

NOTICE OF PUBLIC HEARING BY THE
BELMONT ZONING BOARD OF APPEALS

ON APPLICATION FOR TWO VARIANCES

Notice is hereby given that the Belmont Zoning Board of Appeals will hold a public hearing on Monday, July 13, 2020 at 7:00 PM by remote access through the Zoom app. to consider the application of Steven Brown, at 30 Alma Ave. located in a General Residence (GR) Zoning District for Two Variances under §1.5 of the Zoning Bylaw to construct a second dwelling unit. Variances 1.- §4.2.1-1 of the Zoning By-Law requires a minimum of 7,000 square feet lot area for a 2 family dwelling, the existing and proposed lot area is 3,416 square feet. 2.- §4.2.1 (Table) requires 3,500 square feet lot area for each unit in the General Residence zoning district, the proposed lot area for each unit is 1,708 square feet.

ZONING BOARD OF APPEALS



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 28, 2020

Steven R. Brown
30 Alma Ave.
Belmont, MA 02478

RE: Denial to Construct a Second Dwelling Unit.

Dear Mr. Brown,

The Office of Community Development is in receipt of your building permit application to construct a second dwelling unit at 30 Alma Avenue located in a 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, Section 4.2.1-1 of the Zoning By-Law requires a minimum of 7,000 square feet lot area for a 2 family dwelling and Section 4.2.1 (Table) requires 3,500 square feet lot area for each unit in the General Residence zoning district.

1. The existing and proposed lot area is 3,416 square feet.
2. The proposed lot area for each unit is 1,708 square feet.

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 two (2) Variances from the Zoning Board of Appeals and subsequently three (3) Special Permits from the Planning Board for lot coverage, and side and front setbacks. If you choose this option, please contact the Office of Community Development to schedule an appointment with Ara Yogurtian, Assistant Director, at (617) 993-2650 in order to begin the process.

Sincerely,

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



Town of Belmont
Zoning Board of Appeals

APPLICATION FOR A VARIANCE

Date: 5/15/20

Zoning Board of Appeals
Homer Municipal Building
19 Moore Street
Belmont, MA 02478

To Whom It May Concern:

Pursuant to the provisions of the Massachusetts General Laws, Chapter 40A, Section 10, as amended, I/we, the undersigned, being the owner(s) of a certain parcel of land (with the buildings thereon) situated on 30 Alma Ave ~~Street/Road~~, petition your Board to vary the terms of the Zoning By-Laws of the Town insofar as the same applies to the proposed erection of a(n) addition, in accordance with the plan attached hereto, on the ground that (submit a written statement addressing each of these criteria):

1. Owing to circumstances relating to soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the Zoning District in which it is located, a literal enforcement of the Provisions of this By-Law would involve substantial hardship, financial or otherwise, to the petitioner;
2. Desirable relief may be granted without substantial detriment to the public good, (i.e., surrounding neighborhood), and;
3. Without nullifying or substantially derogating from the intent and purpose of this By-Law.

The petitioner(s) seek permission to construct: (brief description and violation)

a remodel and addition enabling the conversion from a single family to a 2 family on a non-conforming lot in the GR district.

Signature of Petitioner Steven R. Brown
 Print Name STEVEN R. BROWN
 Address 30 Alma Ave
Belmont MA 02478
 Daytime Telephone Number 617-877-5775

Belmont ZBA Variance Application Statement
30 Alma Ave

Terri Goldberg and Steve Brown of 30 Alma Ave seek a variance in order to convert from a single family to a two family in the GR district on a lot that is less than 5,000 sf.

Terri and Steve have lived at their Alma Ave home for 25 years. They raised their son, Micah Goldberg, in this home. Micah attended the Butler School, Chenery Middle School, and Belmont High School. He got a great education and went on to obtain an undergraduate degree from Bryant University. He is currently working for a Biotech company in Cambridge. Growing up he played baseball for a number of teams in Belmont and represented the Town in numerous regional summer baseball tournaments. In high school, he was voted onto the Middlesex League all-star team in both his junior and senior year. He is eager to move back to his hometown. Micah's wife, Kasey, is a graduate of Lesley and is currently working in Medford with extreme special education students. Terri is the Executive Director of an environmental organization (newmoa.org). She has been sharing her expertise with the Sustainable Belmont group for a number of years. She has also written for the Belmont Citizens Forum newsletter. She is very active on an environmental team at the Temple Beth El Center in Belmont. Steve worked in the information technology startup world for many years, most recently at iRobot. He co-owns a gym in Arlington (cambridgestrength.com). This gym draws many people from Belmont, including the Pastor of Plymouth Congregational Church.

Micah and Kasey are currently renting an apartment in Arlington, but are very excited to move back to Belmont and, through the generous flexibility of Terri and Steve, become first time homeowners and invest in their hometown by moving to the second floor of the family home. Terri and Steve intend to transition to single story living by occupying the first floor of the home, allowing them to downsize without having to leave the town and the street that they call home.

The Belmont zoning ordinance includes a special provision to allow conversion from single to two family homes within the GR district (section 4.2.1 (2)). This provision stipulates a lot size of 5,000 sf and frontage of 50' as the threshold for distinguishing between a special permit from the Planning Board and a variance from the Zoning Board of Appeals. In our case, the 3,416 sf lot triggers a variance from the ZBA as the means to approve this conversion.

It is our intention to demonstrate that the circumstances of this particular conversion meet the criteria for issuing a variance – there is a valid hardship, the project will not be detrimental to the neighborhood and the project will not derogate the town's by-law.

There is a valid hardship:

Hardship is defined as either an unusual lot shape, severe topography or soil conditions that prohibit by-right development of the site. In our case, the hardship is the unusual lot shape. The property is located in the bend on Alma Ave and so, even though it has the same 50' of frontage and 90' of depth that is consistent throughout most of the

neighborhood, the lot is wedge shaped with the property lines converging toward the back, resulting in a smaller than usual lot size (3,416 sf at Alma Ave vs 4,700 sf average on Alma Street) – *see neighborhood analysis*. Almost all of the other lots on the street are uniform rectangles.

The project will not be detrimental to the neighborhood:

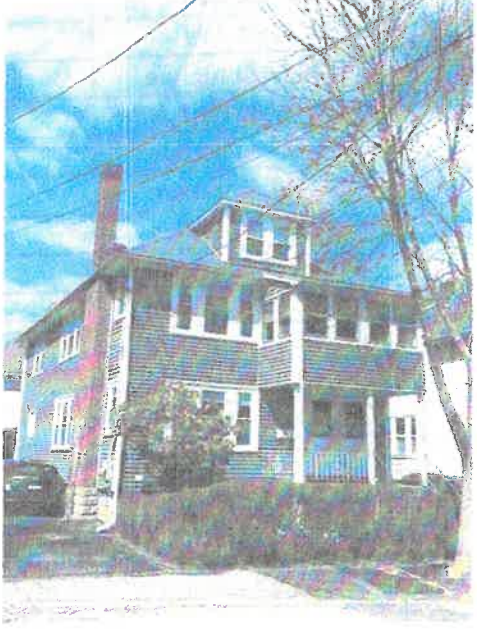
The proposed two family use is consistent with the vast majority of properties within the neighborhood. In fact 17 out of 25 homes on the street are already two families - *see neighborhood analysis*. Furthermore, the proposed architectural style of the project – gable front with substantial front porch with second floor living space over the porch – is extremely consistent with the vernacular of the neighborhood - *see photographs*. And the size and scale of the two family home is also appropriate for the neighborhood. We are proposing a modestly sized home – 871 sf one bedroom first floor unit and 1,001 sf two bedroom second floor unit - that would be 2 ½ stories and 25.3' high. The TLA of our proposed project (1,872 sf) would still be below the TLA for the street (2,218 sf) and the proposed number of bedrooms (3) would still be lower than the average number of bedrooms on the street (4) - *see neighborhood analysis*.

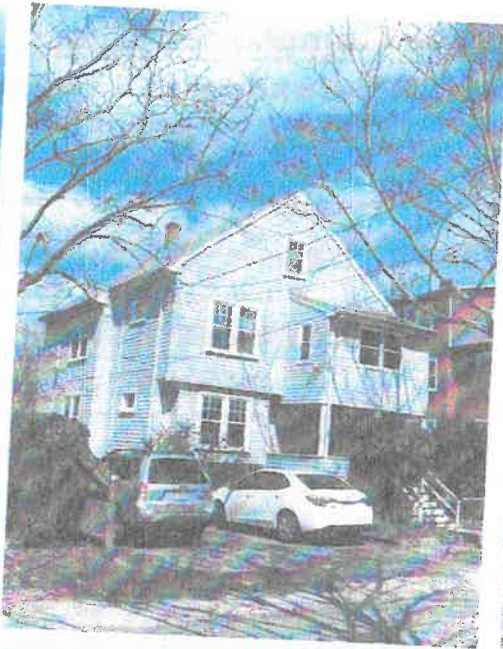
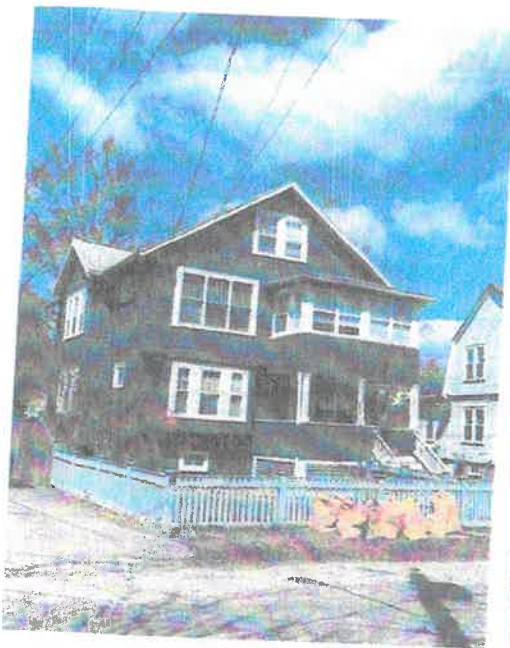
The project will not derogate the town's by-law:

One important goal of Belmont's zoning bylaw is to provide opportunities for entry level housing within our Town of Homes. While the lot size is below the threshold for a special permit, thereby warranting closer scrutiny, the circumstances of this particular lot and the neighborhood within which it exists definitively support the appropriateness of the proposed use as a two family home. It is worth noting that very few of the lots within the neighborhood (only 5 out of 25) are at the 5,000 sf threshold, and yet a large percentage of these homes (17 out of 25) are already two family structures – *see neighborhood analysis*. Therefore the proposed use as a two family at 30 Alma Ave is not very different at all than so many of its neighbors, most of which are already two family homes on lots that are smaller than 5,000 sf. This is clearly an example of a pocket of Belmont that celebrates a certain density and embraces the notion of providing entry level housing, accommodating circumstances exactly like ours – aging parents and young families working together to create a sustainable living arrangement for everyone.

30 Alma Ave Neighborhood analysis

	Address	Lot size	Use (1 or 2 family)	Number of bedrooms	TLA*
1	8 Alma Ave	4500	1	4	1514
2	10 Alma Ave	4500	1	3	1344
3	11-13 Alma Ave	6786	2	6	3246
4	12 Alma Ave	4500	1	4	1416
5	17-19 Alma Ave	4782	2	5	2693
6	18-20 Alma Ave	4500	2	5	2470
7	21-23 Alma Ave	5042	2	5	2620
8	22-24 Alma Ave	4500	2	4	2464
9	26 Alma Ave	4500	2	4	2364
10	27-29 Alma Ave	5364	2	4	2634
11	30 Alma Ave	3416	2	3	1872
12	33 Alma Ave	6047	1	2	1520
13	34 Alma Ave	3373	1	3	1110
14	35-37 Alma Ave	6066	2	3	2663
15	38-40 Alma Ave	4500	2	5	2551
16	41-43 Alma Ave	4648	2	4	2306
17	42-44 Alma Ave	4500	2	5	2574
18	45-47 Alma Ave	4500	2	2	1841
19	48 Alma Ave	4500	1	4	1632
20	49-51 Alma Ave	4500	2	4	2340
21	50-52 Alma Ave	4500	2	5	2340
22	53-55 Alma Ave	4500	2	5	2365
23	54 Alma Ave	4500	1	4	1805
24	57-59 Alma Ave	4500	2	6	3532
25	61-63 Alma Ave	4500	2	4	2240
		117524		103	55456
Average		4700.96		4.12	2218.24





Zoning Compliance Check List

Properties Located within the GR Zoning Districts
(To be Completed by a Registered Land Surveyor)



Property Address: 30 ALMA AVE.

Surveyor Signature and Stamp: *Don J. Galt*

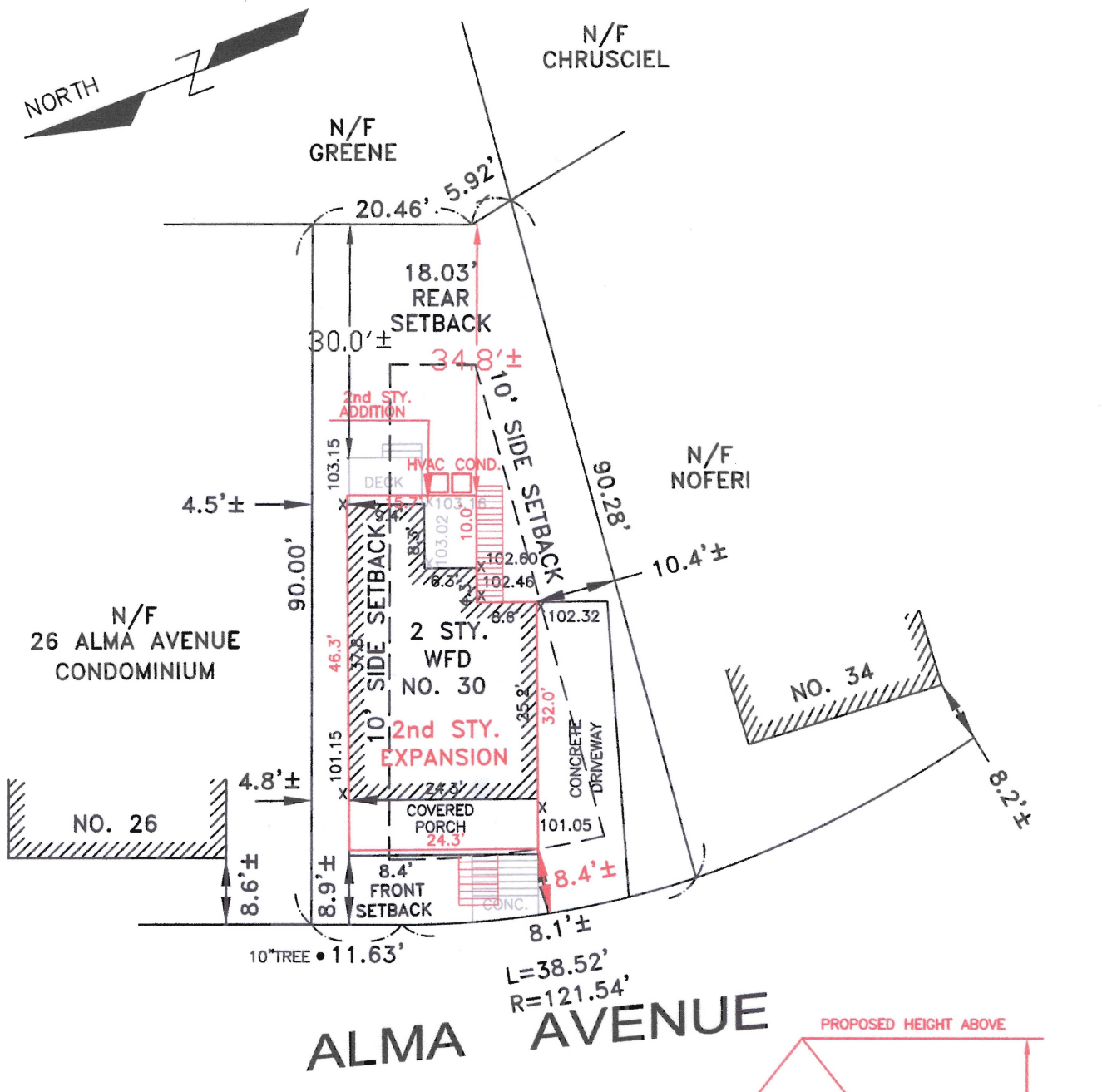
Date: 4/8/20

<u>Per §4.2 of the Zoning By-Law</u>				
		REQUIRED	EXISTING	PROPOSED
Lot Area (sq. ft.)		5,000 S.F.	3,416 S.F.	3,416 S.F.
Lot Frontage (feet)		50'	50.15'	50.15'
Lot Area/Unit (sq. ft./d.u.)		3,500 S.F.	3,416 S.F.	3,416 S.F.
Lot Coverage (% of lot)		30%	30.65%	31.99%
Open Space (% of lot)		70%	56.22%	55.27%
Setbacks: (feet)	➤ Front ^(a)	8.4'	8.1'	8.4'
	➤ 2nd Front Door (25%)			
	➤ Side/Side	10' 10'	4.5' 10.4'	4.5' 10.4'
	➤ Rear	18.03'	30'	34.9'
Building Height:	➤ Feet	37'	27.6'	30' / 25.3'
	➤ Stories	2 1/2	2	2 1/2
1/2 Story (feet) (Per §1.4)	➤ Perimeter (50%)			
	➤ Area (60%)			
	➤ Length (75%)			
<u>Per §6D of the Zoning By-Law</u>				
HVAC:	Prohibited in Front Yard and Side and Rear Setbacks			
Front Doors:	Both Must Face Street ^(b)			
	STANDARD	PROPOSED		
Curb Cut (One per 70' Frontage) ^(c)	/	/		

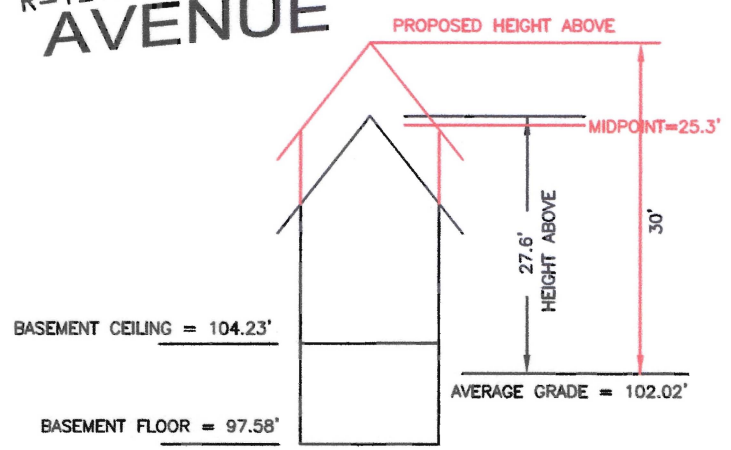
MID-POINT

- ^(a) Front setback is equal to the average front setbacks of the abutting properties on either side.
- ^(b) The second unit's front door may be allowed to face the side yard only if the existing structure is historically or architecturally significant.
- ^(c) A second curb cut may be allowed where the Applicant can demonstrate that creating a second curb cut is harmonious with the surrounding neighborhood.

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

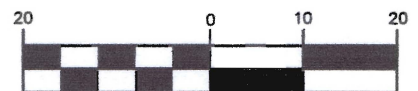


LOT AREA = 3,416 S.F.±
 EXISTING BUILDING = 1,047 S.F.±
 EXISTING CONCRETE = 435 S.F.±
 PROPOSED ADDITION = 46 S.F.±
 EXISTING LOT COVERAGE = 30.65%
 PROPOSED LOT COVERAGE = 31.99%
 EXISTING OPEN SPACE = 56.62%
 PROPOSED OPEN SPACE = 55.27%



NOTES

1. SEE DEED RECORDED IN MIDDLESEX COUNTY REGISTRY OF DEEDS IN DEED BOOK 1147, PAGE 40.
2. SEE PLAN RECORDED IN MIDDLESEX COUNTY REGISTRY OF DEEDS LAND COURT PLAN 467-P.
3. SUBJECT PARCEL IS LOCATED IN ZONE GR.
4. SUBJECT PARCEL IS LOCATED IN FLOOD ZONE X AS SHOWN ON PANEL 25017C0418E WITH AN EFFECTIVE DATE OF JUNE 4, 2010.
5. ONE PUBLIC SHADE TREE IS LOCATED WITHIN THE LIMITS OF THE PROPERTY FRONTAGE OF THE SUBJECT PROPERTY.
6. FRONT SETBACK: $8.6+8.2=16.8$, $16.8/2=8.4'$
FRONT SETBACK=8.4'



(IN FEET)
 1 inch = 20 ft.

CERTIFIED PLOT PLAN
 IN
 BELMONT, MA

SCALE: 1" = 20' APRIL 4, 2020

DLJ GEOMATICS
 PROFESSIONAL LAND SURVEYING
 276 NORTH STREET
 WEYMOUTH, MA 02191
 (781) 812-0457
 30 ALMA AVE BELMONT.dwg

Douglas L. Johnston
 COMMONWEALTH OF MASSACHUSETTS
 DOUGLAS L. JOHNSTON
 NO. 47879
 4/8/20
 PROFESSIONAL LAND SURVEYOR DATE

DLJ Geomatics
276 North Street
Weymouth, MA 02191
landsurv@comcast.net
781-812-0457

30 Alma Avenue
Belmont, MA 02478
Basement Calculations:

The foundation walls are 6.65' high. There are seven segments.

Segment:	Length:	Area:	Area Below Grade:
A	24.3'	161.60 S.F.	85.54 S.F.
B	25.2'	167.58 S.F.	103.57 S.F.
C	8.6'	57.19 S.F.	42.05 S.F.
D	10.6'	70.49 S.F.	54.70 S.F.
E	8.3'	55.20 S.F.	45.73 S.F.
F	9.4'	62.51 S.F.	52.45 S.F.
G	37.8'	251.37 S.F.	172.75 S.F.
Total:		825.94 S.F.	556.79 S.F.

$556.79/825.94 = .6741$

67.41% of the foundation wall is below grade



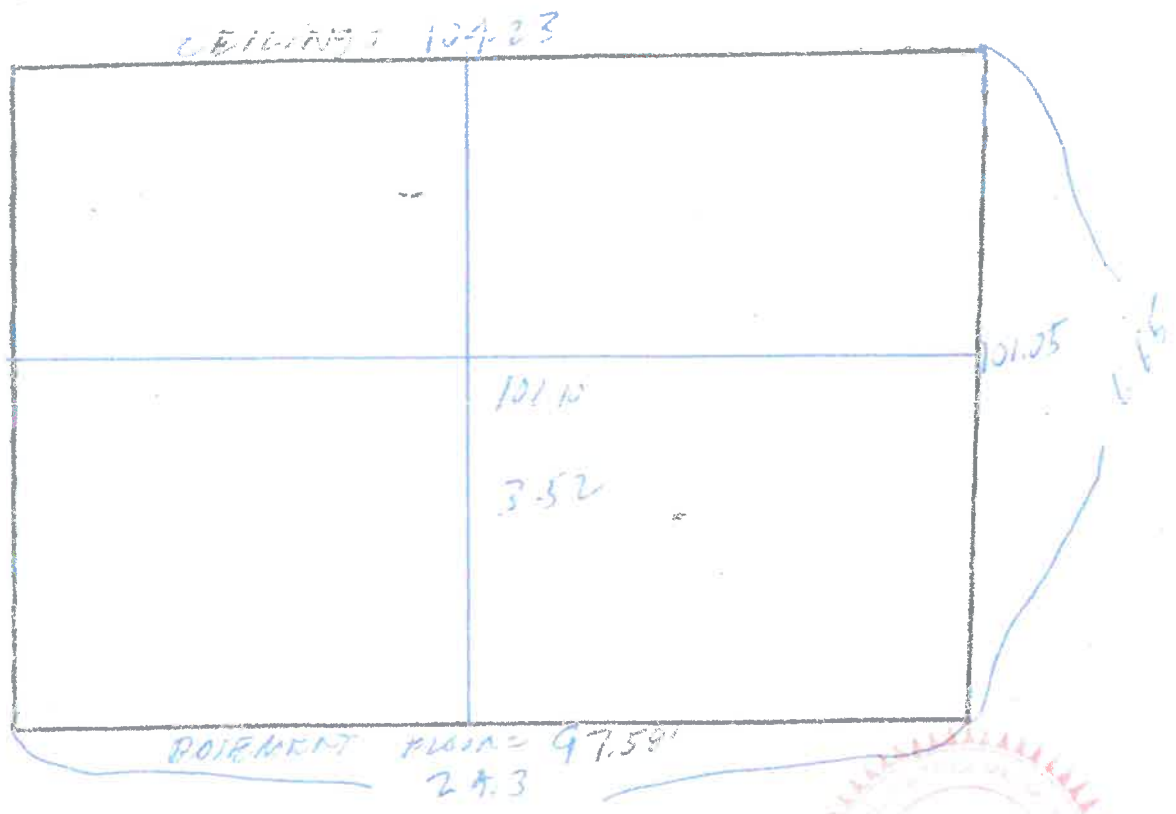
SEC 'A'

$$\begin{array}{r} 24.3 \\ \times 6.65 \\ \hline 161.60 \end{array}$$
 TOTAL FACE

$$\begin{array}{r} 24.3 \\ \times 3.52 \\ \hline 85.54 \end{array}$$
 BELOW GRADE

$$\frac{85.54}{161.60} = .5293$$

 52.93%
 BELOW GRADE



D. J. J. J.
 04-08-20

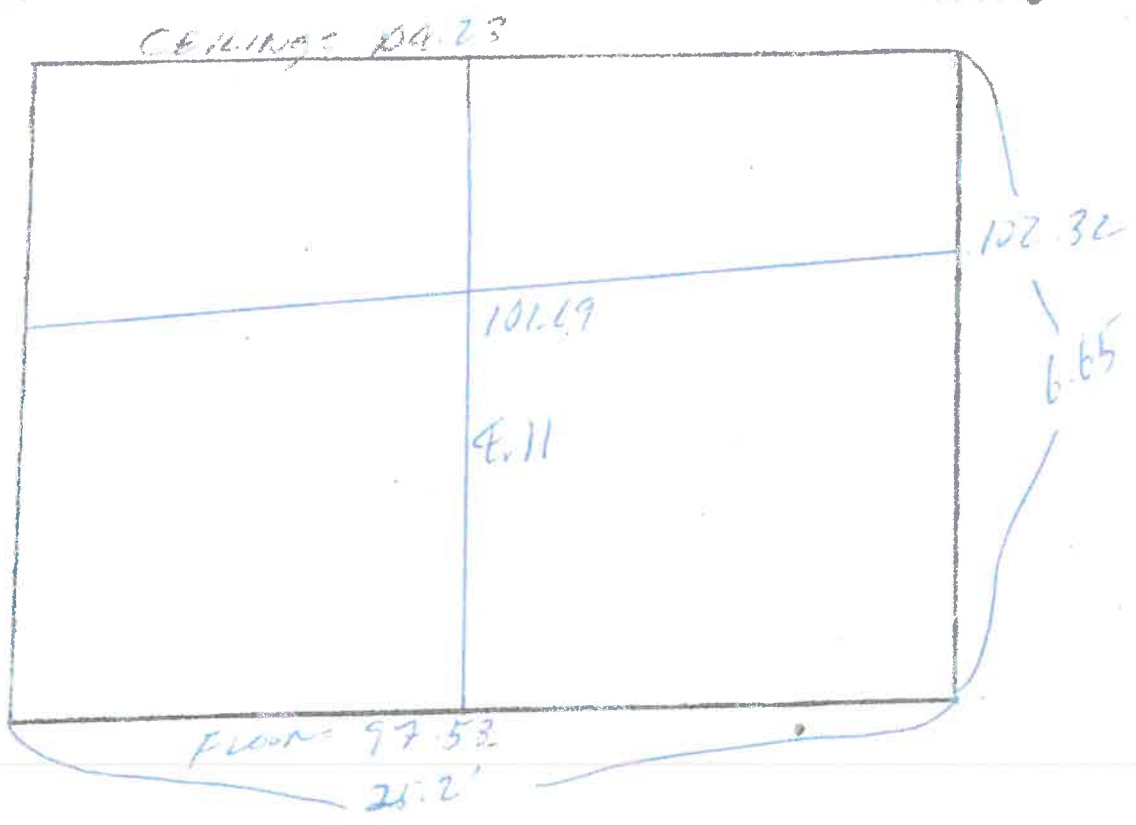
SEC 'B'

$$\begin{array}{r} 25.2 \\ \times 6.65 \\ \hline 167.53 \end{array}$$
 TOTAL FACE

$$\begin{array}{r} 25.2 \\ \times 4.11 \\ \hline 103.57 \end{array}$$
 BELOW GRADE

$$\frac{103.57}{167.53} = .6180$$

 61.80%
 BELOW GRADE



SEG "C"

86
 x 6.65
 57.19

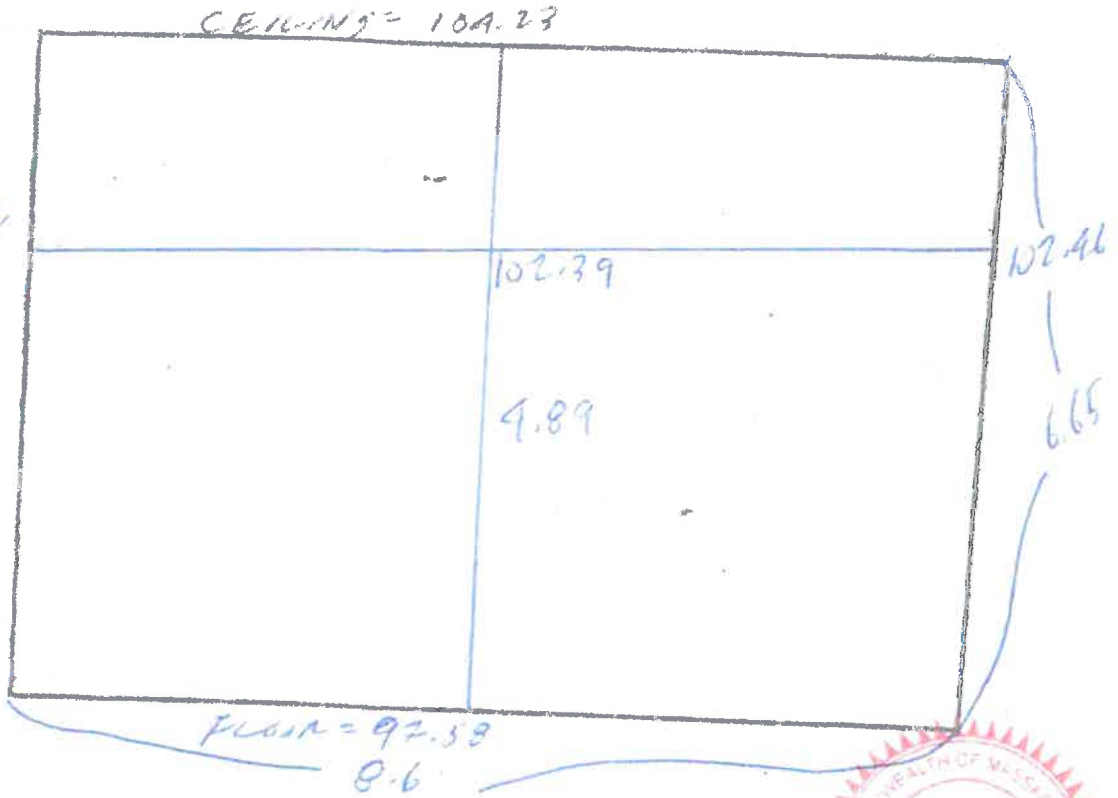
TOTAL FLOOR
 102.32

8.6
 x 9.89
 82.05

BELOW GRADE

82.05 = 73.53
 57.19

73.53%
 BELOW GRADE



SEG "D"

10.6
 x 6.65
 70.49

BELOW GRADE

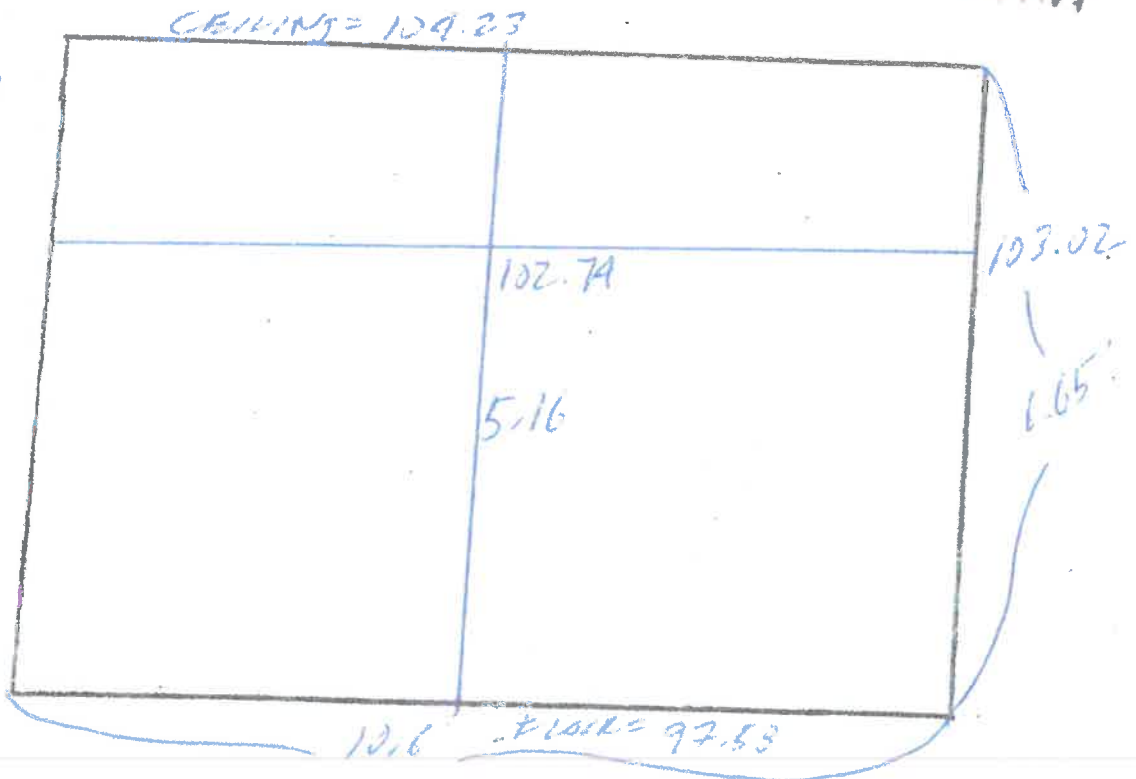
102.46

10.6
 x 5.16
 54.70

BELOW GRADE

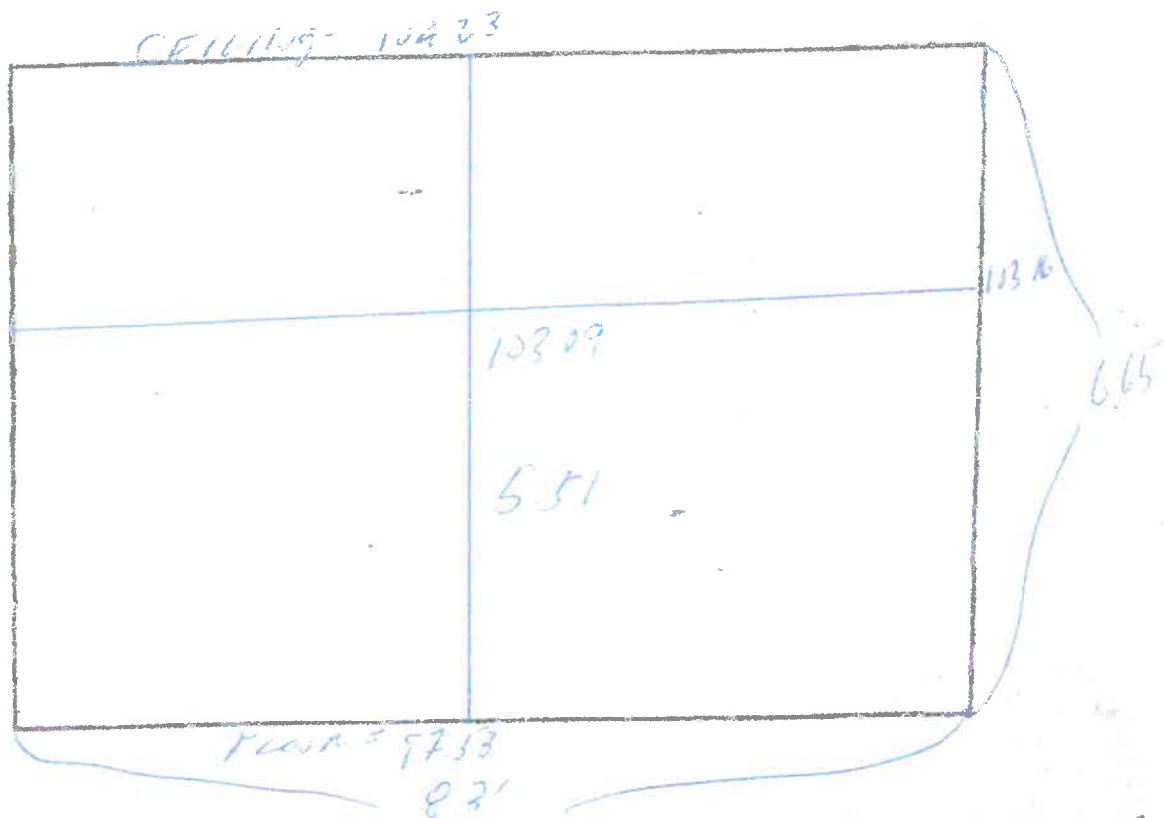
54.70 = 77.60
 70.49

77.60%
 BELOW GRADE



SEG "E"

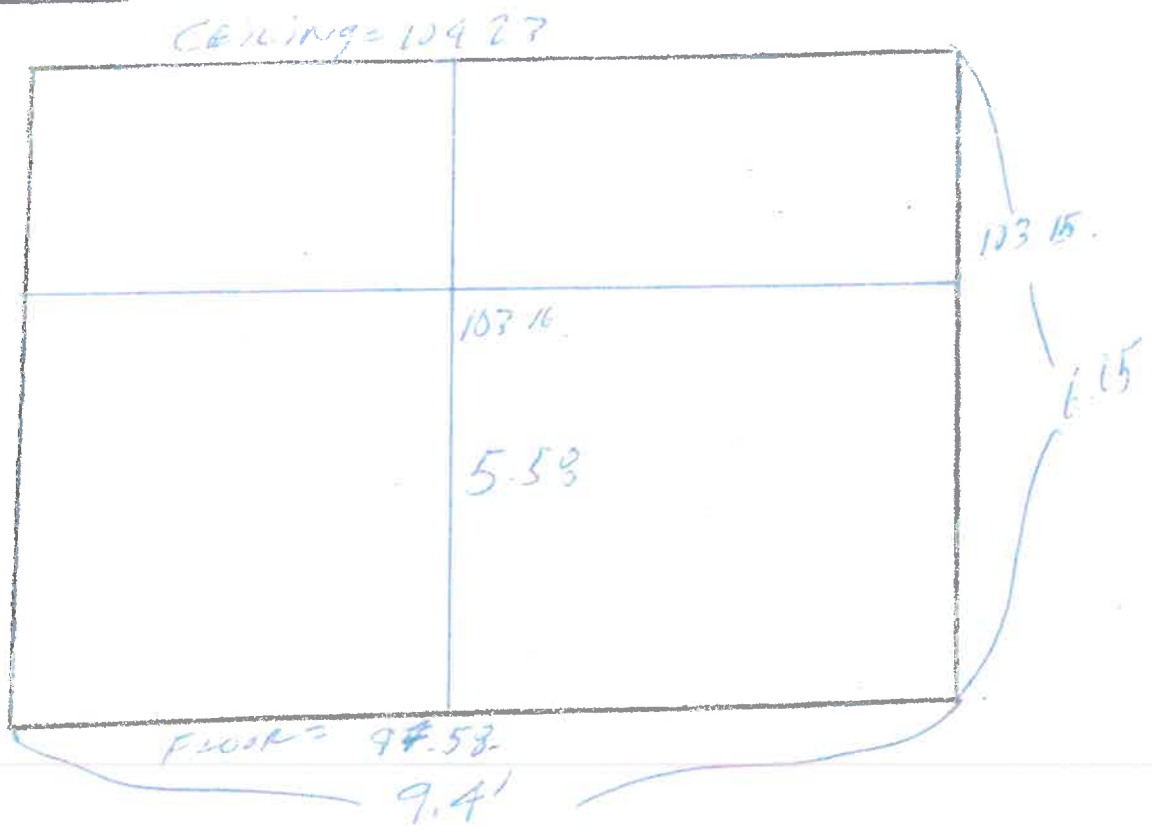
8.3' TOTAL
 x 6.65
 55.20
 8.3' BELOW
 x 5.51
 45.79
 92.99 = 103.22
 43.20
 32.84 1/2 BELOW
 GRADE



Dee DeB...
 04-08-20

SEG "F"

7.4 TOTAL
 x 6.65
 49.27
 7.4 BELOW
 x 5.53
 40.92
 7.45
 83.91 = 103.16
 2.51
 33.91 1/2
 BELOW
 GRADE



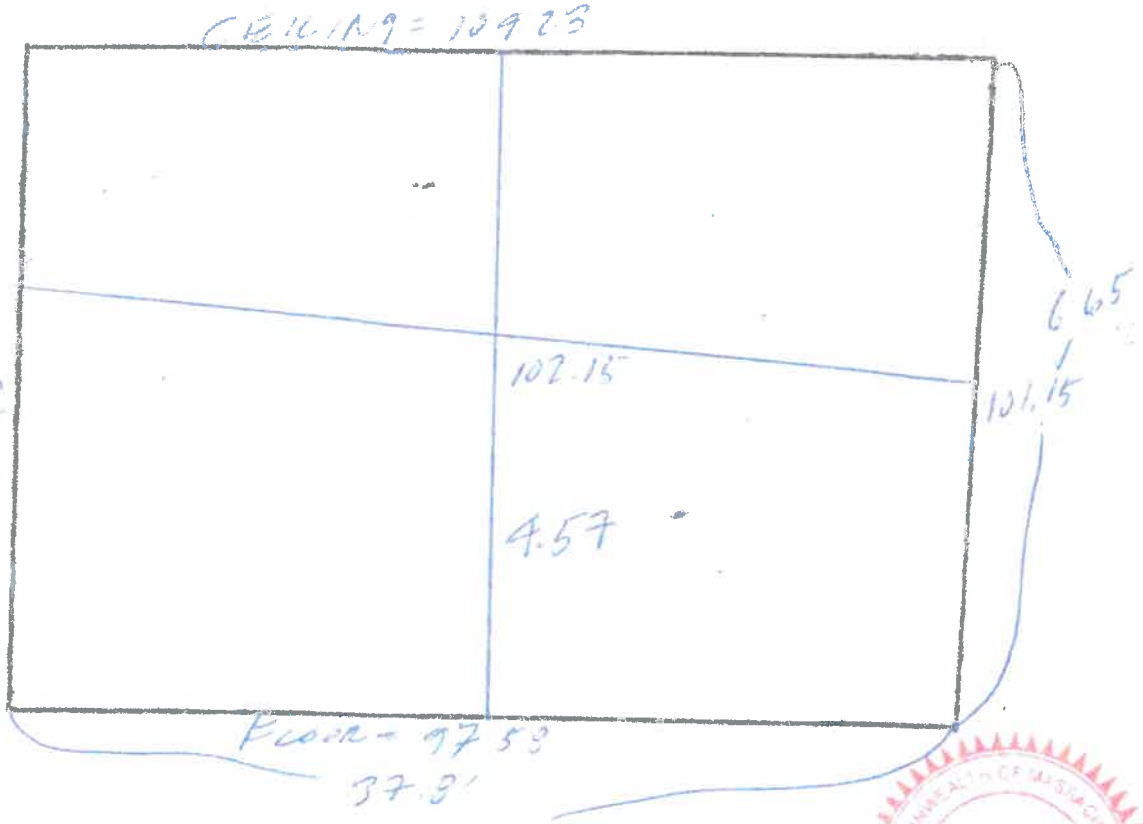
SEC 'G'

$$\begin{array}{r} 37.9 \\ \times 6.65 \\ \hline 251.37 \end{array}$$
 TOTAL
FAIR

$$\begin{array}{r} 37.9 \\ \times 4.17 \\ \hline 172.75 \end{array}$$
 BELOW
GRADE

$$\frac{172.75}{251.37} = .6872$$

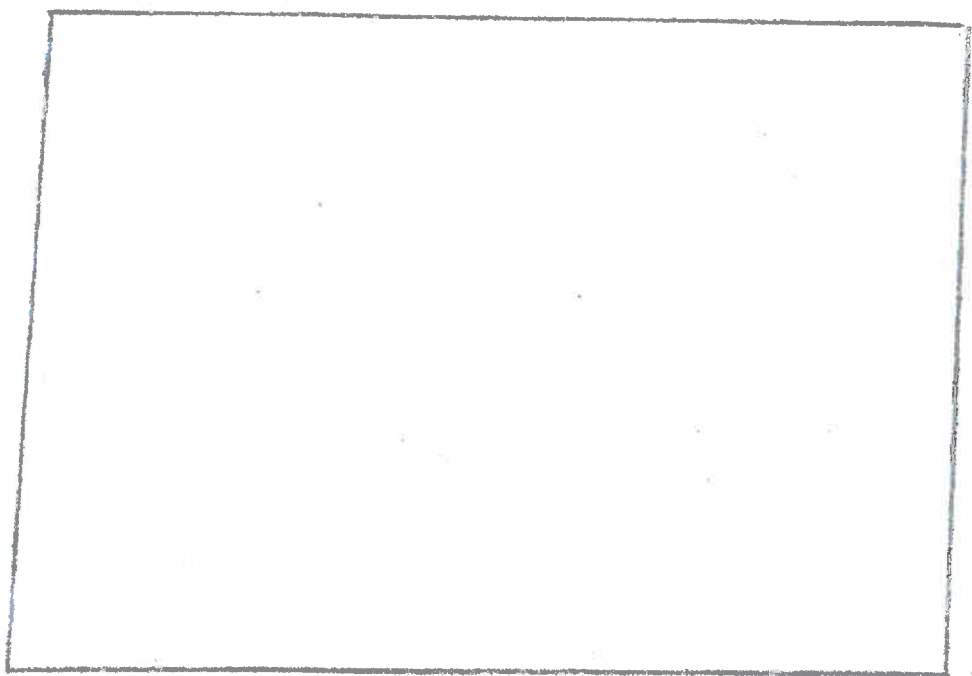
68.72%
BELOW
GRADE



REGISTERED PROFESSIONAL LAND SURVEYOR
 COMMONWEALTH OF MASSACHUSETTS
 DOUGLAS L. JOHNSON
 NO. 47879

Douglas L. Johnson

04-08-20



APPROVALS (PB AND ZBA) APRIL 9, 2020

ENERGY AUDIT:

REFERENCE CH 11 - ENERGY EFFICIENCY 2015 INTERNATIONAL RESIDENTIAL CODE W/ MASS AMENDMENTS.

PRESCRIPTIVE OPTION FOR RESIDENTIAL ADDITION (401.3):

1. RENOVATION TO COMPLY WITH ENERGY STAR QUALIFIED HOMES THERMAL BYPASS INSPECTION CHECKLIST. INSULATION VALUES AS FOLLOWS: R49 ROOF R-VALUE, R30 FLOOR R-VALUE, R20 WALL R-VALUE, R15/19 BASEMENT / CRAWL SPACE WALL R-VALUE.
2. RENOVATION TO COMPLY WITH ENERGY STAR PROGRAM REQUIREMENTS FOR RESIDENTIAL WINDOWS, DOORS, AND SKYLIGHTS - VERSION 5.0. ALL NEW WINDOW GLAZING TO BE .30 U FACTOR AND SKYLIGHTS TO BE .55 U-FACTOR.
3. HEATING / COOLING DUCTS TO BE SEALED AND TESTED TO MEET REQUIREMENTS OF 401.3.

PROJECT INFORMATION:

BELMONT ZONING GR

REQUIRED:

MAX 30% LOT COVERAGE
MIN 40% OPEN SPACE

FRONT YARD SETBACK: AVERAGE
REAR YARD SETBACK: 20'-0"
SIDE YARD SETBACK: 10'-0"

MAX HEIGHT: 2 1/2 STORIES AND
33' TO MIDPOINT

DRAWING LIST

- A1 COVER SHEET
- A2 EXISTING CELLAR PLAN
- A3 EXISTING FIRST FLOOR PLAN
- A4 EXISTING SECOND FLOOR PLAN
- A5 EXISTING ROOF PLAN
- A6 EXISTING ELEVATIONS
- A7 EXISTING ELEVATIONS
- A8 NEW CELLAR PLAN
- A9 NEW FIRST FLOOR PLAN
- A10 NEW SECOND FLOOR PLAN
- A11 NEW ATTIC PLAN
- A12 NEW ELEVATIONS
- A13 NEW ELEVATIONS











EXISTING GROSS FLOOR AREA:
0 SF CELLAR
756 SF FIRST FLOOR
600 SF SECOND FLOOR
1356 SF TOTAL

NEW GROSS FLOOR AREA:
0 SF CELLAR
871 SF FIRST FLOOR
1001 SF SECOND FLOOR
138 SF ATTIC
2010 SF TOTAL








654 SF NEW GROSS FLOOR AREA

GR DISTRICT NEW GROSS FLOOR AREA > 300,
THEREFORE PB APPROVAL REQUIRED

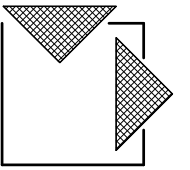
LIGHTING LEGEND

-  RECESSED LED CAN LIGHT - AS SELECTED BY OWNER
-  CEILING MOUNTED PENDANT - AS SELECTED BY OWNER
-  CEILING MOUNTED DOME LIGHT - AS SELECTED BY OWNER
-  WALL MOUNTED SCONCES AS SELECTED BY OWNER
-  CEILING FAN WITH INTEGRAL LIGHT - AS SELECTED BY OWNER
-  S.D. SMOKE DETECTOR - NOTE ALL NEW AND EXISTING SMOKES TO BE HARD-WIRED PER CODE
-  S/CO HARD-WIRED SMOKE / CARBON MONOXIDE DETECTOR
-  DATA CONNECTION
-  TELEPHONE / DATA CONNECTION
-  ELECTRIC OUTLET (SPECIFIC LOCATIONS ONLY - ALL OUTLETS AS REQUIRED BY CODE ARE NOT SHOWN ON PLANS)

SYMBOL LEGEND

-  WALL TO BE DEMOLISHED
-  EXISTING WALL TO REMAIN
-  NEW WALL
-  INTERIOR ELEVATION
-  SECTION
-  DOOR TAG
-  WINDOW TAG

**MILLER
DESIGN LLC**



80 CLARK STREET
BELMONT, MA 02478
TEL: 617.993.3157

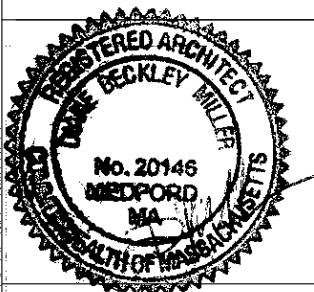
Architect:
Miller Design LLC
80 Clark Street
Belmont MA 02478
617-993-3157

Date: Issued for:

10/29/19 SCHEMATIC DRAWINGS

3/19/20 DESIGN DEVELOPMENT

4/9/20 ZBA / PB APPROVALS



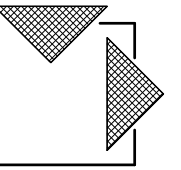
GOLDBERG/BROWN
RESIDENCE
30 ALMA AVENUE
BELMONT, MA 02487

COVERSHEET

Sheet
Number:

A1

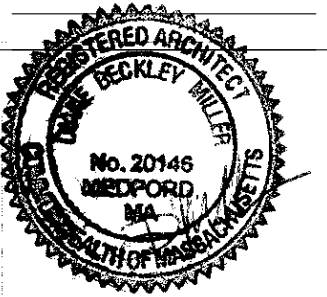
MILLER
DESIGN LLC



80 CLARK STREET
BELMONT, MA 02478
TEL: 617.993.3157

Architect:
Miller Design LLC
80 Clark Street
Belmont MA 02478
617-993-3157

Date:	Issued for:
10/29/19	SCHEMATIC DRAWINGS
3/19/20	DESIGN DEVELOPMENT
4/9/20	ZBA / PB APPROVALS

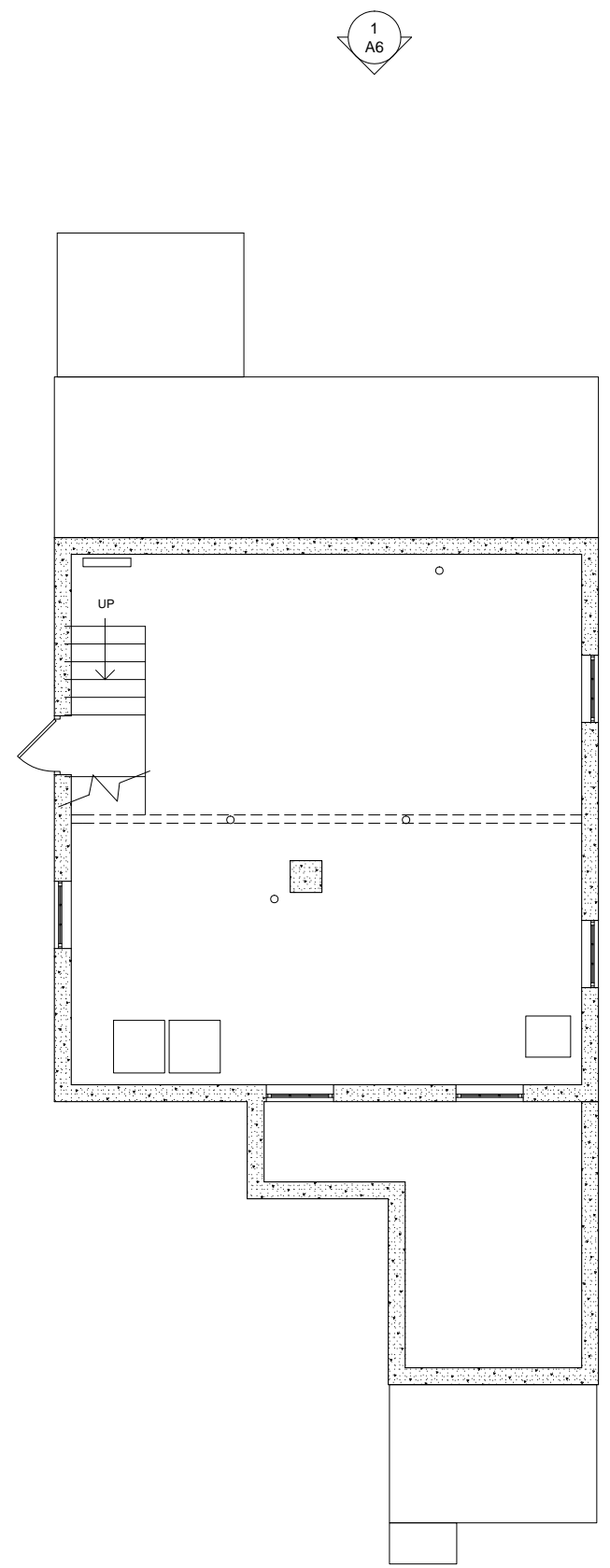


GOLDBERG/BROWN
RESIDENCE
30 ALMA AVENUE
BELMONT, MA 02487

EXISTING
CELLAR PLAN

Sheet
Number:

A2



1 CELLAR PLAN
SCALE: 1/8" = 1'



1
A6

2
A6

2
A7

1
A7

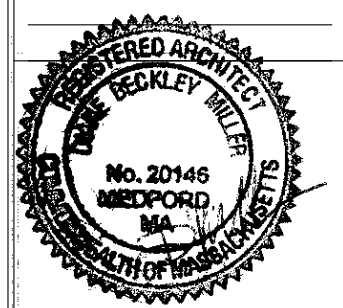
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Architect:
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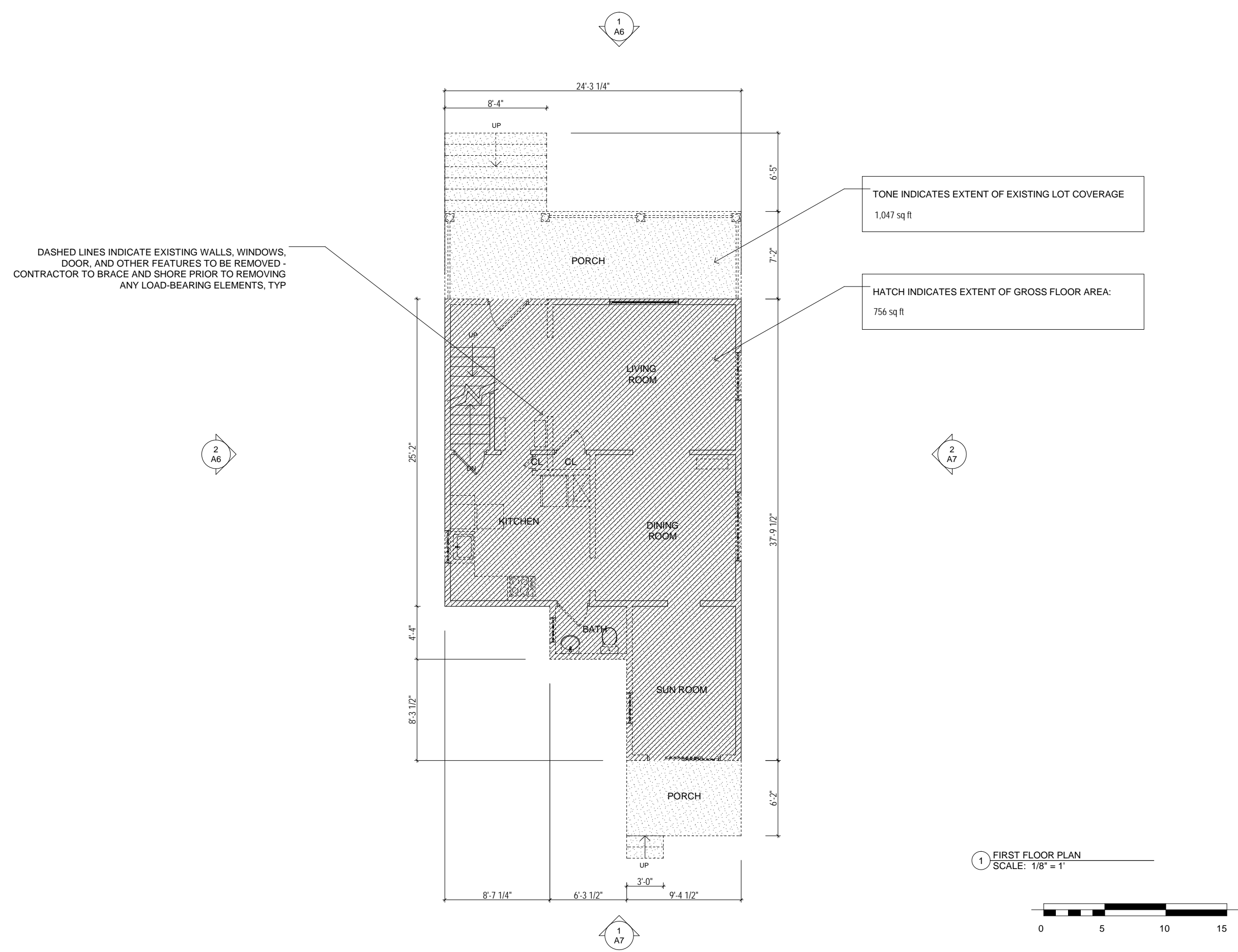


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RESIDENCE
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BELMONT, MA 02487

**EXISTING FIRST
FLOOR PLAN**

Sheet
Number:

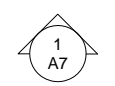
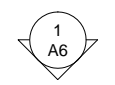
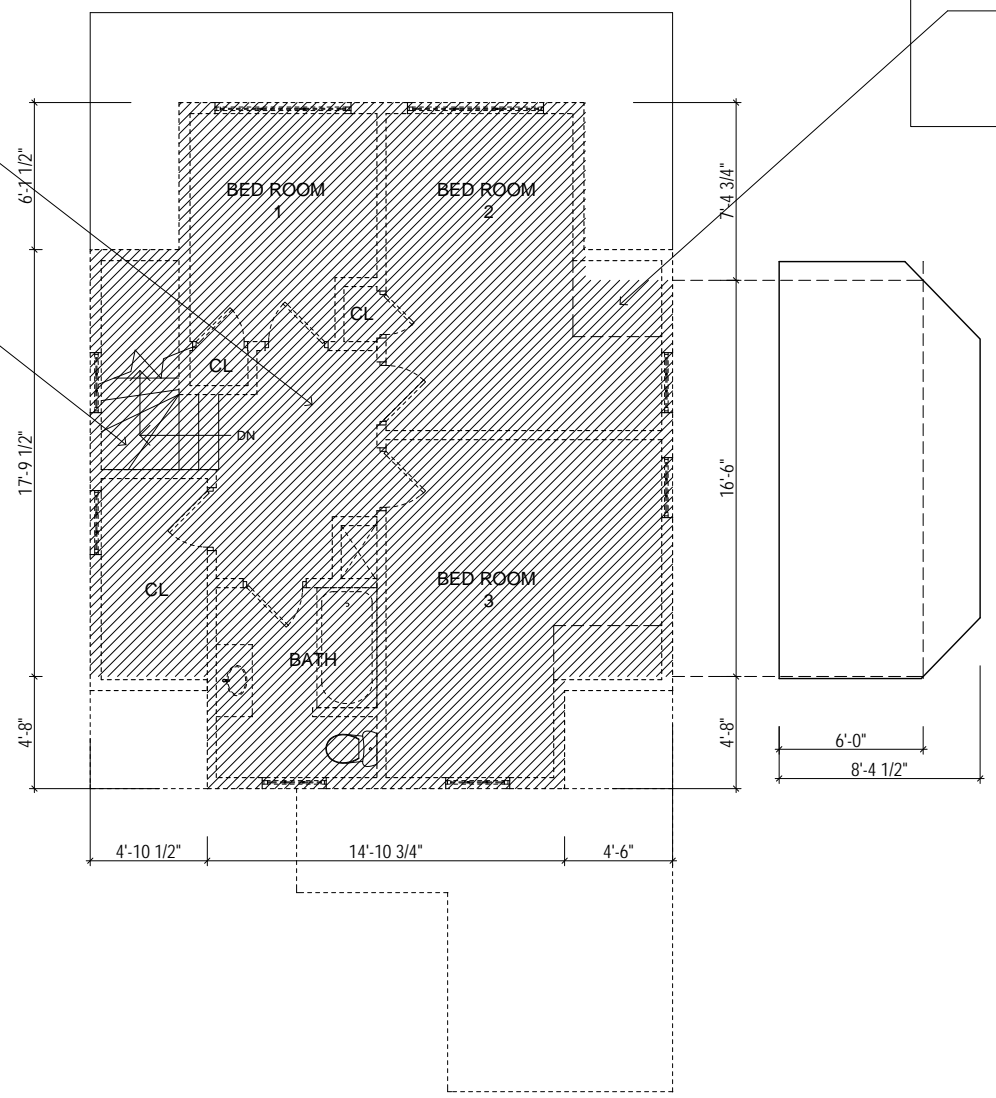
A3



DASHED LINES INDICATE EXISTING WALLS, WINDOWS, DOOR, AND OTHER FEATURES TO BE REMOVED - CONTRACTOR TO BRACE AND SHORE PRIOR TO REMOVING ANY LOAD-BEARING ELEMENTS, TYP

EXISTING STAIR TO REMAIN

HATCH INDICATES EXISTING GROSS FLOOR AREA OF EXISTING ATTIC WITH CEILING OF 6'-0" HIGH OR GREATER
600 sq ft

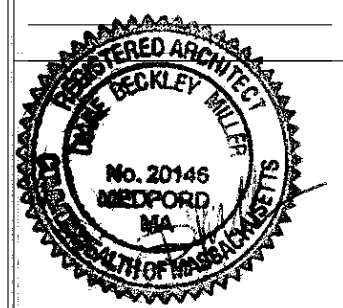


1 SECOND FLOOR PLAN
SCALE: 1/8" = 1'



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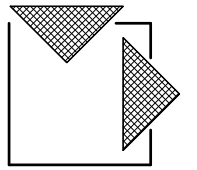
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RESIDENCE
30 ALMA AVENUE
BELMONT, MA 02487

EXISTING SECOND
FLOOR PLAN

Sheet
Number:

A4

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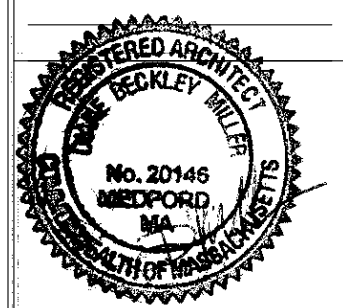


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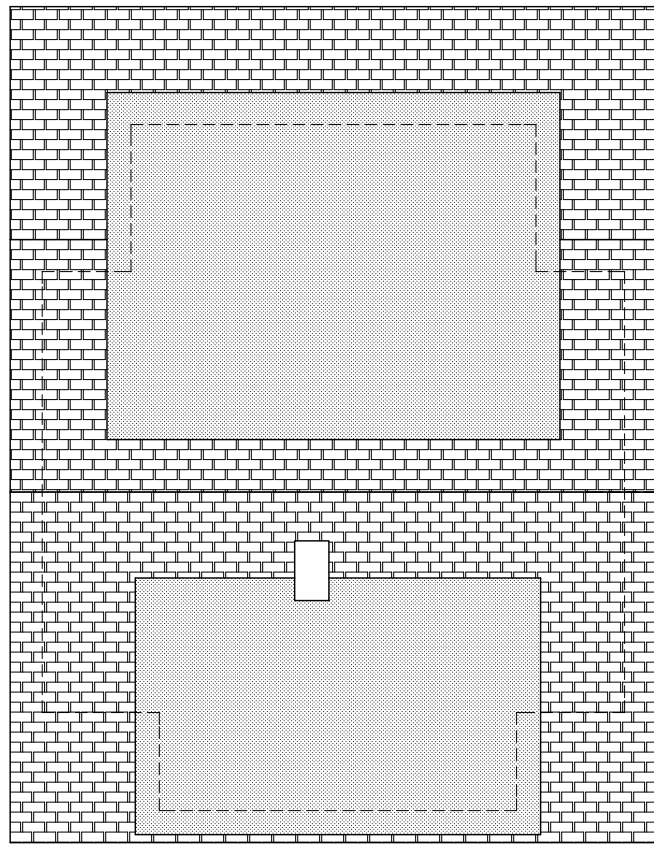
GOLDBERG/BROWN
RESIDENCE
30 ALMA AVENUE
BELMONT, MA 02487

EXISTING
ROOF PLAN

Sheet
Number:

A5

1
A6



2
A6

2
A7

1
A7

1 ROOF PLAN
SCALE: 1/8" = 1'





2 SOUTH ELEVATION
SCALE: 1/8" = 1'



1 WEST ELEVATION
SCALE: 1/8" = 1'

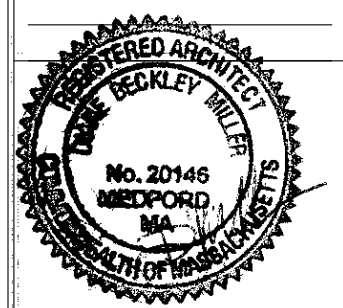


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GOLDBERG/BROWN
RESIDENCE
30 ALMA AVENUE
BELMONT, MA 02487

EXISTING
ELEVATIONS

Sheet
Number:

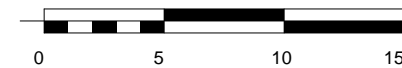
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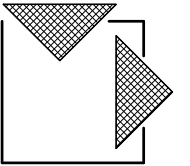
2 NORTH ELEVATION
SCALE: 1/8" = 1'



1 EAST ELEVATION
SCALE: 1/8" = 1'



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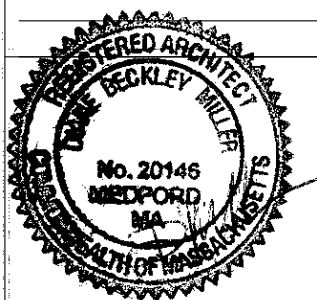
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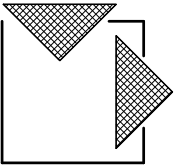
GOLDBERG/BROWN
RESIDENCE
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BELMONT, MA 02487

EXISTING
ELEVATIONS

Sheet
Number:

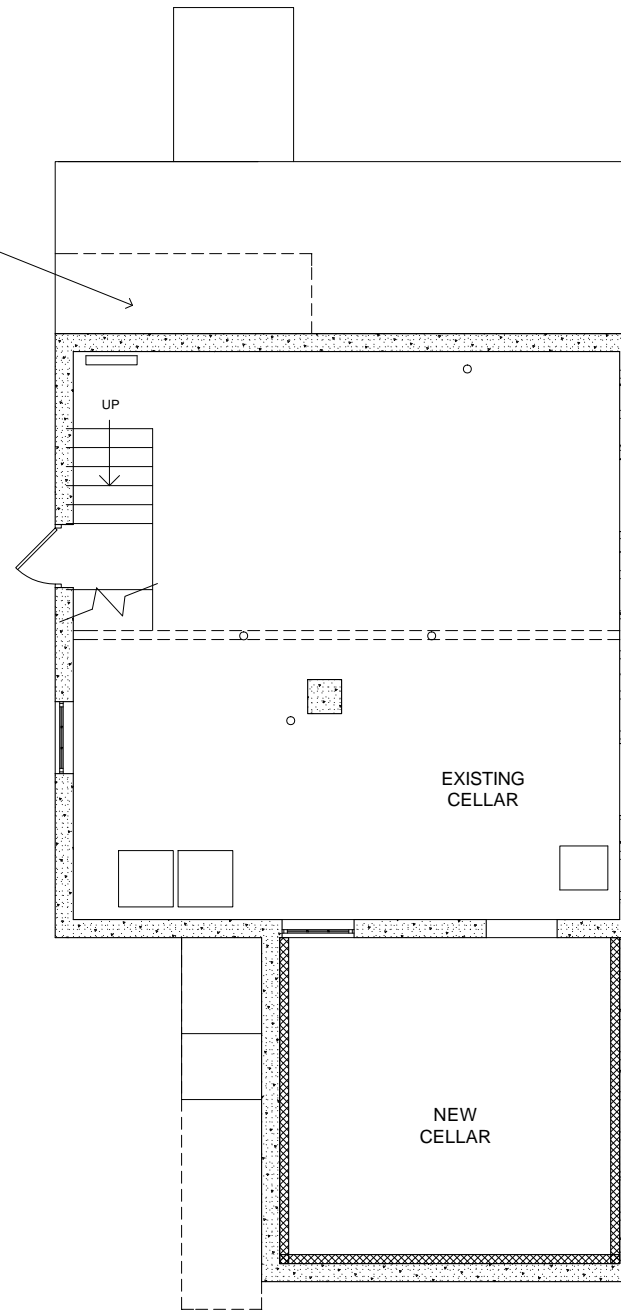
A7

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DASHED LINES INDICATE NEW STRUCTURE ABOVE -
SEE FRAMING PLANS



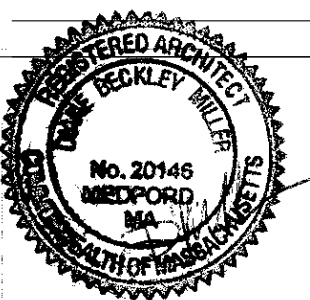
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3/19/20 DESIGN DEVELOPMENT

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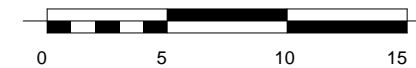
GOLDBERG/BROWN
RESIDENCE
30 ALMA AVENUE
BELMONT, MA 02487

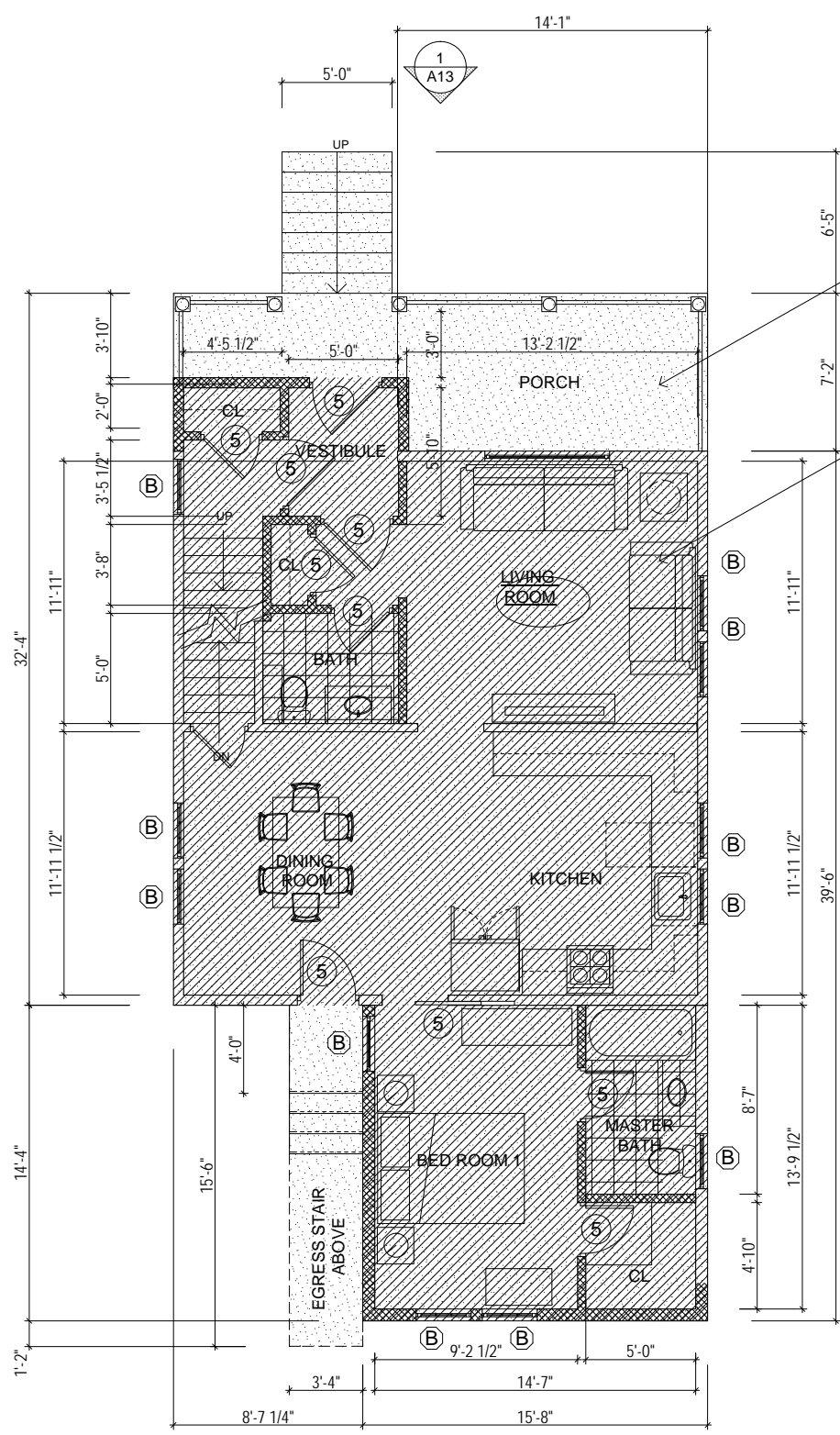
NEW CELLAR
FLOOR PLAN

Sheet
Number:

A8

1 SECOND FLOOR "A-1"
SCALE: 1/8" = 1'





TONE INDICATES EXTENT OF NEW LOT COVERAGE
1,093 sq ft

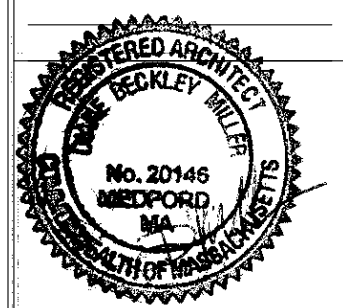
HATCH INDICATES EXTENT OF GROSS FLOOR AREA:
871 sq ft

1 PLAN
SCALE: 1/8" = 1'



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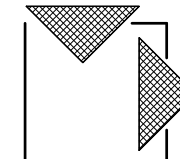


GOLDBERG/BROWN
RESIDENCE
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**NEW FIRST
FLOOR PLAN**

Sheet
Number:

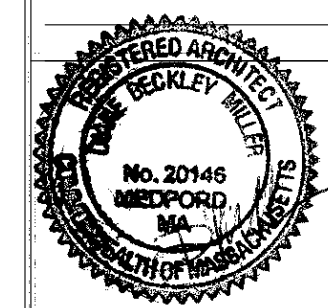
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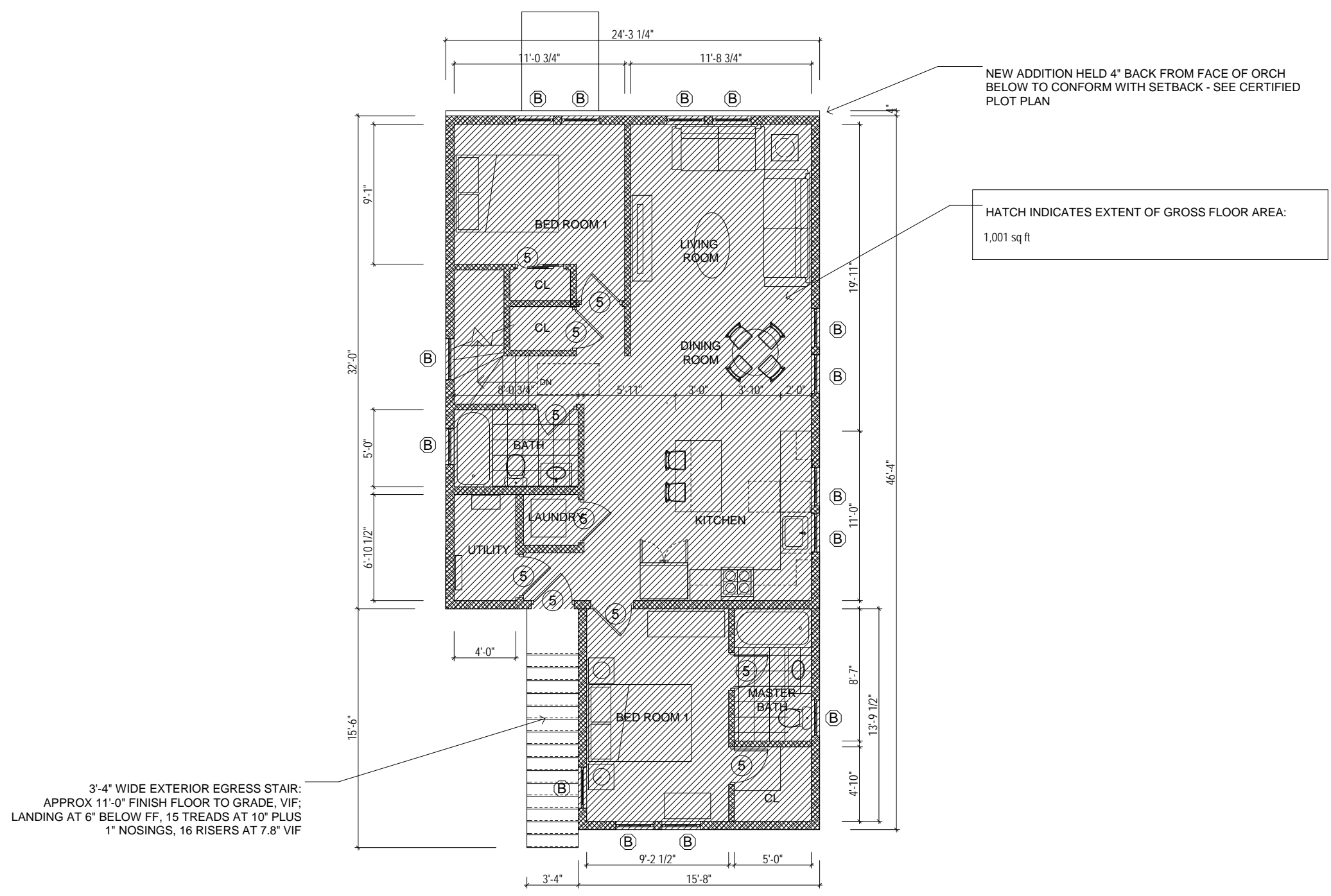


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**NEW SECOND
FLOOR PLAN**

Sheet
Number:

A10



3'-4" WIDE EXTERIOR EGRESS STAIR:
APPROX 11'-0" FINISH FLOOR TO GRADE, VIF;
LANDING AT 6" BELOW FF, 15 TREADS AT 10" PLUS
1" NOSINGS, 16 RISERS AT 7.8" VIF

NEW ADDITION HELD 4" BACK FROM FACE OF ORCH
BELOW TO CONFORM WITH SETBACK - SEE CERTIFIED
PLOT PLAN

HATCH INDICATES EXTENT OF GROSS FLOOR AREA:
1,001 sq ft

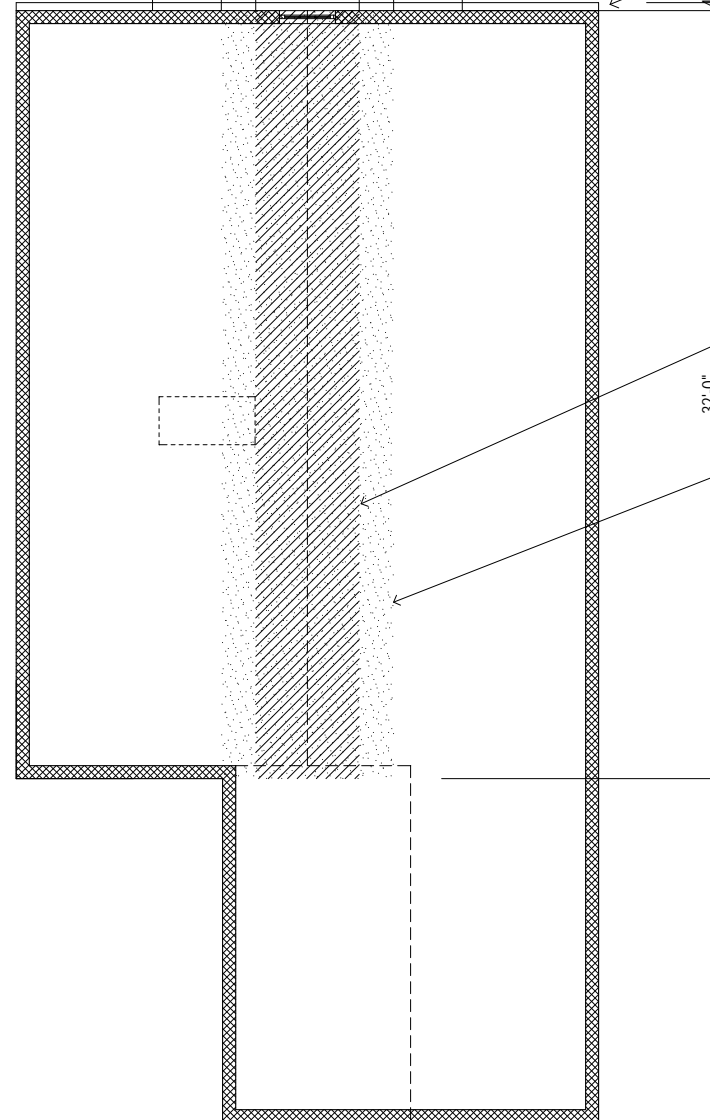
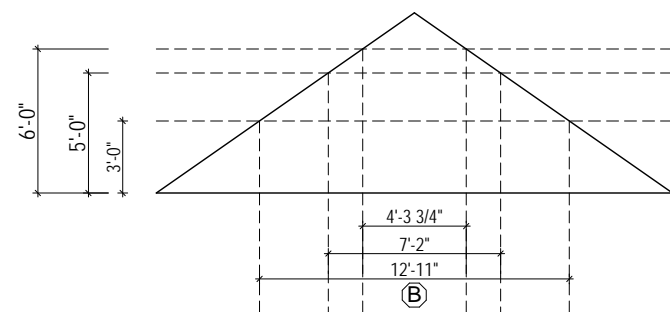
1 SECOND FLOOR "A-1"
SCALE: 1/8" = 1'



HALF STORY AREA CALCULATIONS:
 ALLOWABLE: AREA WITH CEILING HEIGHT OF 5' OR GREATER CAN BE NO MORE THAN 60% OF SECOND FLOOR AREA
 SECOND FLOOR AREA = 1001 SF
 60% OF 1001 = 600.6 SF MAX
 ACTUAL: 230 SF, CONFORMING (PROPOSED AREA W/ CEILING HEIGHT OF 5' OR GREATER IS DESIGNATED BY TONE)

HALF STORY PERIMETER CALCULATIONS:
 SECOND FLOOR PERIMETER = 141'-2 1/2" LF
 ALLOWABLE: MAX 70' - 7 1/4" W/ RAFTER BOTTOMS AT 3' OR GREATER (BASED ON 50% OF 141'-2 1/2" PERIMETER).
 ACTUAL: 12'-11" + 12'-11" = 25'-10", CONFORMING

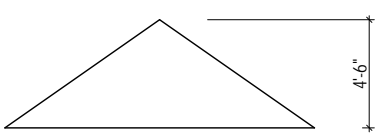
DORMER LENGTH CALCULATIONS:
 NOT APPLICABLE



NEW ADDITION HELD 4" BACK FROM FACE OF ORCH BELOW TO CONFORM WITH SETBACK - SEE CERTIFIED PLOT PLAN

HATCH INDICATES NEW GROSS FLOOR AREA OF ATTIC WITH CEILING OF 6'-0" HIGH OR GREATER
 138 sq ft

TONE INDICATES NEW AREA OF ATTIC WITH CEILING OF 5'-0" HIGH OR GREATER (FOR HALF STORY CALC - SEE THIS SHEET)
 230 sq ft



1 PLAN
 SCALE: 1/8" = 1'

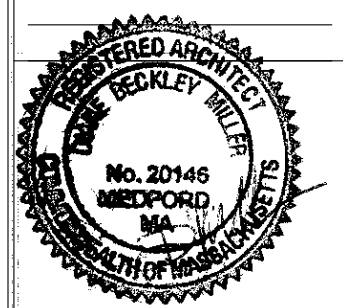


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**NEW ATTIC
 FLOOR PLAN**

Sheet Number:

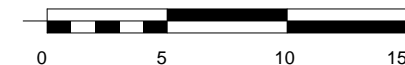
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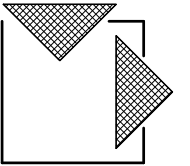
2 SOUTH ELEVATION
SCALE: 1/8" = 1'



1 WEST ELEVATION
SCALE: 1/8" = 1'



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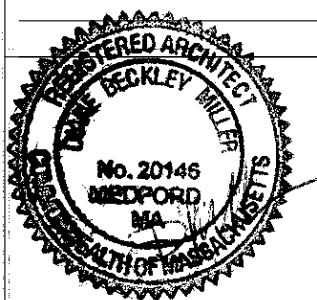
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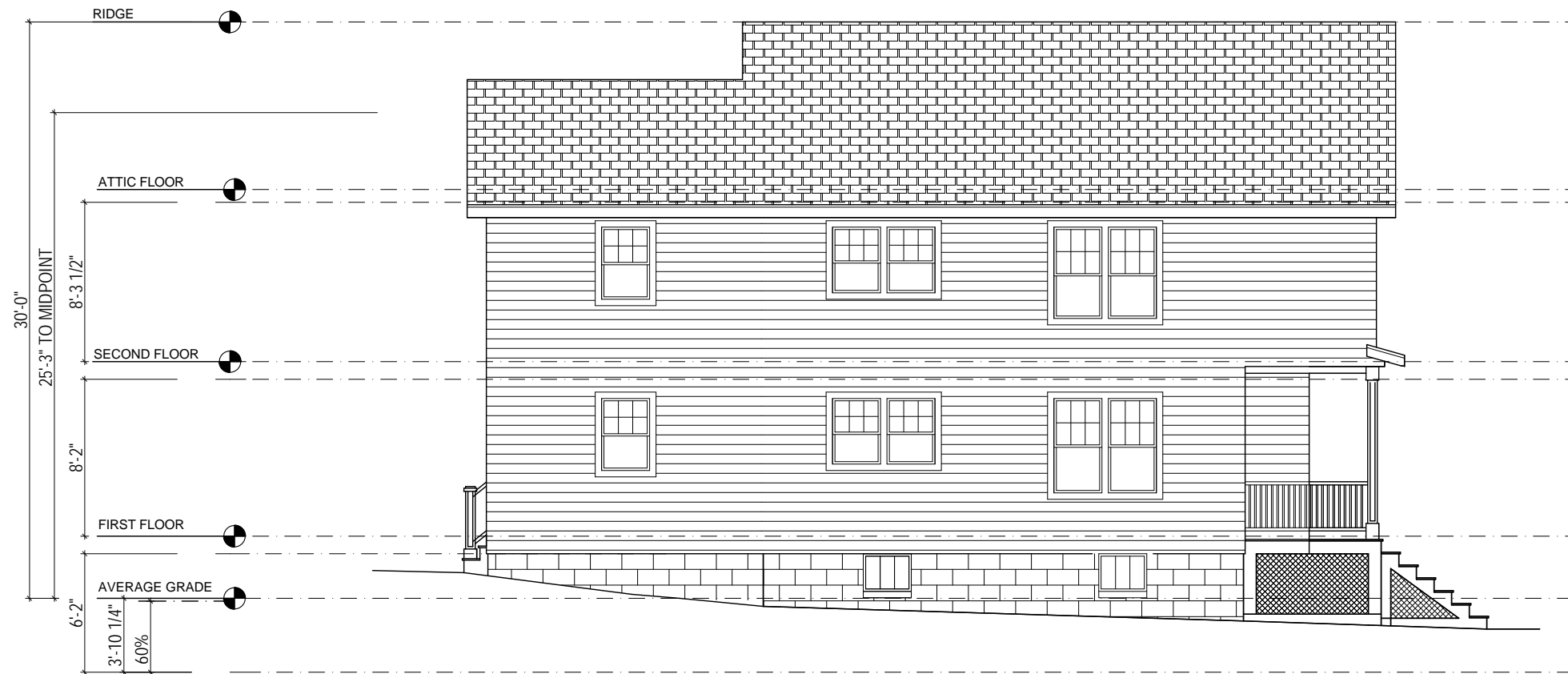


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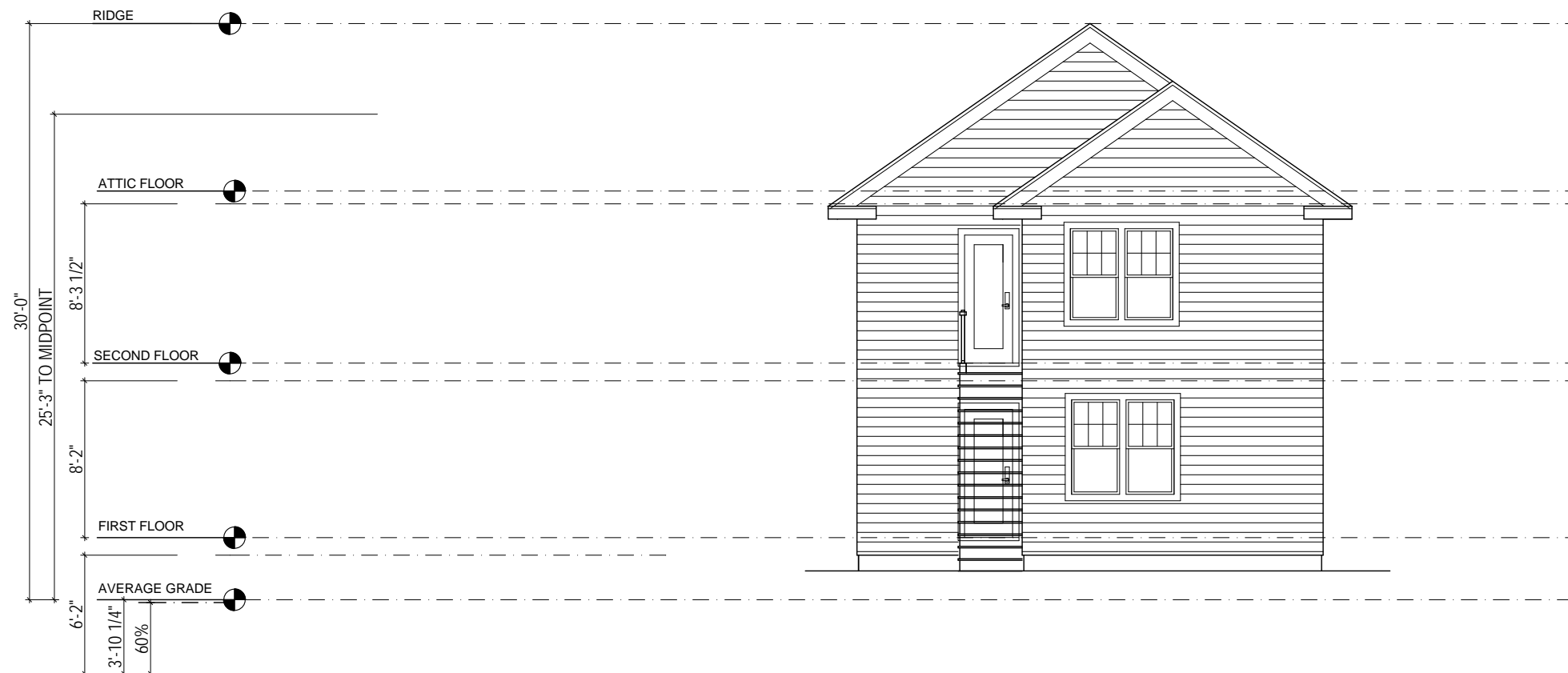
NEW
ELEVATIONS

Sheet
Number:

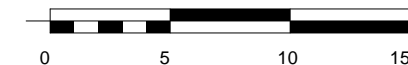
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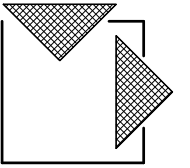
2 NORTH ELEVATION
SCALE: 1/8" = 1'



1 EAST ELEVATION
SCALE: 1/8" = 1'



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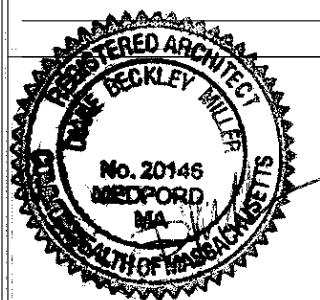
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NEW
ELEVATIONS

Sheet
Number:

A13