

19-38

**TOWN OF BELMONT  
ZONING BOARD OF APPEALS**

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TOWN CLERK  
BELMONT, MA

2019 NOV 25 PM 3:27

**CASE NO.** 19-38  
**APPLICANT:** Ryan and Portia Thompson

*Current owners  
Ryan W Thompson  
Portia P. Thompson  
Lot 29*

**PROPERTY:** 11 Beatrice Circle

**DATE OF PUBLIC HEARING:** November 4, 2019

**MEMBERS SITTING:** Nick Iannuzzi, Chairman  
Jim Zarkadas  
Andrew Plunkett  
Phil Ruggiero  
Andrew Kelly, Associate Member  
Teresa MacNutt, Associate Member  
Casey Williams, Associate Member

**MEMBERS VOTING:** Nick Iannuzzi, Chairman  
Jim Zarkadas  
Andrew Plunkett  
Phil Ruggiero  
Casey Williams, Associate Member

  
2020 01841688  
Bk: 01433 Pg: 1 Cert#: 253669  
Doc: DECIS 05/07/2020 02:37 PM

**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, Ryan and Portia Thompson ("Applicant"), request one (1) Special Permit under Section 4.2.2 of the Zoning By-Laws to construct a second-story addition at 11 Beatrice Circle located in a Single Residence A (SRA) Zoning District. In connection with this, the Applicants sought the following special permit:

- (1) §4.2.2 of the Town of Belmont Zoning By-Law require a minimum of 15.0' side setback. The side setback to the existing structure and to the proposed second floor addition is 11.0'.

The Board held a duly noticed hearing on the application on November 4, 2019. The Applicants presented the proposal at the hearing and submitted architectural drawings dated July 10, 2019, a plot plan dated July 30, 2019 and signatures of support from neighbors. Several abutters spoke in support of the proposed second-story addition, including Ms. Beatrice Clemper, Darlene Chisn, and Sam Alexander. There was no opposition to the Applicants' proposal.

**Proposal**

The applicants propose to construct a second story addition over the garage within the same footprint to add two bedrooms, a bathroom and a laundry room area for their growing family.

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The Board observed that the proposed second-story addition was not substantially more detrimental to the neighborhood than the existing and it was in harmony with the character of the neighborhood in which it is located.

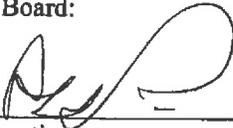
**Conclusion**

On 4 November 2019, the Board deliberated on the Applicants' request for one Special Permit under Section 1.5 of the Zoning By-Laws to construct a second-story addition at 11 Beatrice Circle located in a SRA Zoning District.

Accordingly, upon motion duly made by Nick Iannuzzi and seconded by Jim Zarkadas, the Board voted 5-0 to grant the Applicants One (1) Special Permit, as requested.

For the Board:

Dated: November 25, 2019

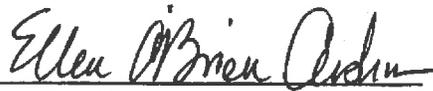


Ara Yogurtian  
Assistant Director  
Office of Community Development

**CERTIFICATION BY TOWN CLERK**

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 November 25, 2019, and further I certify that no appeal has been filed with regard to the granting of said One Special Permit with zero (0) conditions.

April 7, 2020



Ellen O'Brien Cushman, Town Clerk  
Belmont, MA

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.

I HEREBY ATTEST AND CERTIFY ON 5-13-20  
THAT THE FOREGOING DOCUMENT IS A FULL, TRUE AND  
CORRECT COPY OF THE ORIGINAL ON FILE IN MY OFFICE  
AND IN MY LEGAL CUSTODY

MARIA C. CURTATONE  
ASST RECORDER  
LAND COURT

BY *Maria C. Curtatone*

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Doc 01841688

Southern Middlesex Land Court  
Registry District

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