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**TOWN OF BELMONT  
ZONING BOARD OF APPEALS**

**CASE NO.** 23-29

**APPLICANTS** John A. Aftandilian and Krista K. Aslanian

**PROPERTY** 34 Winthrop Road

**DATE OF PUBLIC HEARING** November 16, 2023

**MEMBERS SITTING** Casey Williams, Chair  
Teresa MacNutt  
Elliot Daniels  
David Stiff  
Daniel Barry

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

**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, John A. Aftandilian and Krista K. Aslanian (the “Applicants”) sought One (1) Special Permit under Section 1.5 of the By-Law to construct a dormer at 34 Winthrop Road located in a Single Residence C (SR-C) Zoning District. Special Permit:

- 1) §4.2.2 of the By-Law requires a minimum front setback of 25.0’, the existing front setback is 20.8’ and the proposed front setback is 23.1’.

**Proposal**

The Board held a duly noticed hearing on the application on November 16, 2023. The Applicants submitted for the Board’s review architectural drawings for the new dormer dated September 29, 2023, prepared by Zelek Design, Inc.; a plot plan, dated August 21, 2023, prepared by surveyor Patrick Roseingrave; and a Zoning Checklist, dated July 21, 2023, prepared by surveyor Patrick Roseingrave. Twelve signatures of support were submitted as part of this case, including signatures from three direct abutters. No letters of opposition were submitted.

At the hearing, two neighbors spoke in support of the application (via Zoom). No one spoke in opposition.

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Address: 34 Winthrop Road

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

For the Board,

Dated: April 18, 2024



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Ara Yogurtian  
Inspector of Buildings  
Office of Planning and Building