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DECIS

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**TOWN OF BELMONT  
ZONING BOARD OF APPEALS**

2021 APR 21 PM 12:08

**CASE NO.** 20-36  
**APPLICANT:** Magovcevic Mariola and Kai Angermueller ✓

**PROPERTY:** 187-189 Beech Street <sup>unit 2</sup>

**DATE OF PUBLIC HEARING:** December 7, 2020

**MEMBERS SITTING:** Nick Iannuzzi, Chairman  
Jim Zarkadas, Vice Chair  
Casey Williams  
Andrew Kelley  
Teresa MacNutt  
William Fick, Associate Member  
Elliot Daniels, Associate Member

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book 123

**MEMBERS VOTING:** Nick Iannuzzi, Chairman  
Jim Zarkadas, Vice Chair  
Casey Williams  
Andrew Kelley  
Teresa MacNutt

**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 Applicants, Magovcevic Mariola and Kai Angermueller ("Applicant"), request one (1) Special Permit under Section 1.5 of the Zoning By-Laws to enclose an existing second story open porch at 189 Beech Street located in a General Residence (GR) Zoning District.

The Board held a duly noticed hearing on the application on December 7, 2020. The applicants had submitted for the Board's review architectural drawings prepared by Miller Design LLC dated July 9, 2020, a plot plan dated July 11, 2020, and a zoning checklist dated July 11, 2020. At the meeting no one spoke in support of or in opposition to the application.

**Proposal**

The applicants propose to enclose an existing second story open porch to be used as a mud room/pantry. The Special Permit requested is as follows:

1. §1.5.4A of the By-Law allows alterations or extensions in the General Residence District by a Special Permit granted by the Board of Appeals.

The architect of the project, Diane Miller, presented the case to the Board. The proposed changes meet all the intensity regulations of the By-Law. The proposed 12.2' by 6.5' enclosed

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room is to be used as a mud room and a pantry.

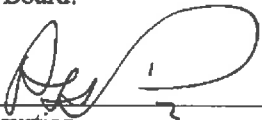
**Conclusion**

On December 7, 2020 the Board deliberated on the Applicants' request for one (1) Special Permit under Section 1.5 of the By-Law to enclose an existing second story open porch at 189 Beech Street located in General Residence (GR) Zoning District. The Board found that the proposed changes are not more detrimental to the neighborhood and is in keeping with the character of other houses in the vicinity.

Accordingly, upon motion duly made by Casey Williams and seconded by Nick Iannuzzi, Jr., the Board voted 5-0 to grant the Applicants the requested One (1) Special Permit.

For the Board:

Dated: April 20, 2021

  
\_\_\_\_\_  
Ara Yogurtian  
Assistant Director  
Office of Community Development

**CERTIFICATION**

I, Ellen O'Brien Cushman, hereby certify that twenty (20) days have elapsed after the decision was filed in the office of the Belmont Town Clerk on April 21, 2021, and further I certify that no appeal has been filed with regard to the granting of said one (1) Special Permit with zero (0) conditions.

October 12, 2021

  
\_\_\_\_\_  
Ellen O'Brien Cushman, Town Clerk  
Belmont, MA

Ellen O'Brien Cushman, Town Clerk  
Belmont, MA

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NOTED ON: CERT U 22503 BK 00123 P6 41

ALSO NOTED ON:

Mariola Magokevic  
NAME TEL  
189 Beach St  
STREET ADDRESS  
Belmont, MA 02478-1938  
CITY OR TOWN ZIP