. 25-04

APPLICANT 68A McBride Street LLC, Nicholas Colavito, Agent

PROPERTY 200 Claflin Street

DATE OF PUBLIC HEARING February 3, 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 applicant, 68A McBride Street LLC (the "Applicant"), sought three (3) Special Permits under Section 1.5 of the Zoning Bylaw to construct a dormer and a second story addition 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%, the existing and the proposed lot coverage is 25.2%;
2. §4.2 of the By-Law requires a minimum front setback of 25', the existing front setback is 15.8' and the proposed front setback is 20.1'; and
3. §4.2 of the By-Law requires a minimum side setback of 10', the existing and proposed side setback is 9.8'.

Proposal

The Board held a duly noticed hearing on the application on February 3, 2025. The Applicants submitted for the Board's review: a plot plan with a dimensional requirement table, dated December 9, 2024, prepared by Surveyor Joseph March; and architectural drawings prepared by Architect Nicholas James King. At the hearing, Miriam Altman of 206 Claflin Street

spoke about some negative effects that the construction on the property to date has had on her property.

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 and a second story addition 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 Casey Williams and seconded by Daniel Barry, the Board voted 5-0 to grant the Three (3) Special Permits as requested.

For the Board,

Dated: February 19, 2025



Ara Yogurtian,
Inspector of Buildings
Office of Planning and Building