

**TOWN OF BELMONT  
ZONING BOARD OF APPEALS**

2022 DEC -5 PM 4:45

**CASE NO.** 22-17

**APPLICANT:** Kiyoshi Momose and Lucianna Ascanio-Momose

**PROPERTY:** 90 Agassiz Ave.

**DATE OF PUBLIC HEARING:** September 12, 2022

**MEMBERS SITTING:** Nick Iannuzzi, Chairman  
Casey Williams  
Andrew Kelley  
Elliot Daniels, Associate Member  
David Stiff, Associate Member

**MEMBERS VOTING:** Nick Iannuzzi, Chairman  
Casey Williams  
Andrew Kelley  
Elliot Daniels, Associate Member  
David Stiff, 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, Kiyoshi Momose and Lucianna Ascanio-Momose (“Applicant”), request Two (2) Special Permits under Section 1.5 of the Zoning By-Laws to construct a 3.5’X7.0’ open front porch at 90 Agassiz Ave. located in a General Residence (GR) Zoning District.

The Special Permits requested are as follows:

1. §1.5.4A of the By-Law allows alterations and expansions in the GR district by a Special Permit granted by the Board of Appeals.
2. §4.2 of the Zoning By-Law Dimensional Regulations require a minimum front setback of 12.05’, the existing front setback to the dwelling is 8.5’ and the proposed to the front porch is 5.0’.

**Proposal**

The Board held a duly noticed hearing on the application on September 12, 2022. The applicants had submitted for the Board’s review architectural drawings dated May 20, 2022 prepared by Frank Dill Architects, a plot plan and zoning checklist dated April 8, 2022 and 17 signatures of support from neighbors.

Architect Frank Dill made a brief presentation to the Board. He explained that the proposed front porch is 3.5’ deep and 7’ wide, a minimum space for delivery and mail drop offs. He also explained that both

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abutting properties have similar front open porches and the designed is in harmony with the neighborhood in which it is located.

Board member Andrew Kelley asked Mr. Dill that on the plans it shows as the front entry is enclosed. Mr. Dill explained that there are glasses on the sides of the porch, otherwise the front is open. The glasses will serve to protect from wind.

At the meeting one neighbor spoke in support of the proposed project, no one spoke in opposition.

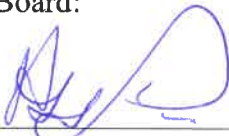
**Conclusion**

On September 12, 2022 the Board deliberated on the Applicants' request for Two (2) Special Permits under Section 1.5 of the By-Law to construct an open porch at 90 Agassiz Ave. located in a General Residence (GR) Zoning District. The Board found that the proposed addition is not more detrimental to the neighborhood than the existing and is in keeping with the character of other houses in the vicinity.

Accordingly, **upon motion duly made by Andrew Kelley and seconded by Chair Nicholas Iannuzzi, the Board voted 5-0 to grant the Applicants the two (2) Special Permits as requested.**

For the Board:

Dated: December 5, 2022



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Ara Yogurtian  
Assistant Director  
Office of Community Development