

**TOWN OF BELMONT  
ZONING BOARD OF APPEALS**

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**CASE NO.** 22-05

**APPLICANT:** Kristine and Andrew Armstrong

**PROPERTY:** 193 Claflin Street

**DATE OF PUBLIC HEARING:** April 4, 2022

**MEMBERS SITTING:** Nicholas Iannuzzi, Chair  
Jim Zarkadas  
Teressa McNutt  
Elliot Daniels (Associate member)  
Jeffrey Birenbaum (Associate member)  
David Stiff (Associate member)

**MEMBERS VOTING:** Nicholas Iannuzzi, Chair  
Jim Zarkadas  
Teressa McNutt  
Elliot Daniels (Associate member)

**Introduction**

This matter came before the Board of Appeals (“Board”) of the Town of Belmont (“Town”) acting as Variance and Special Permit Granting Authority under the Zoning By-Law of the Town of Belmont, Massachusetts (“By-Law”) and Chapter 40A of the Massachusetts General Law (“Zoning Act”).

The Applicants, Kristine and Andrew Armstrong (“Applicant”), request one (1) Special Permit under Section 1.5 of the Zoning By-Law to construct a rear deck at 193 Claflin Street located in a Single Residence C (SRC) Zoning District. In connection with this, the Applicants sought the following Special Permit: Section 4.2.2 of the Zoning By-Law Dimensional Regulations require a minimum side setback of 10.0’. The existing side setback to the principal building is 7.8’ and to the proposed deck 8.9’.

The applicants submitted a plot plan and drawings of the proposed addition. Ms. Kristine Armstrong presented the case to the Board. She noted that they had spoken to the neighbor to the side of their property which is the only effected neighbor by this proposed work; and have a letter from the them in support of the proposal.

**Proposal**

The applicants propose to remove an existing porch at the rear of the property and replace with a larger deck. The proposed deck will be at a low grade and will only have 2 steps.

The Board observed that the proposed deck is not substantially more detrimental than the existing non-conforming structure and was in keeping with the character of the neighborhood.

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**Conclusion**

On April 4, 2022, the Board deliberated on the Applicants' request for one Special Permit under Section 1.5 of the Zoning By-Law to allow the construction of the proposed rear deck at 193 Claflin Street located in a SRC Zoning District.

Accordingly, **upon motion duly made by Elliot Daniels and seconded by James Zarkadas, the Board voted 5-0 to grant the Applicants the Special Permit as requested.**

For the Board:

Dated: May 6, 2022

  

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Ara Yogurtian  
Assistant Director  
Office of Community Development

Any appeal from this decision must be made pursuant to Ch.40A, S.17, MGL, and must be filed within 20 days after the filing of such notice in the office of the Town Clerk.