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**TOWN OF BELMONT
ZONING BOARD OF APPEALS**

CASE NO. 25-11

APPLICANT Apoorva Joshi

PROPERTY 45 Selwyn Road

DATE OF PUBLIC HEARING April 7, 2025

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

MEMBERS VOTING Teresa MacNutt
Elliot Daniels
David Stiff
Daniel Barry
Alexandra Danahy

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, Apoorva Joshi (the “Applicant”) sought One (1) Special Permit under Section 1.5 of the By-Law to construct a one-story rear addition located in a Single Residence C (SRC) Zoning District. Special permit:

- 1) §4.2.2 of the By-Law requires a minimum side setback of 10.0’, the existing side setback is 7.8’ and the proposed front setback is 7.8’.

Proposal

The Board held a duly noticed hearing on the application on April 7, 2025. The Applicant submitted for the Board’s review architectural drawings for the addition dated March 7, 2025, prepared by Miller Design, LLC.; a plot plan, dated February 1, 2025, prepared by surveyor Richard J. Mede, Jr.; and a Zoning Checklist, dated February 1, 2025, prepared by surveyor Richard J. Mede, Jr. Six signatures of support were submitted as part of this case, including signatures from both side abutters. No letters of opposition were submitted.

At the hearing, no one spoke in opposition to the application.

Case # 25-11
Address: 45 Selwyn Road

Decision

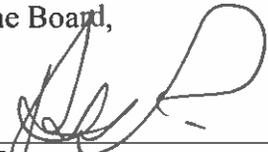
MGL 40A §6 provides in pertinent part: “Pre-existing nonconforming structures or uses may be extended or altered, provided, that no such extension or alteration shall be permitted unless there is a finding by the permit granting authority by ordinance or by-law that such change, extension or alteration shall not be substantially more detrimental than the existing nonconforming use to the neighborhood.”

The Board found that the proposed addition 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 David Stiff, and seconded by Teresa MacNutt, the Board voted 5-0 to grant the One (1) Special Permit as requested.

For the Board,

Dated: May 8, 2025



Ara Yegurtian
Inspector of Buildings
Office of Community Development