

**TOWN OF BELMONT  
ZONING BOARD OF APPEALS**

2025 MAY 15 AM 8: 34

**CASE NO.** 25-05

**APPLICANT** Eric Perkins

**PROPERTY** 30-32 Thayer Road

**DATE OF PUBLIC HEARING** March 10, 2025

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

**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, Eric Perkins (the “Applicant”), sought five (5) Special Permits under Section 1.5 of the Zoning Bylaw to construct a third story front porch and a fourth story deck on a property located in the General Residence (GR) Zoning District. Special Permits:

1. §1.5.4A of the By-Law allow extensions and alterations of non-conforming structures in the GR Zoning District by a Special Permit from the Board;
2. §4.2 of the By-Law Dimensional Regulations allow a maximum building height of two and a half (2-1/2) stories. The existing structure is four (4) stories. The lowest level of the dwelling is a basement (49.1% of the foundation walls are below grade) and is considered a story. The proposed front porch is at a third story level;
3. The proposed rear deck is at a three and a half story level;
4. The maximum allowed lot coverage is 30% and the existing and proposed lot coverage is 31.5%;
5. The minimum required front setback is 8.6’ and the existing and proposed front setback is 8.1’.

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Address: 30-32 Thayer Road

**Proposal**

The Board held a duly noticed hearing on the application on March 10, 2025. The Applicant submitted for the Board's review: a plot plan, dated June 13, 2023, prepared by Surveyor Patrick Roseingrave; a compliance check list, dated March 10, 2023, prepared by Surveyor Patrick Roseingrave, foundation wall measurements and architectural drawings, dated January 13, 2023, prepared by Land Mapping, Inc. At the hearing, Brooks Firth Bard of 30 Thayer Road spoke in favor of the application.

**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 third story front porch and a fourth story 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 Five (5) Special Permits as requested.**

For the Board,

Dated: May 14, 2025



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Ara Yogurtian,  
Inspector of Buildings  
Office of Planning and Building