

**TOWN OF BELMONT  
ZONING BOARD OF APPEALS  
MEETING MINUTES  
December 7, 2020**

**RECEIVED  
TOWN CLERK  
BELMONT, MA**

DATE: October 14, 2021  
TIME: 2:33 PM

Present: Nick Iannuzzi, Chair; James Zarkadas, Vice Chair; Andrew Kelley; Teresa MacNutt; Casey Williams; William Fick; Elliot Daniels

Staff: Ara Yogurtian, Assistant Director, Community Development

**1. CALL TO ORDER 7:00 PM (MEETING WAS HELD VIA VIDEO CONFERENCE)**

Mr. Iannuzzi called the meeting to order and introduced the Zoning Board of Appeal's members. He noted the order of the meeting and explained the video conference process.

**2. CONTINUED CASE:**

- a. CASE NO. 20-26 – ONE (1) SPECIAL PERMIT  
55 Trapelo Road (SRC) – Alexander Athanasiou

**MOTION to continue to January 11, 2021 was made by Mr. Iannuzzi and seconded by Mr. Zarkadas. Motion passed.**

**3. PUBLIC HEARINGS:**

- a. CASE NO. 20-36 – ONE SPECIAL PERMIT  
189 Beech Street (GR) – Magovcevic Mariola and Kai Angermueller

Mr. Iannuzzi read the public notice.

Ms. Diane Miller, Architect, representing the Applicants, noted that they would like to construct a second story porch at the rear of the home. There were several letters of support. Ms. Miller noted that it was within the scale and size of the other second story porches in the neighborhood.

No one spoke in favor or in opposition of the proposal.

**MOTION to approve was made by Ms. Williams and seconded by Mr. Iannuzzi. Motion passed.**

- b. CASE NO. 20-37 – TWO (2) SPECIAL PERMITS  
90 Hull Street (GR) – Meng Lin

Mr. Iannuzzi read the public notice.

Ms. Lin, Applicant, described her need to construct front yard parking at 90 Hull Street. There were many signatures of support. She provided photos of other front yard parking spaces in the neighborhood.

Mr. Iannuzzi noted that there was a precedent set and that these permits are not just handed out unless there was an extenuating hardship like a handicap or illness.

The Board would like to see pictures of the front of the house, example of how the car would park there – direction of travel, how they are parking if parallel to the house. The parking space needs to be shown on the plot plan and the curb cut location must be shown as well.

Mr. Craig White, former ZBA member, noted that a sedan is 16-18 feet long. Twenty feet length was best and that would be tight. A ten-foot-wide space is appropriate to be able to open the doors.

**MOTION to continue to January 11, 2021 was made by Ms. MacNutt and seconded by Mr. Kelley. Motion passed.**

- c. CASE NO. 20-38 – TWO (2) SPECIAL PERMITS  
206-208 Beech Street (GR) - Daniel and Courtney Eldridge

Mr. Iannuzzi read the public notice.

Daniel and Courtney Eldridge, Applicants, would like to construct a dormer and a balcony over the existing second floor. A special permit was granted in 2018, but the space was too short for the bed to fit in the bedroom space. The main staircase lacked adequate head clearance and a lack of light, they need to raise the ceiling to accommodate more head clearance and a light. They also propose to add a bathroom and the bedroom will become much more usable. There are 18 other houses with similar dormers in the neighborhood. The Applicants said that they had reached out to their neighbors and they noted that they had much support from them. There were many positive emails received from the neighbors.

No one spoke in favor or opposition of the project.

**MOTION to approve was made by Mr. Fick and seconded by Ms. Williams.  
Motion passed.**

- d. CASE NO. 20-39 – TWO (2) SPECIAL PERMITS  
24-26 Creeley Road (GR) – Lois Erickson

Mr. Iannuzzi read the public notice.

Josh Pressey, Ms. Erikson's son-in-law, noted that he lives upstairs with his wife and three children. The upstairs was a two-bedroom apartment with some insulated attic space with difficult narrow stairs and wasn't big enough for the family. They would like to construct two dormers, one to allow better access and to add two bedrooms and a bathroom. The other dormer would be to provide space for a new wider stairwell to provide better access to the upstairs. It is within keeping of the style of the neighborhood and has a consistent look to the house next door with a dormer that is taller than the peak of the house.

Ms. Erikson, Applicant, said that her grandfather built the house and they would like to stay there and to keep the house in the family.

No one spoke in favor or opposition of the project.

Ms. Williams noted that 20-22 Creeley Rd. had a very tall dormer and there was another home that also had a very tall dormer that was kiddy corner from 24-26 Creeley Road.

Mr. Pressey noted that he did feel that the height would not be more detrimental to the neighborhood.

Mr. Zarkadas noted that he was not in favor of the height and not in favor of the asymmetry. It is a double shed dormer on both sides and it shoots up almost ten feet higher on one side.

Mr. Iannuzzi suggested that they go back to their architect and see if the dormer could be made a little bit lower.

**MOTION to continue to January 11, 2021 was made by Ms. Williams and seconded by Mr. Kelley. Motion passed.**

- 4. MOTION to Adjourn at 8:18 PM was made by Mr. Iannuzzi and seconded by Mr. Zarkadas. Motion passed.**