

**TOWN OF BELMONT  
ZONING BOARD OF APPEALS**

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**CASE NO.:** 25-19

**APPLICANT:** Nathan Harrison

**PROPERTY:** 29 Trowbridge Street

**DATE OF PUBLIC HEARING:** June 2, 2025

**MEMBERS SITTING:** Casey Williams, Chair  
Teressa MacNutt  
David Stiff  
Daniel Barry  
Alexandra Danahy, Associate Member

**MEMBERS VOTING:** Casey Williams, Chair  
Teressa MacNutt  
David Stiff  
Daniel Barry  
Alexandra Danahy, Associate Member

**Introduction**

This matter came before the Board of Appeals (“Board”) of the Town of Belmont (“Town”) acting as Variance and Special Permit Granting Authority under the Zoning By-Law of the Town of Belmont, Massachusetts (“By-Law”) and Chapter 40A of the Massachusetts General Law (“Zoning Act”).

The Applicant, Nathan Harrison requests one Special Permit under Section 4.2 of the Zoning By-Law to construct an addition at 29 Trowbridge Street located in General Residence zoning district. Section 4.2 of the Zoning By-law allows a maximum lot coverage of 30%, the existing lot coverage is 30.11% and the proposed is 33.80%.

At the May 6, 2025 Planning Board meeting, it was determined that the Planning Board will hear the Special Permit requests under section 1.5.4C of the By-Law and the Board of Appeals will hear additional special permit requests under section 4.2 of the By-Law.

**Public Hearing**

**Submissions to the Board:**

- a. Application for Special Permit dated February 7, 2025.
- b. Project Narrative and pictures of the location of the proposed addition.
- c. Construction Documents, dated November 19, 2024.
- d. Certified Plot Plan, dated December 3, 2024.

On June 2, 2025 the Board held duly noticed hearing on this case.

The applicant’s contractor, Kevin Keiler made the presentation to the Board. The proposed is a two story sunroom. Mr. Keiler said that the owner wishes to have an addition at the rear of his home due to needing more space for his growing family. The owner plans to remove an existing shed. No green space will be used in this proposed construction as the area is currently paved. Mr. Keiler added that the owner’s neighbors are supportive, and that the owner’s home is one of the smaller homes in the neighborhood. Two letters of support

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were obtained from the abutters to the side and the back of the property. No negative impact is anticipated from the proposed construction.

The original application was for 2 special permits, the second not listed here was for a non conforming side setback.

Before the meeting, the applicant had reached out to the abutter residing at 33 Trowbridge Road, Ms. Lou Shan, and had agreed that the side setback will change to 10.1', which was conforming, thus the second Special Permit was not required.

At this time, the meeting was opened to public comments.

With no public comments, this portion of the meeting was closed.

### **Deliberation and 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 will not be detrimental to the neighborhood and is in keeping with the character of the neighborhood.

**Accordingly, upon motion duly made by Casey Williams and seconded by Teresa McNutt, the Board voted 5-0 to grant the Applicant the Special Permit as requested.**

For the Board:

Dated: June 4, 2025



Ara Yogurtian  
Inspector of Buildings  
Office of Planning and Building