

**TOWN OF BELMONT
ZONING BOARD OF APPEALS**

2025 JUL 29 AM 10:28

CASE NO. 25-20
APPLICANT Kai Rong Chen
PROPERTY 285-287 Beech Street
DATE OF PUBLIC HEARING July 14, 2025
MEMBERS SITTING Casey Williams, Chair
Elliot Daniels, Vice-Chair
David Stiff
Alexandra Danahy
Teresa MacNutt
Carol Berberian

MEMBERS VOTING Elliot Daniels
David Stiff
Alexandra Danahy
Carol Berberian
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, Kai Rong Chen (“Applicant”) sought Six Special Permits to construct a dormer at 285-287 Beech Street, located in General Residence zoning district. Section §1.5.4A of the by-law allows any expansions and additions in the General Residence district by a Special Permit granted by the Board of Appeals. §4.2 of the Zoning Bylaw Dimensional Regulations allow a maximum of 2-1/2 stories, require minimum side setback of 10.0’, front setback of 20’, rear setback of 20’ and allows maximum lot coverage of 30% in this zoning district.

1. The proposed alteration to the roof is allowed by a Special Permit.
2. The existing structure is three and a half (3-1/2) stories. The lowest level of the dwelling is a basement (52.9% of the foundation walls are exposed) and is considered a story. The proposed addition is a third (3rd) level addition.
3. The existing and proposed side setback is 5.5’.
4. The existing and proposed front setback is 15.0’.
5. The existing and proposed rear setback is 15.0’.
6. The existing and proposed lot coverage is 37.0%.

Proposal

The Board held a duly noticed hearing on the application on July 14, 2025. The Applicant submitted for the Board’s review: Denial letter by the Office of Planning & Building, a signed application for a

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special permit, a statement from Kai Rong Chen, the applicant, Zoning Compliance Check List, a signed plot plan from a land surveyor, and architectural drawings.

At the hearing the applicant made the presentation to the Board.

At the hearing no one spoke in support or in opposition to the proposed project.

Decision

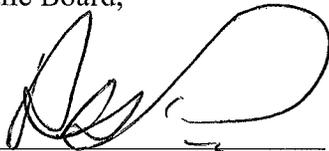
(MGL Chapter) 40A §6 provides in pertinent part: "Pre-existing nonconforming structures or uses may be extended or altered, provided, that no such extension or alteration shall be permitted unless there is a finding by the permit granting authority by ordinance or by-law that such change, extension or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

The Board did not have any questions or comments for the applicant's request for Six Special Permits. The Board found that the proposed project to alter the ridge height and construct two dormers 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 Six (6) Special Permits as requested.

For the Board,

Dated: July 29, 2025



Ara Yogurtian, Inspector of Buildings
Office of Community Development