



2019 01813064

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TOWN CLERK
BELMONT, MATOWN OF BELMONT
ZONING BOARD OF APPEALS

2019 APR 18 PM 3:19

Case No. 19-15

Applicant: Renjian Huang

Property: 78 Walnut Street

Date of Public Hearing: April 8, 2019

Members Sitting: Nicholas A. Iannuzzi, Jr. Chair
Craig White
Andrew Plunkett
Phil Ruggerio
Blake Currier, Associate Member
Casey Williams, Associate Member

Members Voting: Nicholas A. Iannuzzi, Jr. Chair
Craig White
Andrew Plunkett
Phil Ruggerio
Blake Currier, Associate Member

Current
Owners
Renjian Huang
Lydia Zhu

Oct 21

Introduction

This matter came before the Board of Appeals (the "Board") of the Town of Belmont (the "Town") Acting as Variance and Special Permit Granting Authority under the Zoning By-Law of the Town Belmont, Massachusetts (the "By-Law") and Chapter 40A of the Massachusetts General Law (the "Zoning Act"). The applicant Renjian Huang ("Applicant"), seek One (1) Special Permit under Section 1.5.4-A of the Belmont Zoning-By- Law to enclose an existing open porch at 78 walnut Street ("Property") located in a General Residence (GR) Zoning District.

Proposal

The Applicant proposes to enclose an existing open porch to be used as a mudroom. The need for Special Permit is triggered by the fact that 1.- Section 1.5.4 A of the Zoning By-Law allows extensions or alteration to non-conforming structures in the GR zoning district by a Special Permit from the Zoning Board of Appeals.

The proposal is set forth on plans including elevations, a plot plan dated January 30, 2019 and a Zoning Compliance Checklist dated December 5, 2018.

Renjian Huang, the owner, presented the case to the Board and explained the need for the enclosure of the porch. The proposed changes are in compliance with all the dimensional regulations of the Zoning By-Law.

No one spoke in support or in opposition during the hearing.

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Case No. 19-15
Property: 78 walnut street

Decision

The 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, alternation, or change does not increase 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." By-Law § 1.5.3.

A special permit to allow to enclose an existing open porch was considered by the Board. The Board found that the proposed alterations do not substantially increase the non-conforming nature of the structure nor create a new nonconformity. The Board concluded that the proposed alterations are 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 it is located.

Accordingly, upon motion duly made and seconded, the Board voted 5-0 to grant the requested special permit for the proposed enclosure of the porch as requested and shown on the plans submitted to the Board.

For the Board,

Date: April 18, 2019



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 18, 2019, 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.

May 10, 2019



Ellen O'Brien Cushman, Town Clerk
Belmont, MA

Date 02.28.2009

Southern Middlesex Land Court
Registry District

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Unit: May 13/2009 at 10:56

Document Fee 75.00

Receipt Total 75.00

NOTED DM: CERT 244772 OK 01/27/09 PG 32

ALSO NOTED DM:

Renjian Huang

NAME 78 Walnut St. TEL

6179596089

STREET ADDRESS Belmont

MA 02478

CITY OR TOWN ZIP

Official Receipt for Recording in:

Middlesex South Registry of Deeds
208 Cambridge St.

Cambridge, Massachusetts 02141

Issued To: RENJIAN HUANG

Recording Fees

Document Description	Number	Cert Number	Recording Amount
DECIS	01813064	244772	\$75.00
Collected Amounts			\$75.00

Payment Type	Amount
Check	107
	\$75.00
	\$75.00

Total Received : \$75.00
Less Total Recordings: \$75.00
Change Due : \$.00

Thank You
MARIA C. CURTATONE - Register of Deeds

By: Carol Di

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