

**TOWN OF BELMONT
ZONING BOARD OF APPEALS**

2025 MAY 12 AM 9: 32

CASE NO. 25-08

APPLICANT Hui Wang

PROPERTY 3 Spinney Terrace

DATE OF PUBLIC HEARING April 7, 2025

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

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

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 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, Hui Wang, (“Applicant”) at 3 Spinney Terrace sought three Special Permits under Section 1.5 of the Zoning By-Law to enclose front porch and replace stairs at 3 Spinney Terrace, located in a Single Residence C zoning district. Special Permits: 1.- §4.2 of the Zoning By-Law Dimensional Regulations allow a maximum lot coverage of 25%, the existing lot coverage is 30.6% and proposed lot coverage is 30.7%. 2.- minimum required open space of 50%, the existing open space is 32.9% and proposed is 32.3%. 3.- Minimum required front setback of 9.7’, the existing front setback is 7.0’ and proposed front setback is 3.0’.

Proposal

The Board held a duly noticed hearing on the application on April 7, 2025. The Applicant submitted for the Board’s review: a signed letter by the Office of Planning & Building, a signed application for a special permit to enclose the front open porch and modify the stair design, a signed statement regarding the change of staircase design, from a land surveyor; 2 signed documents: a plot plan with the proposed enclosed addition and stairs and a zoning compliance check list, and from a design and engineering firm; 4 pages of proposed and existing plans.

At the hearing the applicant presented the request to the Board. At the hearing no one spoke in support or in opposition to the proposed. The applicant was questioned and noted he had informed his neighbors.

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Decision

(MGL Chapter) 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."

Casey William, Chair asked if the applicant had notified his neighbors. The Applicant informed the Board he informed his neighbors The Board did not have any further questions for the applicant's request for Three Special Permits. The Board found that the proposed request to enclose an existing front porch and modify the stair design is not substantially more detrimental to the neighborhood than the existing non-conforming structure, and that the proposed alteration is in keeping with the character of the neighborhood in which the property is located.

Accordingly, upon motion duly made by Teresa MacNutt, and seconded by David Stiff, the Board voted 5-0 to grant the Three (3) Special Permits as requested.

For the Board,

Dated: May 12, 2025



Ara Yogurtian,
Inspector of Buildings
Office of Planning and Building