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**TOWN OF BELMONT
PLANNING BOARD**

CASE NO. 22-12

APPLICANTS/OWNERS: Maha Hassan & M. Khaled Abdelazim

PROPERTY: 22 Ripley Road

DATE OF PUBLIC HEARING: June 21, 2022

MEMBERS SITTING: Steve Pinkerton, Chairman
Matt Lowrie
Thayer Donham
Karl Haglund¹
Renee Guo (Associate)

MEMBERS VOTING: Steve Pinkerton, Chairman
Matt Lowrie
Thayer Donham
Renee Guo (Associate)

Introduction

This matter came before the Planning Board (“Board”) of the Town of Belmont (“Town”) acting as 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, Maha Hassan & M. Khaled Abdelazim (“Applicants”), requested one (1) Special Permit under Section 1.5.4 A (2) of the By-Law to alter a nonconforming structure. The proposal is located at 22 Ripley Road located in the General Residence Zoning District (GR).

Section 1.5.4 A (2) of the By-Law allows any change increase of the Gross Floor Area by more than 300 square feet in the General Residence zoning district by a Special Permit granted by the Planning Board. The proposed increase in Gross Floor Area (868 square feet) exceeds 300 square feet.

Proposal

The Applicants proposed to construct a rear two-story addition. The existing dwelling has a total Gross Floor Area (GFA) of 1,854 square feet and additional 868 square feet is being proposed. Upon completion, the dwelling will have a GFA of 2,722 square feet. The existing Total Living Area (TLA) is 1,376 square feet and the TLA of the existing dwelling after the expansion is completed is 1,964 square feet.

¹ Mr. Haglund was presented for most of the June 21, 2022 public hearing but wasn’t presented for the vote.

Submissions to the Board

1. May 19, 2022 Application
 - a. Application for Special Permit;
 - b. Copy of the Original Denial Letter;
 - c. Narrative;
 - d. Plot Plan;
 - e. Worksheet;
 - f. Architectural and Floor Plans;
 - g. Zoning Compliance Check List;
 - h. Neighborhood Support Signature.
2. Additional Information
 - a. Basement Calculations, received June 7, 2022;
 - b. Landscape Plan, received June 8, 2022.
3. Staff Correspondence & Comments
 - a. Planning Staff Final Neighborhood Analysis, presented at June 21, 2022 Public Hearing.
4. Public Comments
 - a. Lili Ma public comments, submitted June 21, 2022.

Public Hearing

The Board held a duly advertised public hearing conducted via ZOOM videoconference (in connection with current restrictions regarding social distancing in connection with COVID-19) on June 21, 2022. The public hearing was closed at the June 21, 2022 public hearing.

Deliberation and Decision

After the close of the public hearing, the Planning Board deliberated on the Applicants' request for one (1) Special Permit under Section 1.5.4 A (2) of the By-Law to alter a nonconforming structure in order to increase the size of the structure by more than 300 feet of the existing Gross Floor Area. The Board agreed that the proposed expansion was appropriate for the neighborhood.

Ms. Guo was elevated as a full member for voting purposes. The four (4) Board members voting on the case found that the proposed addition will not be substantially more detrimental to the neighborhood than the existing homes and that it will be in keeping with the character of the neighborhood. The additions will not substantially increase any of the existing nonconformities.

Accordingly, upon motion duly made and seconded, the Board voted 4-0 to grant the applicants' request for the Special Permit to construct the addition at 22 Ripley Road subject to the following conditions.

Conditions:

1. This approval is based upon the plans presented at the June 21, 2022 Planning Board Meeting. No modifications may be made without the approval of the Board, or a determination in writing by a representative of the Board that the modification is so minor that the approval by the Board is not required.
2. Prior to any building permit being issued, this decision shall be recorded at the Middlesex South District Registry of Deeds or the Middlesex Registry District of the Land Court. Proof of recording shall be forwarded to the Zoning Enforcement Officer prior to the issuance of any building permit.
3. Additional windows on the dwelling can be approved administratively by the Office of the Community Development.

On Behalf of the Board,



Robert Hummel, Senior Planner

Dated: June 22, 2022

Anyone aggrieved by the issuance of this Special Permit Approval has the right to appeal pursuant to M.G.L. Ch. 40A, § 17 and shall file such appeal within 20 days after the date of filing this Decision with the Town Clerk.