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**TOWN OF BELMONT  
ZONING BOARD OF APPEALS**

2024 MAR -7 AM 11:37

**CASE NO.** 24-08

**APPLICANTS** Robert Anthony and Kate Jeffrey

**PROPERTY** 30 Hillside Terrace

**DATE OF PUBLIC HEARING** March 4, 2024

**MEMBERS SITTING** Casey Williams, Chair  
Andrew Kelley  
Teresa MacNutt  
Elliot Daniels  
David Stiff  
Alexandra Danahy, Associate Member  
Daniel Barry, Associate Member

**MEMBERS VOTING** Casey Williams, Chair  
Teresa MacNutt  
Elliot Daniels  
David Stiff  
Daniel Barry, Associate Member

**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 applicants, Robert Anthony and Kate Jeffrey (the “Applicants”) sought one (1) Special Permit under Section 1.5 of the Zoning Bylaw to construct a second story addition 30 Hillside Terrace located in the Single Residence C (SRC) Zoning District. Special Permit:

1. §4.2 of the By-Law requires a minimum side setback of 10.0’ and the existing and proposed side setback is 7.6’.

**Proposal**

The Board held a duly noticed hearing on the application on March 4, 2024. The Applicants submitted for the Board’s review a plot plan, dated October 4, 2023, prepared by surveyor Antoni Szerszunowicz; a Zoning Checklist, dated November 29, 2023, prepared by surveyor Antoni Szerszunowicz; and architectural drawings prepared by VU Architecture dated July 21, 2023. No letters of support or opposition were submitted as part of this case and, at the hearing, no members of the public spoke in favor or opposition to the application.

The Applicants propose to make the addition to update and modernize the master bathroom and add a closet.

**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 is 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 Casey Williams, and seconded by Daniel Barry, the Board voted 5-0 to grant the One (1) Special Permit as requested.**

For the Board,

Dated: March 7, 2024



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Ara Yogurtian,  
Inspector of Buildings  
Office of Planning and Building