



Town of Belmont
Planning Board

APPLICATION FOR A SPECIAL PERMIT

Date: 05-19-2022

Planning Board
Homer Municipal Building
19 Moore Street
Belmont, MA 02478

To Whom It May Concern:

Pursuant to the provisions of Massachusetts General Laws, Chapter 40A, Section 9, as amended, and the Zoning By-Law of the Town of Belmont, I/we the undersigned, being the owner(s) of a certain parcel of land (with the buildings thereon) situated on 22 Ripley Street/Road, hereby apply to your Board for a **SPECIAL PERMIT** for the erection or alteration on said premises or the use thereof under the applicable Section of the Zoning By-Law of said Town for _____
house extension towards the back with 20 x 14 feet and internal renovation.

on the ground that the same will be in harmony with the general purpose and intent of said Zoning By-Law.

Signature of Petitioner

Print Name Maha Hassan and M.Khaled Abdelazim

Address 136 Bartlett Avenue, Belmont

Belmont, MA. 02478

Daytime Telephone Number 6172060817



OFFICE OF COMMUNITY DEVELOPMENT
TOWN OF BELMONT

19 Moore Street
Homer Municipal Building
Belmont, Massachusetts 02478-0900

Telephone: (617) 993-2650 Fax: (617) 993-2651

Building Division
(617) 993-2664
Engineering Division
(617) 993-2665
Planning Division
(617) 993-2666

April 15, 2022

Maha Hassan
22 Ripley Road
Belmont, MA 02478

RE: Denial to Construct Rear Addition

Dear Maha Hassan,

The Office of Community Development is in receipt of your building permit application for the construction of an addition at the rear of your single-family dwelling located in the General Residence (GR) Zoning District.

Your application has been denied because it does not comply with the current Town of Belmont Zoning By-Law. More specifically, §1.5.4A(2) 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.

Special Permit:

1. The proposed increase in Gross Floor Area (866 square foot) exceeds 300 square foot and is allowed by a Special Permit granted by the Planning Board

You may alter your plans to conform to the current Town of Belmont Zoning By-Law and resubmit a building permit application, or you may request one (1) Special Permit from the Planning Board. If you choose this option, please contact the Office of Community Development to schedule an appointment with Robert Hummel, Senior Planner at (617) 993-2650 in order to begin the process.

Sincerely,

Glenn R. Clancy, P.E.
Inspector of Buildings

Dear members of the planning board,

Thank you so much for giving us the opportunity to explain our renovation process.

Our House at 22 Ripley Rd. has been built in 1920 and after we purchased it last March, we have realized that it would need to undergo specific remodeling and slight extension to the back of the house. Our intention for extension comes primarily for the interest of creating an open concept layout. We are a family of 6 individuals and our 4 kids will appreciate having a wider space to be able to accommodate their needs.

I have worked with the town inspector and the senior planner to follow all requirements and met all compliance with zoning by law after my architect have checked all terms.

The project will mainly include.

1- Extension at the back with dimensions meeting the setback boundaries and will be defined with 20x14 feet for the whole house levels.

First floor extends to include the kitchen and dining.

The second floor will be providing more square feet to all 3 bedrooms (originally very tight).

There won't be any change to the house front, sides (left & right) and existing roof.

We will carry out internal restoration like repainting, floor repair and upgrading the kitchen.

We would appreciate your time looking into our project as a family-based need and value your consideration.

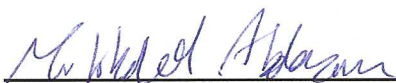
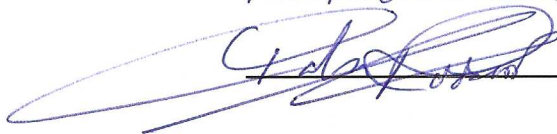
At your convenience, we can provide any more details if needed.

With respect,

M.Khaled Abdelazim,

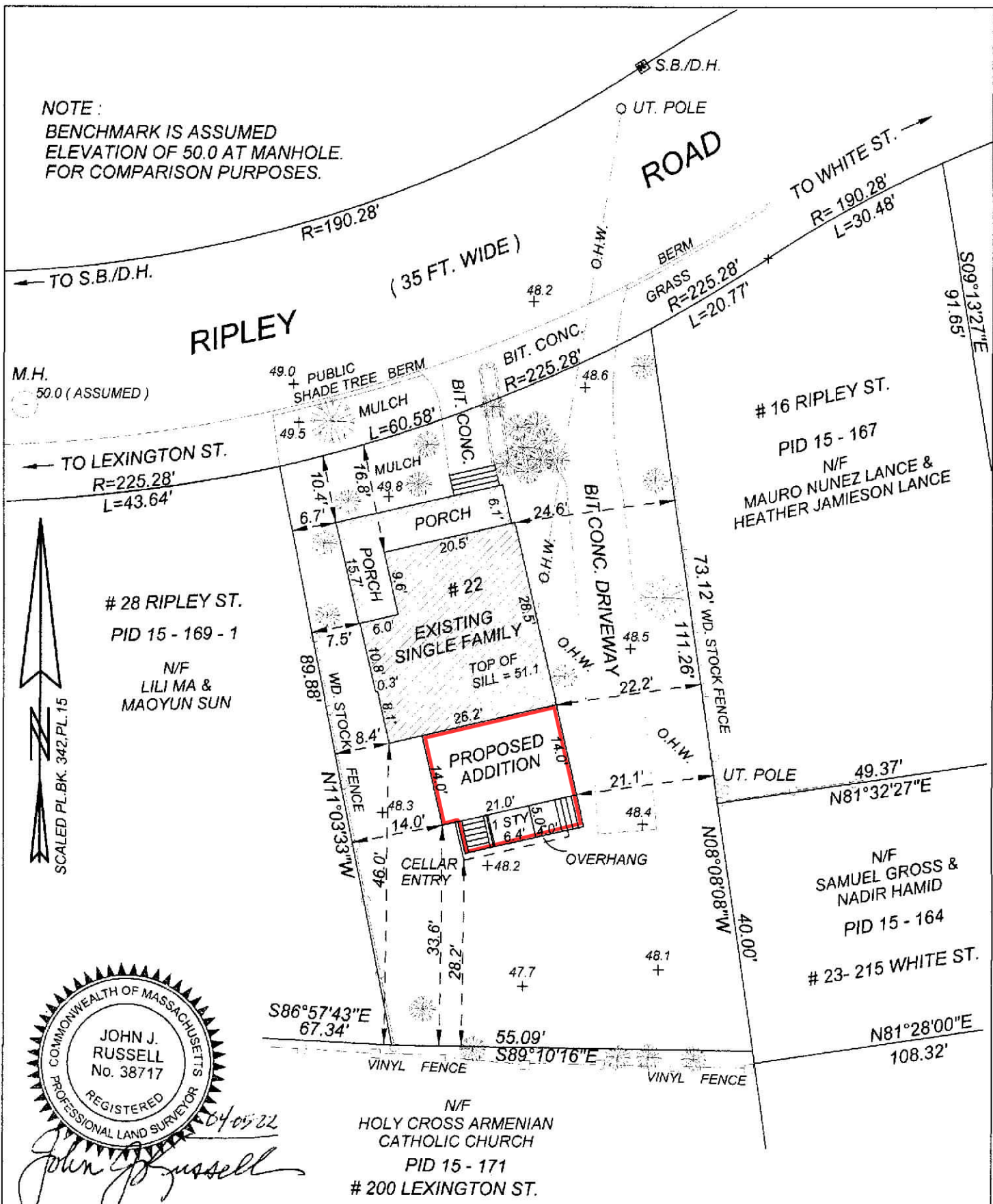
Maha Hassan,

And Yassin, Adam, Shreefa & Medina

MAY 19TH, 2022

NOTE :
BENCHMARK IS ASSUMED
ELEVATION OF 50.0 AT MANHOLE.
FOR COMPARISON PURPOSES.



JOHN J. RUSSELL, P.L.S.
645 SUMMER AVE.
READING, MA 01867

ZONE = GENERAL RESIDENCE

	REQUIRED	EXISTING	PROPOSED
LOT AREA	5000 S.F.	5542 S.F.	5542 S.F.
LOT FRONTAGE	50 FT.	60.58 FT.	60.58 FT.
LOT AREA / D.U.	3500 SF/D.U.	5542 SF/D.U.	5542 SF/D.U.
LOT COVERAGE	30 %	16.5 %	23.1 %
OPEN SPACE	40 %	58 %	51 %
FRONT SETBACK	20 FT.	10.4 FT.	10.4 FT.
SIDE SETBACK	10 FT.	6.7 FT.	6.7 FT.
REAR SETBACK	20 FT.	46.0 FT.	28.2 FT.
HEIGHT (TOP ROOF)	33 FT.	28.9 FT.	28.9 FT.

AVERAGE EXISTING GROUND ELEVATION = 48.5
TOP OF EXISTING SILL = 51.1
FIRST FLOOR ELEVATION = 52.0

ACCORDING TO F.E.M.A. FLOOD MAP 25017C 0414E, DATED
06/04/2010, THIS PROPERTY IS IN AN AREA OF MINIMAL
FLOOD HAZARD.

PLAN SHOWING PROPOSED ADDITION

22 RIPLEY ROAD
BELMONT, MA

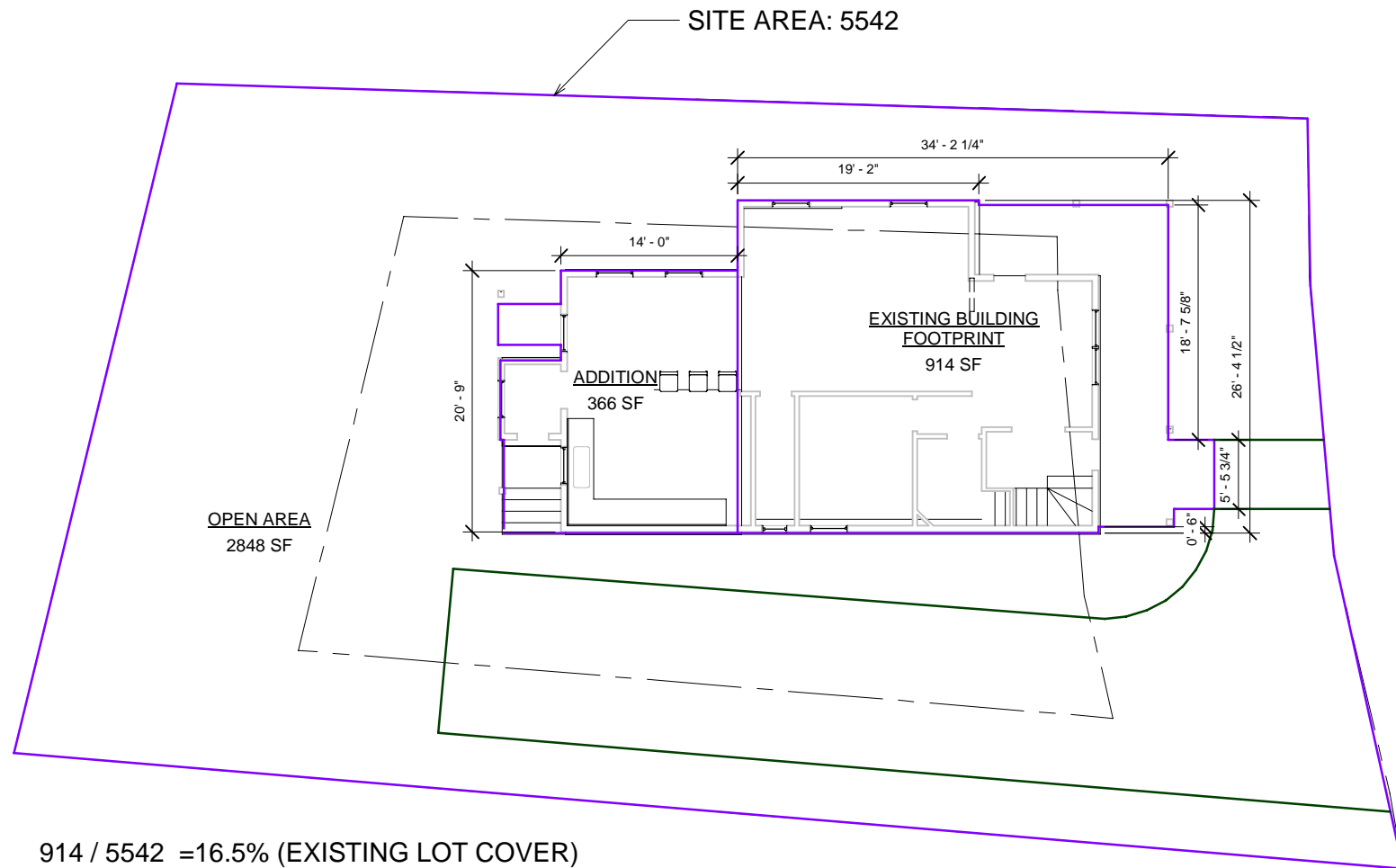
OWNED BY
MOHAMED K. A. MOHAMED
& MAHA HASSAN

PID 15 - 168

SCALE : 1" = 20' APRIL 2, 2022

REV. 04-05-22





914 / 5542 = 16.5% (EXISTING LOT COVER)

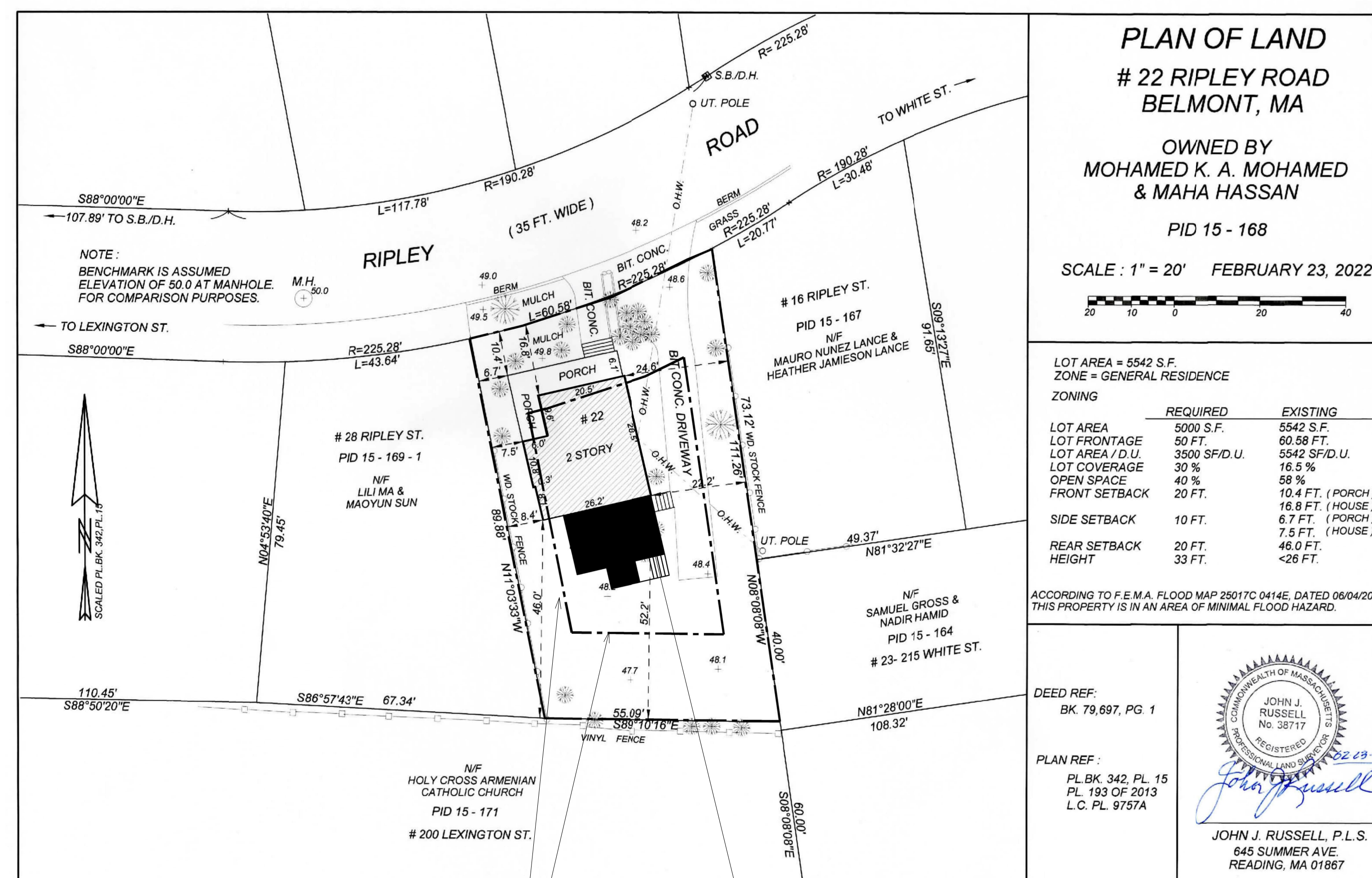
1280/5542 = 23.1% (PROPOSED LOT COVER)

3214/5542 = 58% (EXISTING OPEN SPACE)

3214-366 = 2848

2848/5542 = 51.3% (PROPOSED OPEN SPACE)

**22 RIPLEY ROAD
WORKSHEET FOR
AREA CALCULATIONS**



— ADDITION TO REAR

— SETBACK LINES

[illegible]

SINGLE-FAMILY
ADDITION AND
RENOVATION

DATE	SCALE:
Issue Date	
DRAWN BY	CHECKED BY
Author	Checker
CAD FILE	PROJECT NUMBER
	Project Number

Architect:

4/8/2022 7:12:06 AM

ISSUE	REVISION
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COVER
PAGE

A000

[illegible]

SINGLE-FAMILY
ADDITION AND
RENOVATION
222 RIPLEY ROAD,
BELMONT MA

DATE	SCALE:
Issue Date	As indicated
DRAWN BY	CHECKED BY
Author	Checker
CAD FILE	PROJECT NUMBER
	Project Number

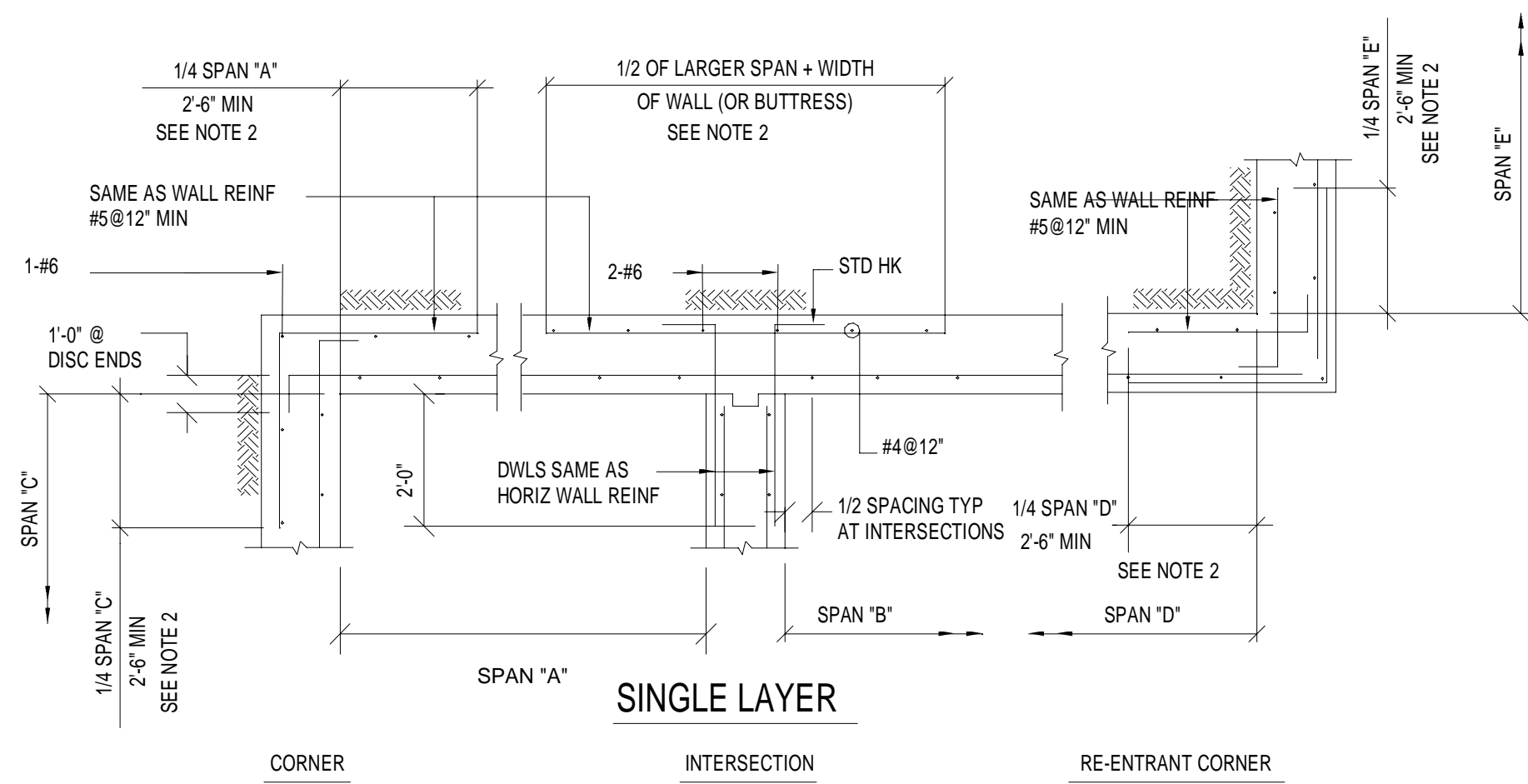
Architect:

4/8/2022 7:12:07 AM

ISSUE	REVISION
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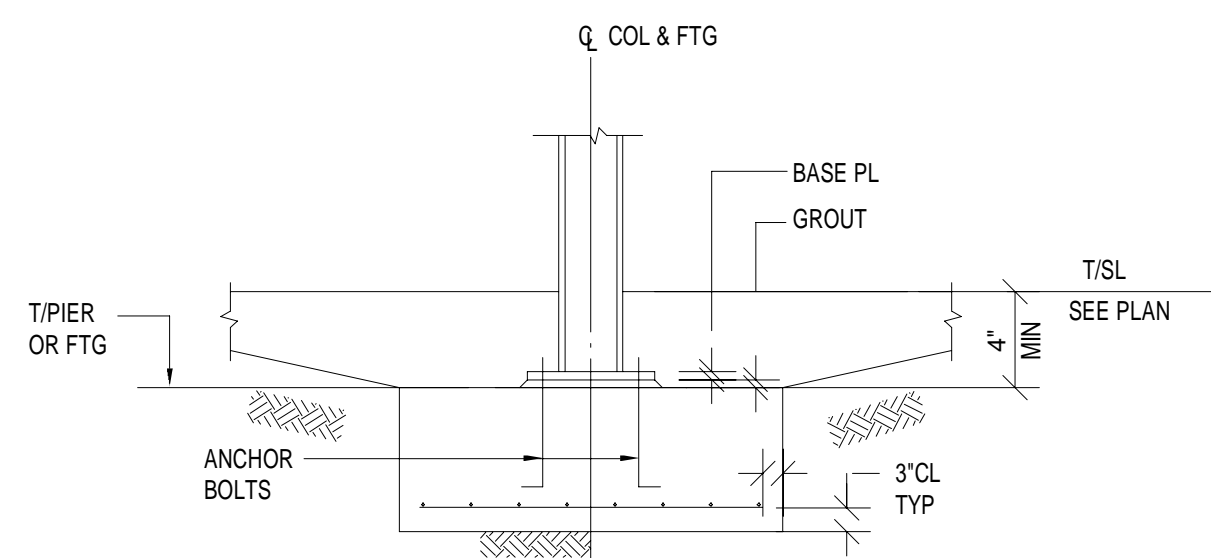
FLOOR PLANS

A101.1

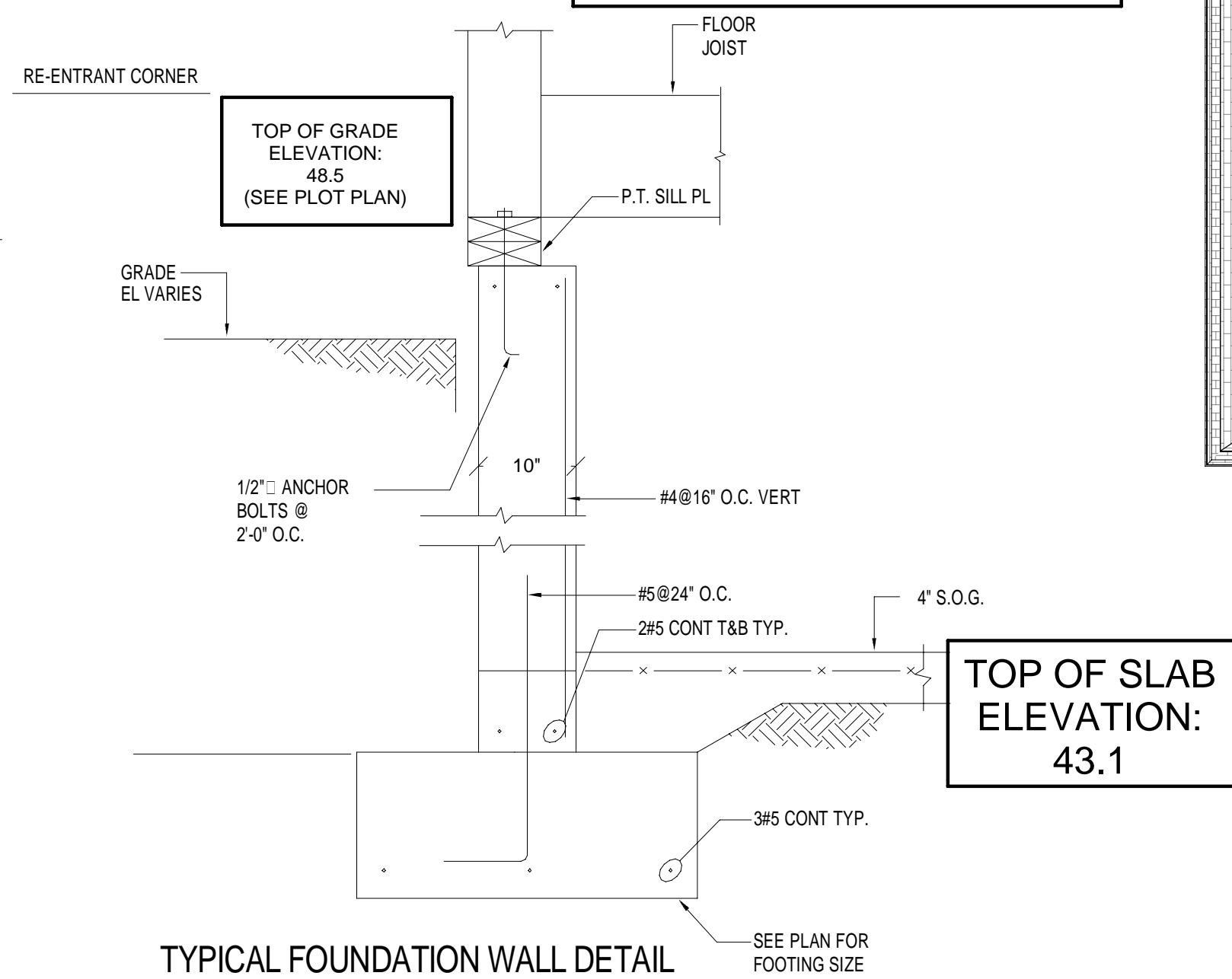


TYPICAL WALL REINFORCING DETAIL

NOTES:
1. FOR WALL REINF SEE PLAN/SECTIONS
2. IF SPANS ARE LESS THAN 7 FT EXTEND REINF INTO ADJ SPAN

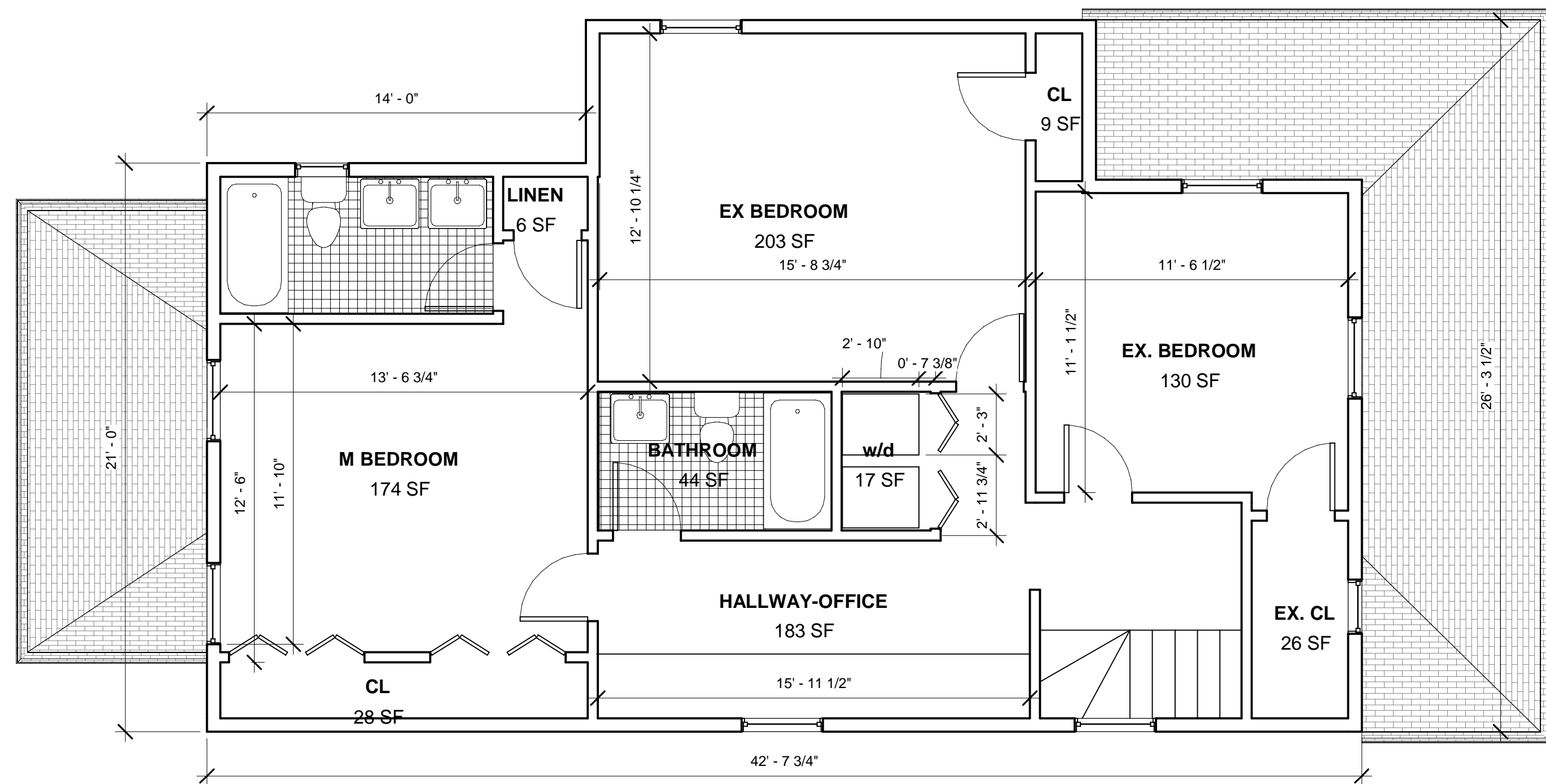


TYPICAL INTERIOR FOOTING DETAIL



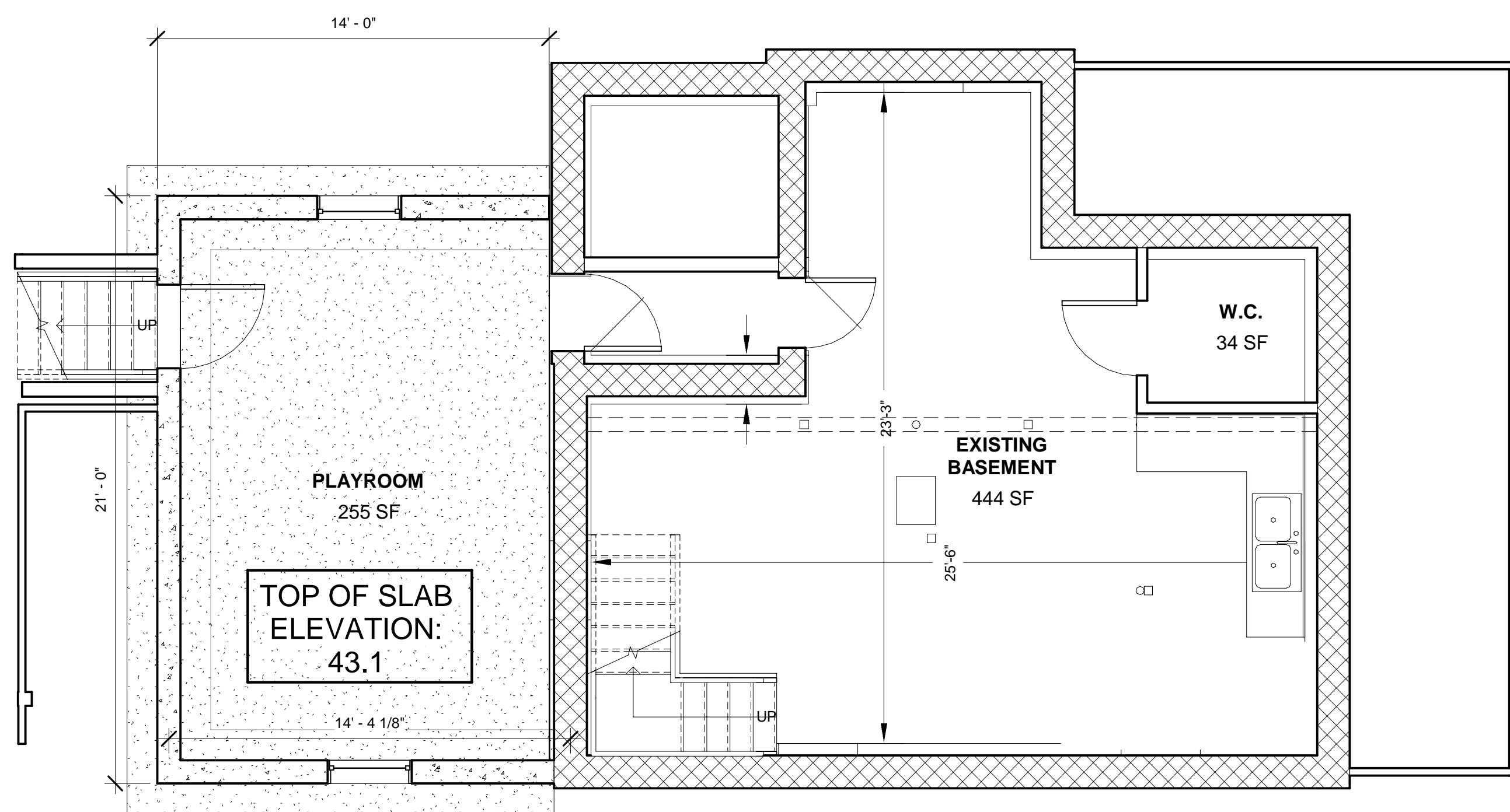
FFE: 52.1
FINISH FLOOR ELEVATION

TOP OF SLAB
ELEVATION:
43.1



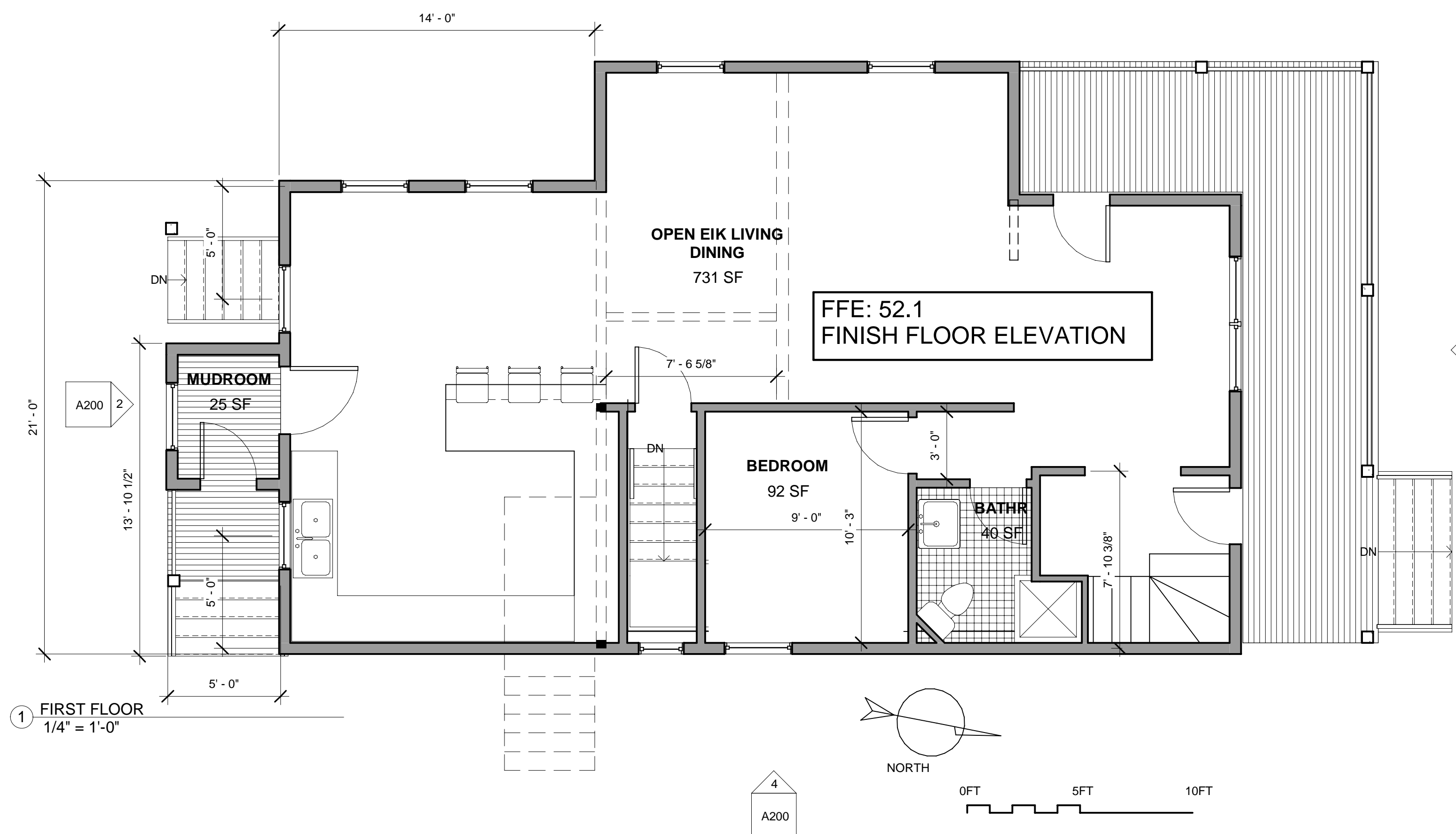
② SECOND FLOOR
1/4" = 1'-0"

4 CONCRETE DETAILS
1" = 1'-0"



③ BASEMENT LEVEL
1/4" = 1'-0"

TOP OF GRADE
ELEVATION:
48.5
(SEE PLOT PLAN)



① FIRST FLOOR
1/4" = 1'-0"

FFE: 52.1
FINISH FLOOR ELEVATION

General Note

DRAWINGS ARE NOT NECESSARILY TO SCALE: X/X" = 1'-0". ALL DIMENSIONS SHOULD BE VERIFIED ON SITE. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SHALL REPORT TO THE ARCHITECT ANY DISCREPANCIES AND/OR VARIANCES TO THOSE NOTED BEFORE PROCEEDING WITH ANY CONSTRUCTION.

[illegible]

SINGLE-FAMILY
ADDITION AND
RENOVATION
22 RIPLEY ROAD,
BELMONT MA

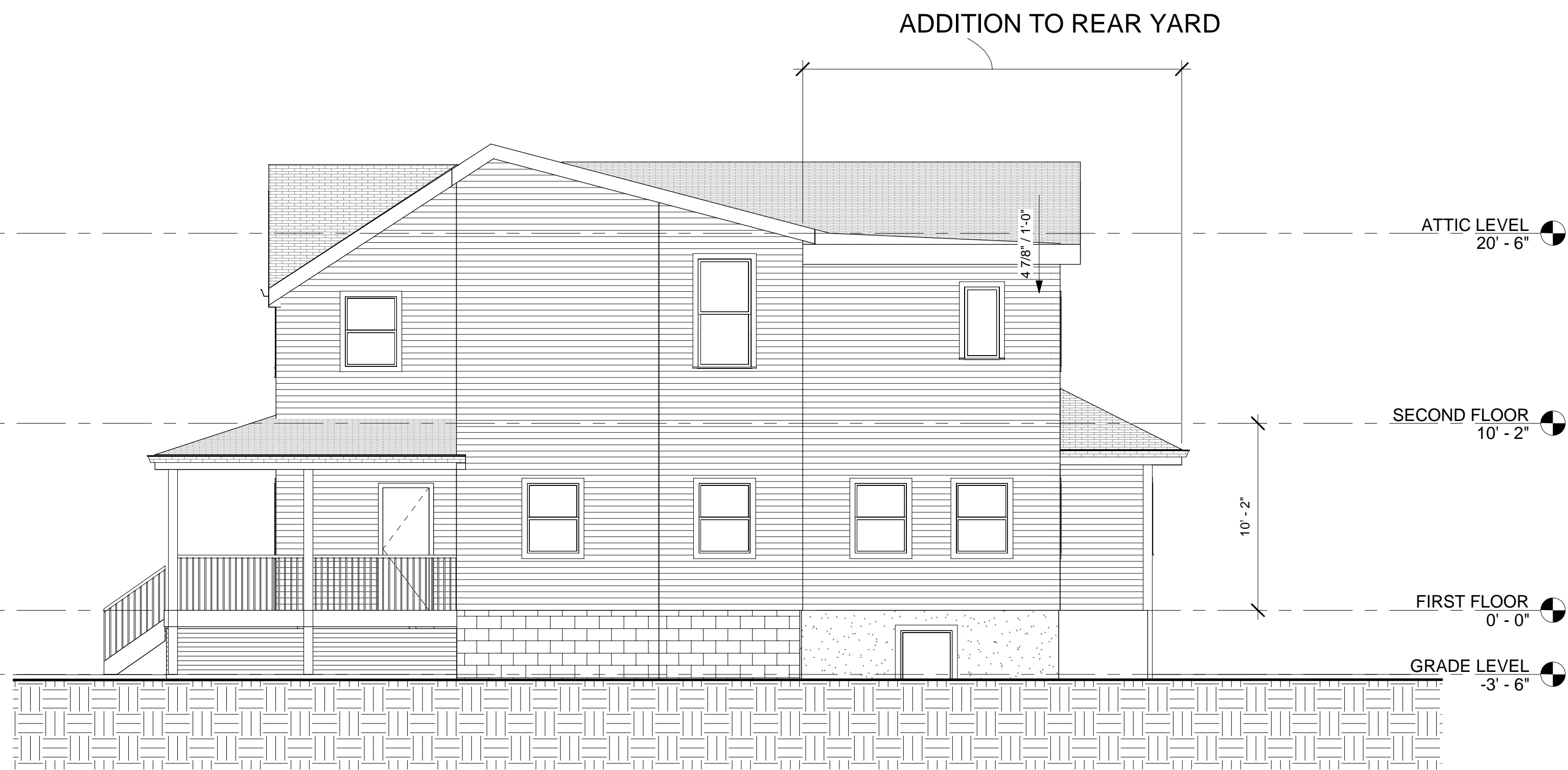
DATE	SCALE:
Issue Date	$3/16" = 1'-0"$
DRAWN BY	CHECKED BY
Author	Checker
CAD FILE	PROJECT NUMBER
	Project Number

Architect:

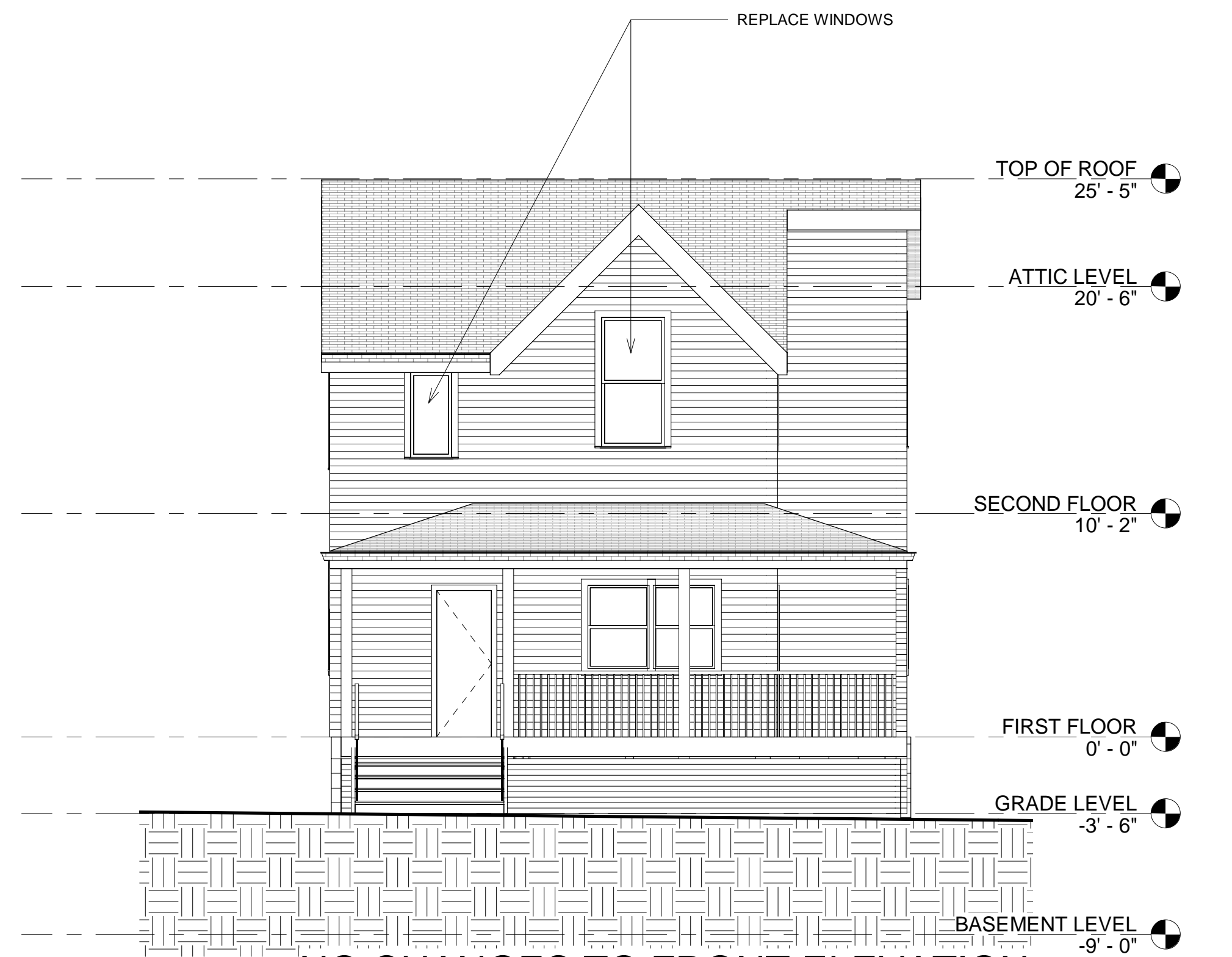
ISSUE	REVISION
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ELEVATIONS

A200

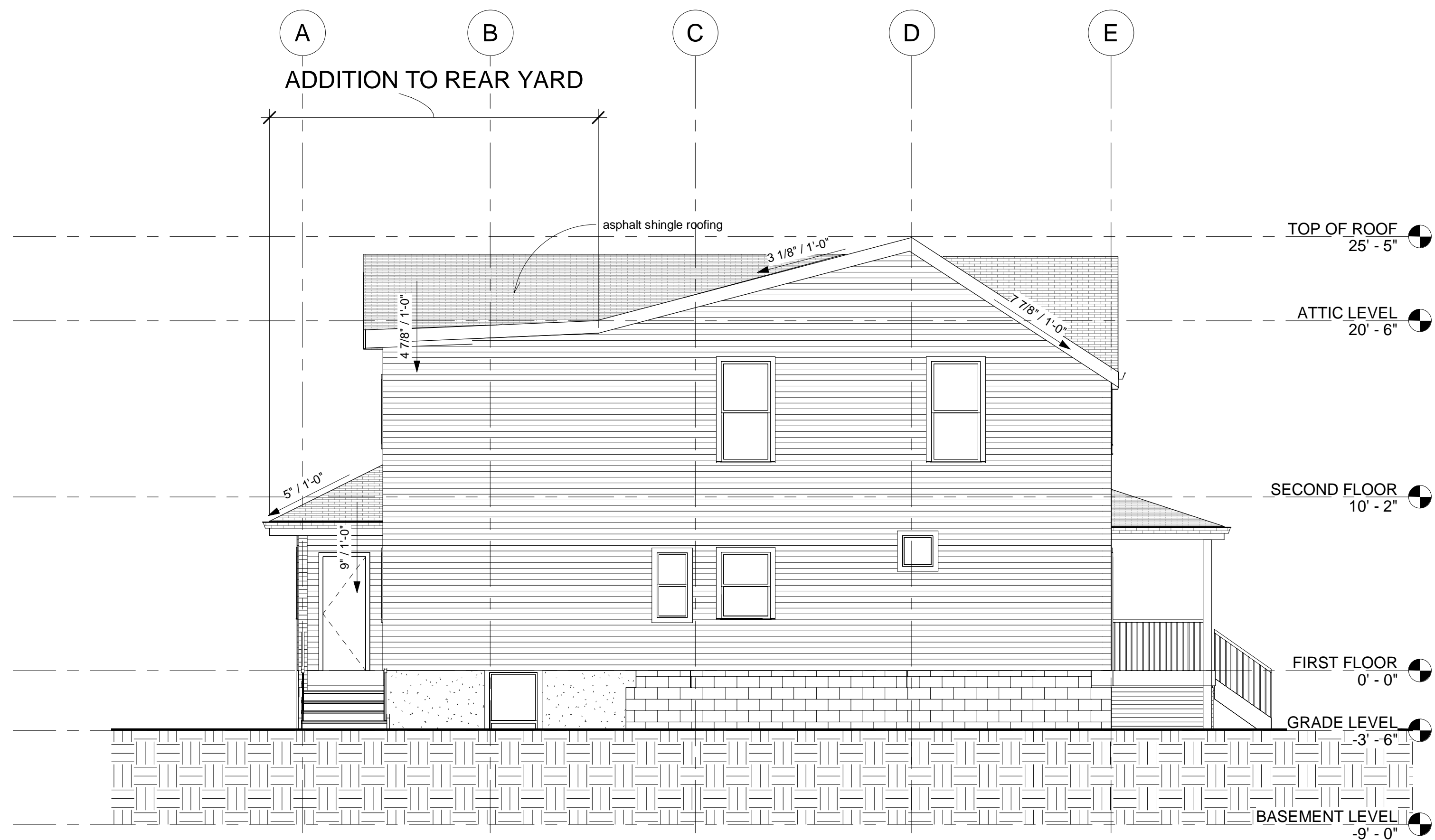


③ WEST ELEVATION
3/16" = 1'-0"



NO CHANGES TO FRONT ELEVATION
UNLESS OTHERWISE NOTED

① FRONT ELEVATION
3/16" = 1'-0"



④ EAST ELEVATION
3/16" = 1'-0"



② REAR ELEVATION
3/16" = 1'-0"

Zoning Compliance Check List

Properties Located within the GR Districts

(To be Completed by a Registered Land Surveyor)



Property Address: 22 Ripley Road, Belmont MA

Surveyor Signature and Stamp: See Certified Plot Plan

Date: 5/17/22

<u>Per §4.2 of the Zoning By-Laws</u>							
		REQUIRED		EXISTING		PROPOSED	
Lot Area (sq. ft.)		5000		5542		5542	
Lot Frontage (feet)		50		60.58		60.58	
Lot Area/Unit (sq. ft./d.u.)		3500		5542		5542	
Lot Coverage (% of lot)		30%		16.5%		23.1%	
Open Space (% of lot)		40%		58%		51%	
Setbacks: (feet)	➤ Front	20		10.4 ft		10.4 ft	
	➤ Side/Side	10	10	22.2	6.7	22.2	10
	➤ Rear	20		46		28.2	
Building Height:	➤ Feet	33		28.9		28.9	
	➤ Stories	2.5		2		2	
1/2 Story (feet) (Per §1.4)	➤ Perimeter			NO HALF		NO HALF	
	➤ Area			STORY		STORY	
	➤ Length						
<u>Per §6D of the Zoning By-Laws</u>							
		REQUIRED		EXISTING		PROPOSED	
Front Doors:	➤ Face Street					NO NEW FRONT	
	➤ Setback					DOOR	
Curb Cut						N/A	
HVAC:	➤ Front Yard					N/A	
	➤ Side/Rear Setbacks					N/A	

SUBMIT CALCULATIONS for all of the requirements listed above on a separate piece of paper(s) to verify how they were calculated

Dear Mauro Nunez Lance and Heather Jamieson Lance:

We have all the pleasure to be the homeowners of 22 Ripley Road and we are so happy to be your neighbors, we have been residents in Belmont over the past three years and very excited to be next door. We would love to extend our respect and appreciation for accepting our request to start working on extending the house all the way at the back for what the zoning per town permits and allows. After your great support, the town would appreciate assuring that such action would be welcomed by your acceptance. We are planning after proceeding with town regulations to start working on site with 4-6 months from now and would like to give you full awareness of our future plans.

We can't thank you enough for your consideration and looking forward to making it as easy as we can.

Thank you,
M. khaled Abdelazim
Maha Hassan
(Yassin, Adam, Shreefa & Medina)

Dear Khaled & Maha

5/19/22

We are happy to support your project at
22 Ripley Rd. Welcome to the neighborhood.

The Lance Family

A stylized, handwritten signature consisting of a series of connected loops and lines.

Mauro Lance

A handwritten signature in cursive script, appearing to read 'Heather' followed by a long horizontal stroke.

HEATHER LANCE