

18-29  
f2

RECEIVED  
TOWN CLERK  
BELMONT, MA

TOWN OF BELMONT  
ZONING BOARD OF APPEALS

2018 OCT 23 PM 1:31

Case No. 18-29


Applicants: Tingting Liu 66751 - 318

Property: 33 Chestnut Street

Date of Public Hearing: September 10, 2018

Members Sitting: Nick Iannuzzi (Chair),  
Jim Zarkadas  
Faustino Lichauco,  
Andrew Plunkett  
Phil Ruggiero, (Associate Member)  
Casey Williams, (Associate Member)  
Blake Currier, (Associate Member)

Members Voting: Nick Iannuzzi (Chair),  
Jim Zarkadas  
Andrew Plunkett,  
Faustino Lichauco,  
Phil Ruggiero, (Associate Member)



2019 00027433  
Bk: 72300 Pg: 62 Doc: DEOIS  
Page: 1 of 2 03/06/2019 10:16 AM

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 applicant, Tingting Liu ("Applicant"), seeks One Special Permit under Section 1.5.4-A of the Zoning By-Laws to extend or alter an existing non-conforming structure, at 33 Chestnut Street located in a General Residence (GR) Zoning District.

The Applicant proposes to construct a Deck. The addition complies with all the Zoning By-Laws intensity regulations.

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

During deliberations the board discussed the applicant's request and confirmed that the requested modifications are likely not detrimental to the neighborhood and do not increase any non-conformity.

§ 1.5.4-A of the Town's Zoning By-Law requires that the Board issue a Special Permit for any modifications or alterations to existing non-conforming residences in the General Residence Zoning District. The § 1.5.4-A of the Town's Zoning By-Law provides that the Board may issue a Special Permit to reconstruct, extend, alter, or change a nonconforming structure "only if it determines that such reconstruction, extension, alteration, or change does not increase

Case # 18-29

Address: 33 Chestnut Street


the nonconforming nature of said structure or create a new nonconformity and shall not be substantially more detrimental than the existing nonconforming structure to the neighborhood and that it shall be in keeping with the character of the neighborhood in which it is located.”

The Board deliberated on September 10, 2018. The relief sought is for One (1) Special Permit. A special permit is required for any modification to residences in a General Residence Zoning District. The Board found that the proposed deck does not substantially increase the non-conforming nature of the structure or create a new nonconformity. The Board concluded that the proposed alteration is not substantially more detrimental to the neighborhood than the existing non-conforming structure, and that the proposed alteration are in keeping with the character of the neighborhood in which the property is located.

**Accordingly, upon motion duly made and seconded, the Board voted 5-0 to grant the Special Permit as requested.**

For the Board,

Dated: October 23, 2018

  
\_\_\_\_\_  
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 October 23, 2018, 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, and as shown on the plans submitted to the Board.

March 6, 2019

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

Ellen O'Brien Cushman, Town Clerk  
Belmont, MA

MAR 6 2019

COMMONWEALTH OF MASSACHUSETTS.

MIDDLESEX S.S. \_\_\_\_\_

SOUTH DIST. REGISTRY OF DEEDS

CAMBRIDGE, MA

I HEREBY CERTIFY THE FOREGOING

IS A TRUE COPY OF A PAPER 72300

RECORDED IN BOOK \_\_\_\_\_

PAGE 62

*Maria A. Chittenden*

REGISTER

-----\*

Official Receipt for Recording in:

Middlesex South Registry of Deeds  
208 Cambridge St.

Cambridge, Massachusetts 02141

Issued To:

TINGTING LIU  
33 CHESTNUT ST

BELMONT MA

Recording Fees

Document Description	Number	Book/Page	Recording Amount
DECIS	00027433	72300 62	\$75.00
CERTCPY			\$2.00

Collected Amounts

Payment Type	Amount
Cash	\$80.00
	\$80.00

Total Received :	\$80.00
Less Total Recordings:	\$77.00
Change Due :	\$3.00

Thank You

MARIA C. CURTATONE - Register of Deeds

By: Linda B

Receipt#    Date    Time  
2300602    03/06/2019    10:16a