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BELMONT, MA

CASE NO. 23-27

2023 AUG 29 AM 9:45

NOTICE OF PUBLIC HEARING BY THE
ZONING BOARD OF APPEALS

ON APPLICATION FOR TWO SPECIAL PERMITS

Notice is hereby given that the Belmont Zoning Board of Appeals will hold a public hearing on Monday, October 2, 2023 at 7:00 PM by a hybrid public hearing at the Art Gallery on the third floor of the Homer Building, 19 Moore Street, and by remote access through the Zoom app. to consider the application of Scott and Sarah Boyle, for TWO Special Permits under section 1.5 of the By-Law to construct second story and cellar expansion at 71 Country Club Lane located in a Single Residence A (SR-A) Zoning District. Special Permit: (1) §4.2 of the By-Law allows for a maximum lot coverage of 20.0%, the existing lot coverage is 23.0% and the proposed lot coverage is 22.5%. (2) requires a minimum rear setback of 40.0', the existing rear setback is 33.3' and the proposed rear setback is 36.1'.

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

July 7, 2023

Scott & Sarah Boyle
71 Country Club Ln.
Belmont, MA 02478

RE: Denial to Construct a Two-Story Addition and Cellar Expansion

Dear Mr. & Mrs. Boyle

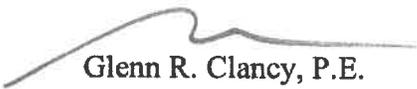
The Office of Community Development is in receipt of your building permit application for the construction of a Two-Story Addition & Cellar Expansion at 71 Country Club Lane located in a Single Residence A (SRA) Zoning District.

Your application has been denied because it does not comply with the Town of Belmont Zoning By-Law. More specifically, Section 4.2 of the Zoning By-Law Dimensional Regulations allows a maximum lot coverage of 25.0% and a minimum rear setback of 40.0'.

1. The existing lot coverage is 23.0% and the proposed lot coverage is 22.5%.
2. The existing rear setback is 33.3' and the proposed front setback is 36.1'.

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) Special Permit from the **Zoning Board of Appeals**. If you choose this option, please contact the Office of Community Development to schedule an appointment with **Gabriel S. Distler**, Staff Planner, at (617) 993-2666 or gdistler@belmont-ma.gov 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 SPECIAL PERMIT

Date: August 23, 2023

Zoning Board of Appeals
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-Laws 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 71 Country Club Lane 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 _____
the construction of a Two-Story Addition and Cellar Expansion at 71 Country Club Ln. The house is currently out of
compliance on lot coverage and side and rear setbacks. The proposed renovation reduces the lot coverage slightly but
resolves the south side set back and reduces the rear setback from 33' 6.5" to 35' 10.5". The attached pictures show that
the neighborhood is a mix of single story ranch houses and renovated or rebuilt two-story houses.

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

Sarah Boyle

Address

71 Country Club Ln

Belmont, MA 02478

Daytime Telephone Number

203.816.7415

Boyle
71 Country Club Lane, Belmont, MA 02478

August 23, 2023

Belmont Zoning Board of Appeals
Office of Community Development

Dear Members of the Board,

Thank you for your consideration of our special permit applications. We live at 71 Country Club Lane, which we purchased in 2017 when we returned to Belmont after 4 years away. We love Belmont and have chosen to raise our 4 children here, where they all attend Belmont public schools. Currently they are in the 4th, 6th, 8th, and 11th grades. Scott is a biotech executive, so greater Boston provides continual employment opportunities. As such, our goal is to live, work, and retire in this area. Our proposed renovation support this overall goal of deepening our roots in Belmont in two ways:

1. Preparing the house in case Sarah's Multiple Sclerosis advances and her mobility is impaired
2. Having sufficient space for our family for the immediate and long-term

First, Sarah was diagnosed with Multiple Sclerosis in 2015. Many patients lose mobility as the disease progresses. While our current house is a ranch, the additions over the years incorporated a few steps. The primary goal of this renovation is to eliminate the stairs and widen doorways on the main floor so that if Sarah becomes wheelchair bound, we will be able to stay in this house. This, of course, also supports both of us ultimately aging in place here. While Sarah is currently doing well with her MS, it's a source of anxiety in the back of her mind. The value of resolving some mobility impediments became more palpable as we cared for Scott's mother, while she was in the area accessing cutting edge cancer treatments.

Second, the proposed renovation would create space for us to entertain others, while keeping our family comfortable. The second story allows us to create rooms where our children may comfortably grow up, but also support their return for visits, even after they've grown up and established relationships of their own. This will become even more important if Sarah becomes limited in her ability to travel.

We have been intentional in reducing the non-compliance of our current footprint, while striving for a design that compliments neighborhood, which has become a mix of single-story older ranch and renovated / rebuilt two-story houses.

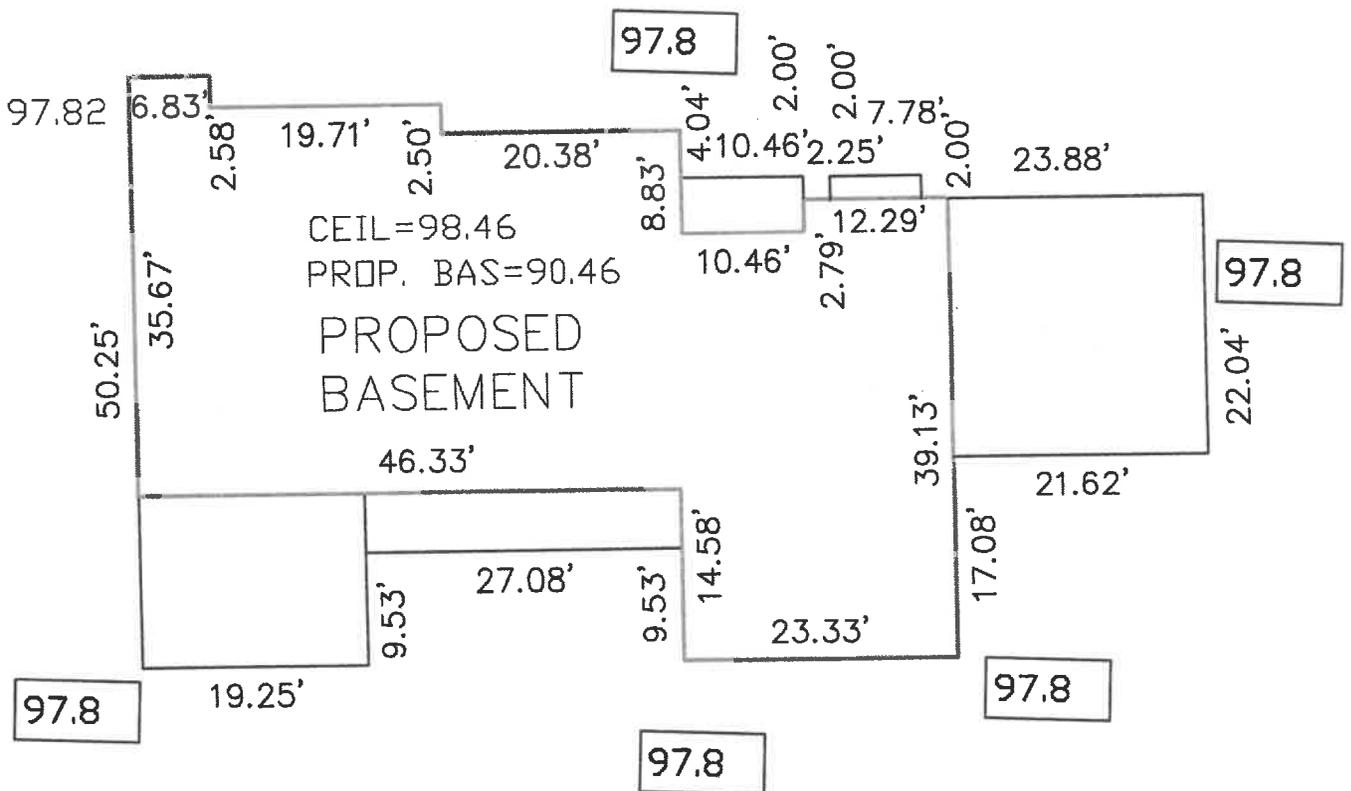
We look forward to discussing these with you at the upcoming zoning board meeting.

Sincerely,



Sarah and Scott Boyle

R7192
1/9/2023



| Segment | Segment From Existing Grade | Segment From New Grade | Segment To | | Segment Length | Avg | | Difference |
|---------|-----------------------------|------------------------|----------------|-----------|----------------|----------|----------|------------|
| | | | Existing Grade | New Grade | | Existing | Avg New | |
| E | 95.37 | 97.82 | 95.24 | 97.82 | 19.25 | 1834.621 | 1883.035 | 48.41 |
| F | 95.24 | 97.82 | 95.24 | 97.82 | 9.53 | 907.6372 | 932.2246 | 24.59 |
| G | 95.24 | 97.82 | 94.76 | 97.82 | 27.08 | 2572.6 | 2648.966 | 76.37 |
| H | 94.76 | 97.82 | 94.76 | 97.82 | 9.53 | 903.0628 | 932.2246 | 29.16 |
| I | 94.76 | 97.82 | 94.14 | 97.82 | 23.33 | 2203.519 | 2282.141 | 78.62 |
| J | 94.14 | 97.82 | 94.14 | 97.82 | 17.08 | 1607.911 | 1670.766 | 62.85 |
| K | 94.14 | 97.82 | 94.1 | 97.82 | 21.62 | 2034.874 | 2114.868 | 79.99 |
| L | 94.1 | 97.82 | 94.1 | 97.82 | 22.04 | 2073.964 | 2155.953 | 81.99 |
| M | 94.1 | 97.82 | 93.21 | 97.82 | 23.88 | 2236.481 | 2335.942 | 99.46 |
| N | 93.21 | 97.82 | 94.72 | 97.82 | 2 | 187.93 | 195.64 | 7.71 |
| N | 94.72 | 97.82 | 97.25 | 97.82 | 7.78 | 746.7633 | 761.0396 | 14.2763 |
| N | 97.25 | 97.82 | 97.25 | 97.82 | 2 | 194.5 | 195.64 | 1.14 |
| N | 97.25 | 97.82 | 97.43 | 97.82 | 2.25 | 219.015 | 220.095 | 1.08 |
| N | 97.43 | 97.82 | 97.43 | 97.82 | 2 | 194.86 | 195.64 | 0.78 |
| N | 97.43 | 97.82 | 97.78 | 97.82 | 10.46 | 1020.948 | 1023.197 | 2.2489 |
| N | 97.78 | 97.82 | 97.78 | 97.82 | 4.04 | 395.0312 | 395.1928 | 0.1616 |
| N | 97.78 | 97.82 | 97.82 | 97.82 | 20.38 | 1993.164 | 1993.572 | 0.4076 |
| N | 97.82 | 97.82 | 97.82 | 97.82 | 2.5 | 244.55 | 244.55 | 0 |
| N | 97.82 | 97.82 | 97.82 | 97.82 | 19.71 | 1928.032 | 1928.032 | 0 |
| N | 97.82 | 97.82 | 95.37 | 97.82 | 2.58 | 249.2151 | 252.3756 | 3.1605 |
| N | 97.82 | 97.82 | 95.37 | 97.82 | 6.83 | 659.7439 | 668.1106 | 8.36675 |
| N | 97.82 | 97.82 | 95.37 | 97.82 | 50.25 | 4853.899 | 4915.455 | 61.55625 |
| | | | | | 306.12 | 29262.32 | 29944.66 | 682.33595 |

| | |
|-----------------------------|---------|
| Ceiling Height: | 8 |
| Basement Floor Elevation | 90.46 |
| Ceiling Elevation | 98.46 |
| Perimeter Total Length | 306.12 |
| Total Perimeter Square Foot | 2448.96 |
| Average Existing Grade | 95.59 |
| New Average Grade | 97.82 |
| Difference in Grade in feet | 2.23 |

% Covered using Avg Grade 92.00%



71 COUNTRY CLUB LN BELMONT, MA
 ADDITION AND RENOVATION
 ZONING APPLICATION DRAWING SET

| PAGE | TITLE | SCALE |
|-------|--|---------------|
| E-100 | EXISTING SITE, ZONING, AREA CALCULATIONS | VARIABLE |
| A-100 | PROPOSED SITE, ZONING, AREA CALCULATIONS | VARIABLE |
| E-101 | EXISTING BASEMENT FLOOR PLAN | 1/8" = 1' 0" |
| A-101 | PROPOSED BASEMENT FLOOR PLAN | 1/8" = 1' 0" |
| E-102 | EXISTING FIRST FLOOR PLAN | 1/8" = 1' 0" |
| A-102 | PROPOSED FIRST FLOOR PLAN | 1/8" = 1' 0" |
| A-103 | PROPOSED SECOND FLOOR PLAN | 1/8" = 1' 0" |
| A-104 | PROPOSED ATTIC PLAN | 1/8" = 1' 0" |
| E-103 | EXISTING ROOF PLAN | 1/8" = 1' 0" |
| A-105 | PROPOSED ROOF PLAN | 1/8" = 1' 0" |
| E-104 | EXISTING FRONT EXTERIOR ELEVATION | 1/8" = 1' 0" |
| A-106 | PROPOSED FRONT EXTERIOR ELEVATION | 1/8" = 1' 0" |
| E-105 | EXISTING BACK EXTERIOR ELEVATION | 1/8" = 1' 0" |
| A-107 | PROPOSED BACK EXTERIOR ELEVATION | 1/8" = 1' 0" |
| E-106 | EXISTING NORTH EXTERIOR ELEVATION | 1/8" = 1' 0" |
| A-108 | PROPOSED NORTH EXTERIOR ELEVATION | 1/8" = 1' 0" |
| E-107 | EXISTING SOUTH EXTERIOR ELEVATION | 1/8" = 1' 0" |
| A-109 | PROPOSED SOUTH EXTERIOR ELEVATION | 1/8" = 1' 0" |
| A-110 | PROPOSED BUILDING SECTION A-A | 1/8" = 1' 0" |
| A-111 | PROPOSED BUILDING SECTION B-B | 1/8" = 1' 0" |
| A-112 | PROPOSED HALF STORY CALCULATION | 3/32" = 1' 0" |
| E-108 | EXISTING 3D IMAGES | |
| A-113 | PROPOSED 3D IMAGES | |



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 RESIDENCE
 71 COUNTRY CLUB LN
 BELMONT, MA

096 YGS
 AUG 24, 2023

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| | EXISTING GROSS FLOOR AREA | EXISTING NET FLOOR AREA | EXISTING TLA |
|---------------------------------------|---------------------------|-------------------------|--------------|
| BASEMENT AREA (not counted to GFA) | 1,519 SF | 849 SF | 0 SF |
| FIRST FLOOR AREA | 3,257 SF | 2,477 SF | 2,846 SF |
| TOTAL | 3,257 SF | 3,326 SF | 2,846 SF |

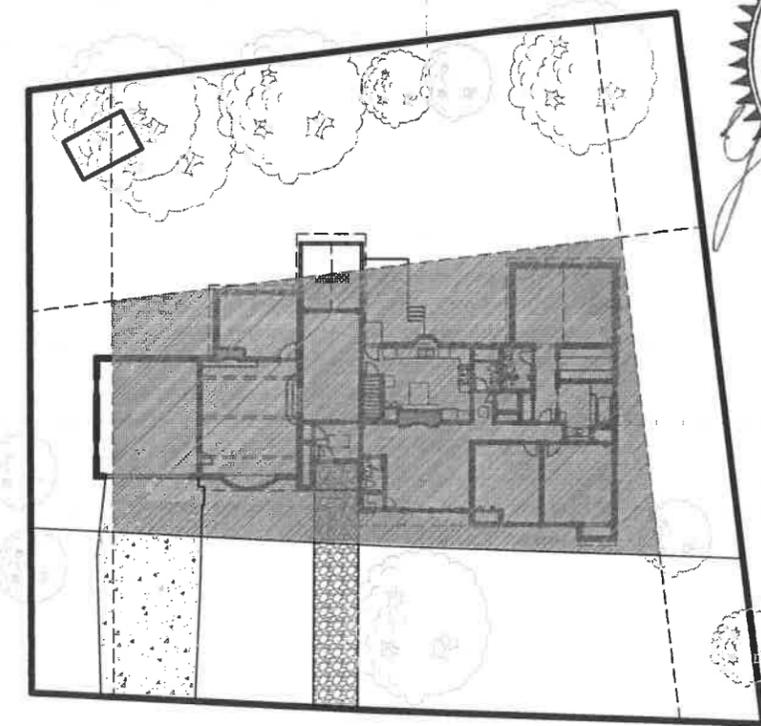
| | ZONING | EXISTING |
|------------------|-----------------|-------------------------------------|
| ZONE | SRA | SRA |
| MIN LOT SIZE | 25,000 SF | 15,261 SF |
| MAX LOT COVERAGE | 20% | $\frac{2846}{15261} = 23\%$ |
| MIN OPEN SPACE | 50% | $\frac{15261 - 2846}{15261} = 70\%$ |
| FRONT SETBACK | 30' | ~32' 3" |
| SIDE SETBACK | 15' | ~18' 4", 11' 8" |
| REAR SETBACK | 40' | ~33' 6.5" |
| MAXIMUM HEIGHT | 36' 2.5 STORIES | 17' 1.5" 1 STORY |

**EXISTING AREA CALCULATIONS
AND ZONING ANALYSIS**

3
E-100



1 EXISTING SITE PLAN
SCALE: 1/16" = 1' 0"



2 ZONING DIAGRAM
SCALE: 1/32" = 1' 0"



| REV | DESCRIPTION | DATE |
|-----|-------------|------|
| | | |

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EXISTING SITE
AND ZONING



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VARIES AUG 24, 2023

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3
A-100

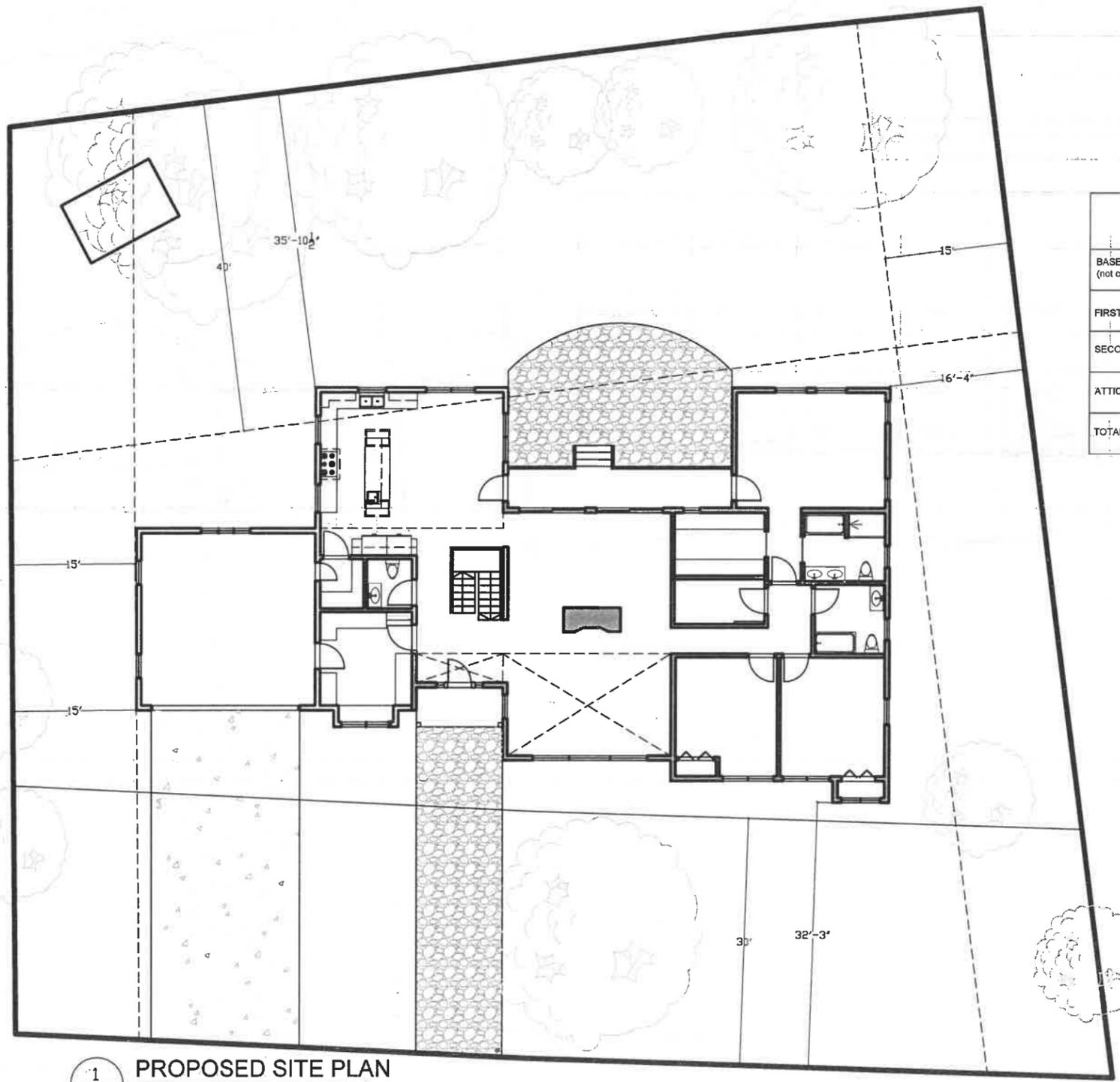
PROPOSED AREA CALCULATIONS AND ZONING ANALYSIS

| | ZONING | EXISTING | PROPOSED |
|------------------|-----------------|---|---|
| ZONE | SRA | SRA | SRA |
| MIN LOT SIZE | 25,000 SF | 15,261 SF | 15,261 SF |
| MAX LOT COVERAGE | 20% | $\frac{4944}{15261} = 23\%$ | $\frac{3459}{15261} = 22.5\%$ |
| MIN OPEN SPACE | 50% | $\frac{15261 - (4944 \times 20)}{15261} = 70\%$ | $\frac{15261 - (3459 \times 20)}{15261} = 70\%$ |
| FRONT SETBACK | 30' | 32' 3" | 32' 3" |
| SIDE SETBACK | 15' | 16' 4", 11' 8" | 16' 4", ~15' |
| REAR SETBACK | 40' | 33' 6.5" | 35' 10.5" |
| MAXIMUM HEIGHT | 36' 2.5 STORIES | 17' 1.5' 1 STORY | 26' 5' 2.5 STORIES |

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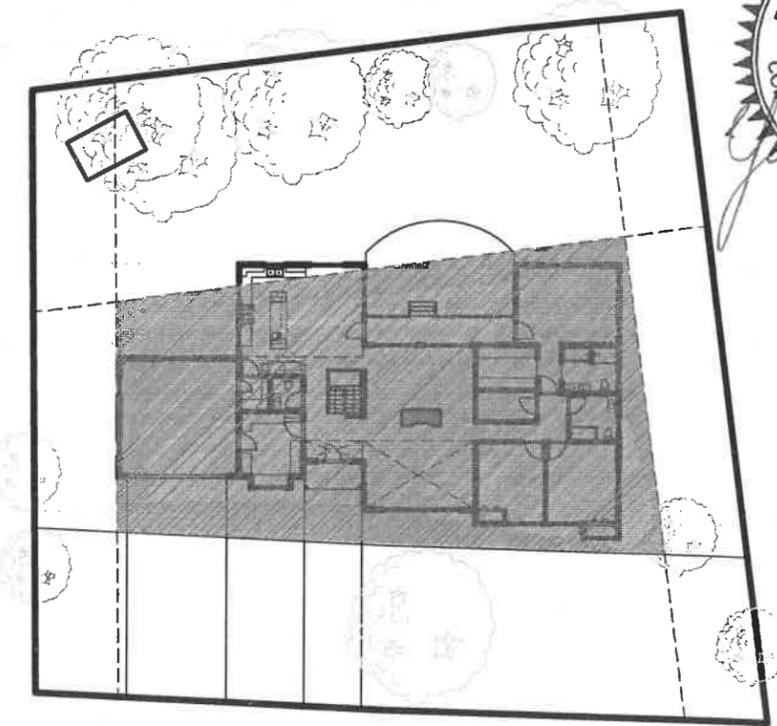
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1
A-100
PROPOSED SITE PLAN
SCALE: 1/16" = 1' 0"

| | EXISTING GROSS FLOOR AREA | EXISTING NET FLOOR AREA | EXISTING TLA | PROPOSED GROSS FLOOR AREA | PROPOSED NET FLOOR AREA | PROPOSED TLA |
|------------------------------------|-----------------------------|-------------------------|--------------|---------------------------------------|-------------------------|---------------------|
| BASEMENT AREA (not counted to GFA) | 1,519 SF | 849 SF | 0 SF | 2,394 SF | 1,704 SF | 0 SF |
| FIRST FLOOR AREA | 3,257 SF | 2,477 SF | 2,846 SF | 3,146 SF | 2,361 SF | 2,669 SF |
| SECOND FLOOR AREA | — | — | — | 1,696 SF | 1,182 SF | 1,696 SF |
| ATTIC FLOOR AREA | — | — | — | 323 SF at 6' height | 0 SF | 192 SF at 7' height |
| TOTAL | 4,776 SF including basement | 3,326 SF | 2,846 SF | 7,559 SF including basement and attic | 5,247 SF | 4,557 SF |



2
A-100
ZONING DIAGRAM
SCALE: 1/32" = 1' 0"



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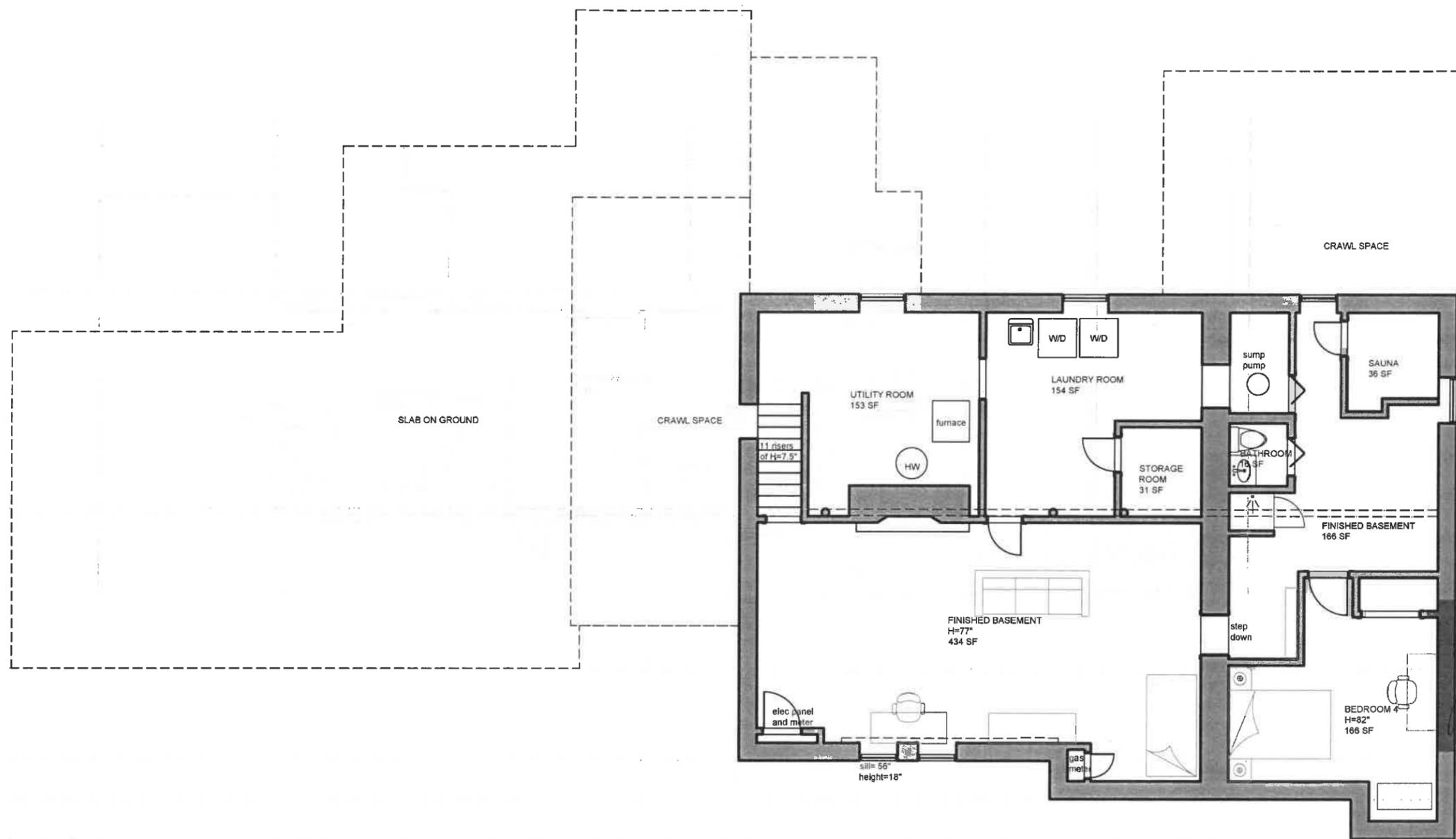
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BELMONT, MA
**PROPOSED SITE,
AREAS AND ZONING**



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VARIES AUG 24, 2023

A-100

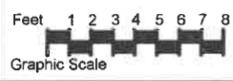
- existing wall to remain
- new wall
- existing door to demolish
- existing door to remain
- new door
- window mark- see window schedule
- door mark- see door schedule
- interior elevations mark



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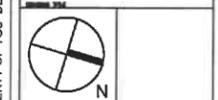
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1 EXISTING BASEMENT FLOOR PLAN
E-101 SCALE: 1/8" = 1' 0"

| | | |
|-----|-------------|------|
| NO. | DESCRIPTION | DATE |
| | | |
| | | |

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71 COUNTRY CLUB LN
BELMONT, MA
EXISTING BASEMENT
FLOOR PLAN

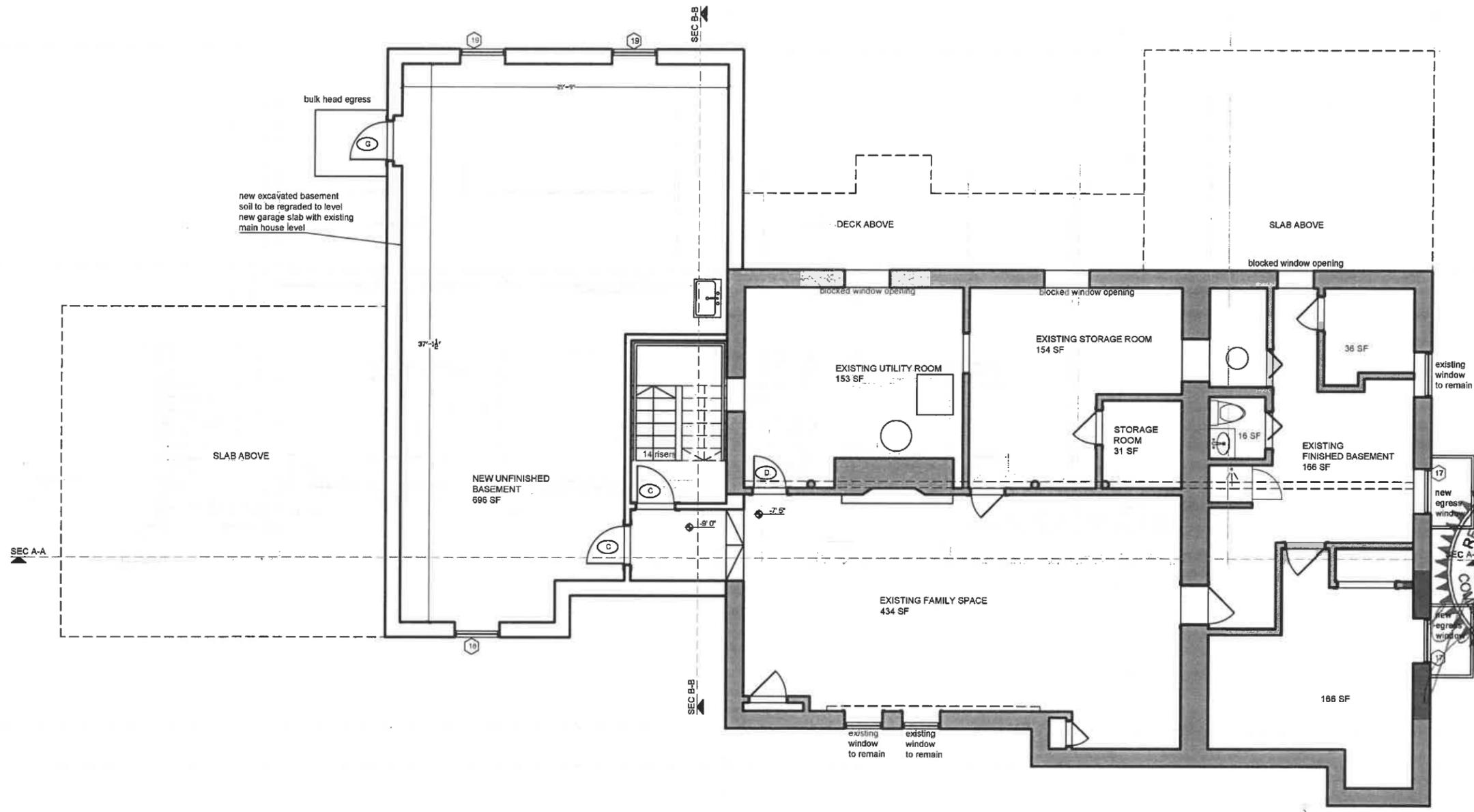


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E-101

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- existing wall to remain
- new wall
- existing door to demolish
- existing door to remain
- new door
- window mark- see window schedule
- door mark- see door schedule
- interior elevations mark



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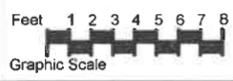
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71 COUNTRY CLUB LN
BELMONT, MA
PROPOSED BASEMENT
FLOOR PLAN



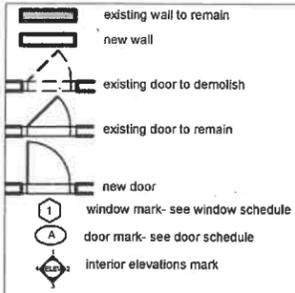
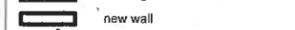
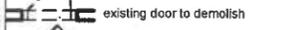
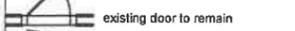
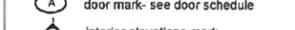
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1/8" = 1' 0" AUG 24, 2023

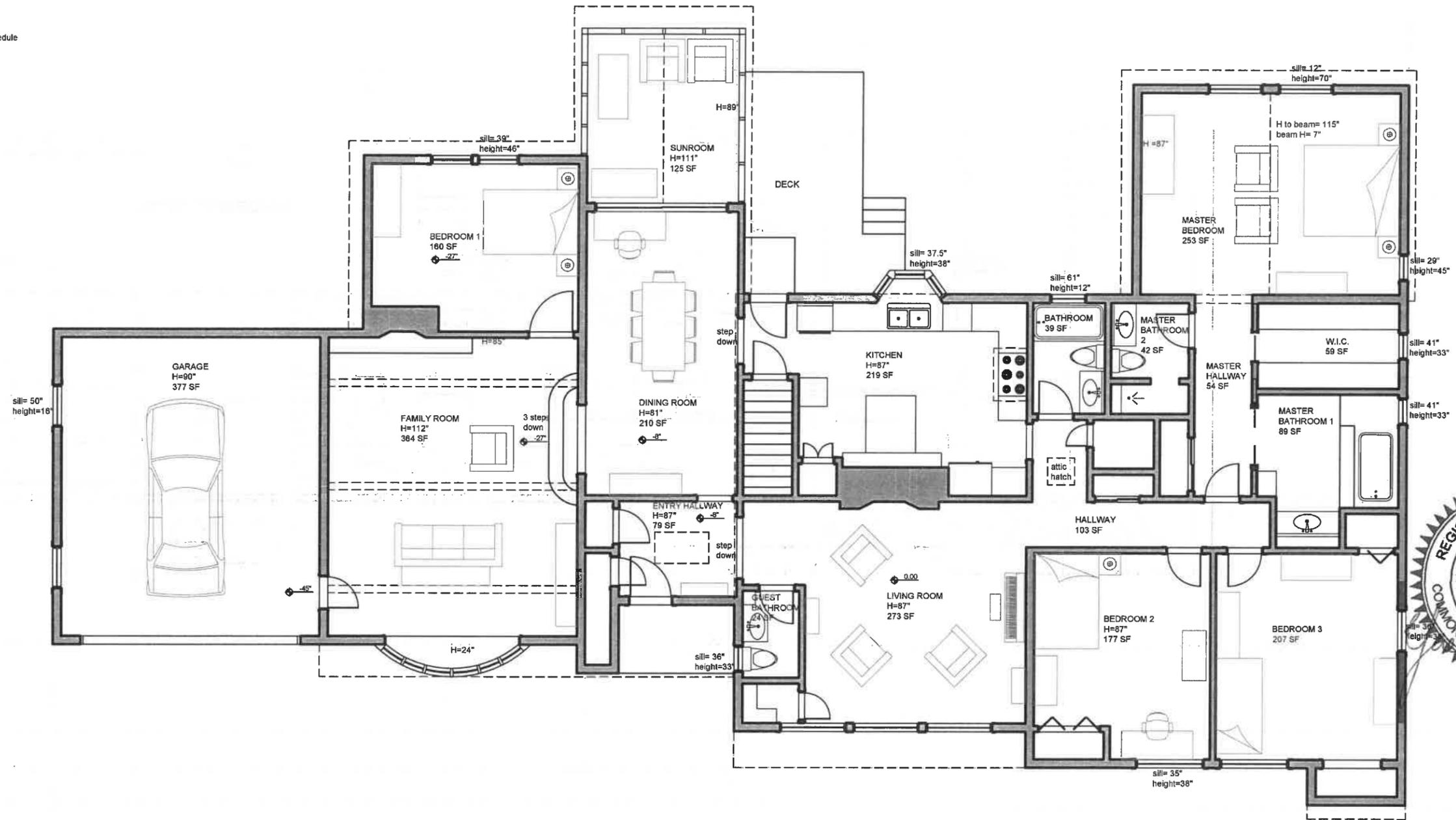
A-101

1 PROPOSED BASEMENT FLOOR PLAN
A-101 SCALE: 1/8" = 1' 0"



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-  existing wall to remain
-  new wall
-  existing door to demolish
-  existing door to remain
-  new door
-  window mark- see window schedule
-  door mark- see door schedule
-  interior elevations mark



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1 EXISTING FIRST FLOOR PLAN
SCALE: 1/8" = 1' 0"

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|-----|-------------|------|
| NO. | DESCRIPTION | DATE |
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BELMONT, MA

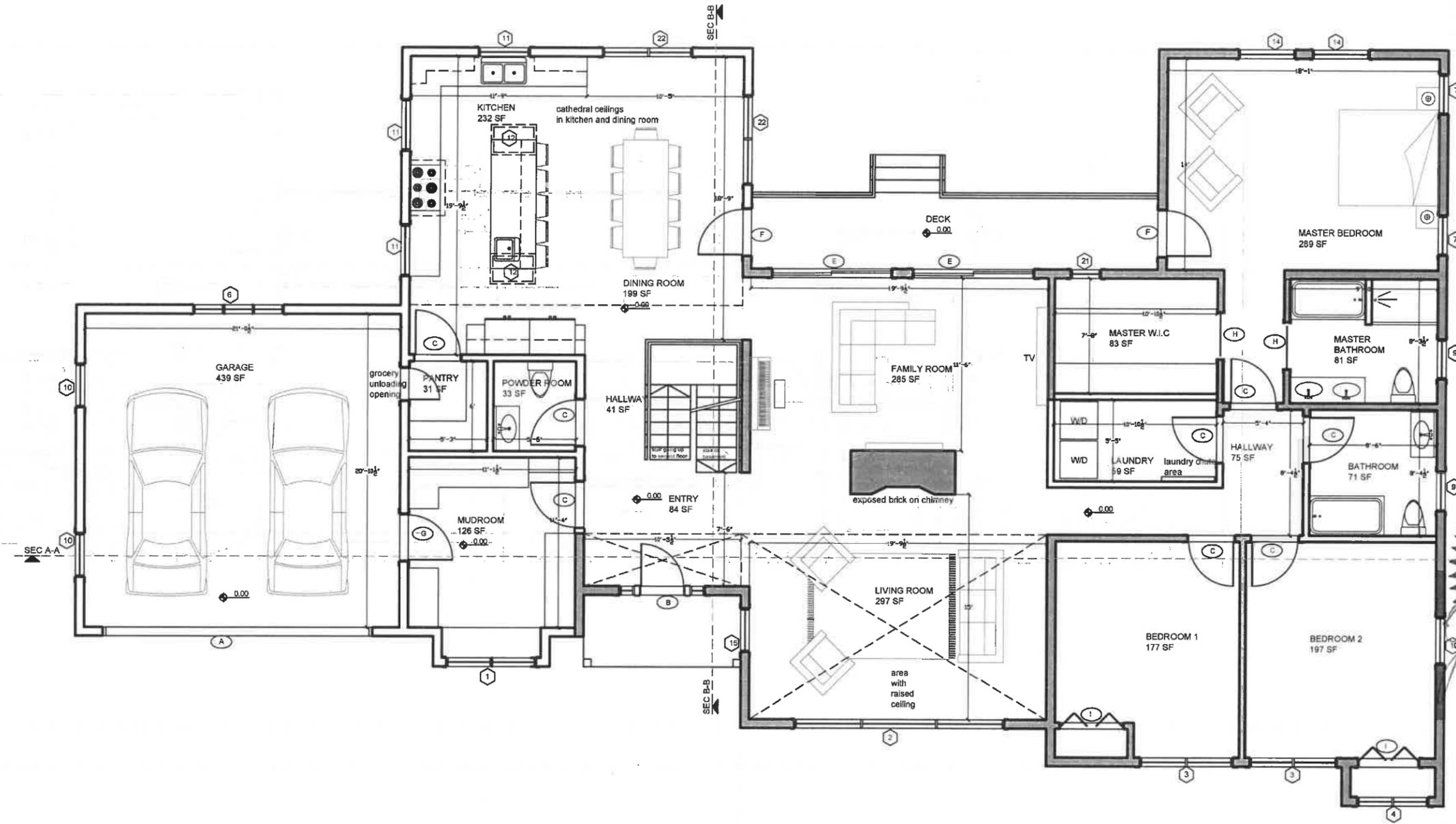
EXISTING FIRST FLOOR
PLAN



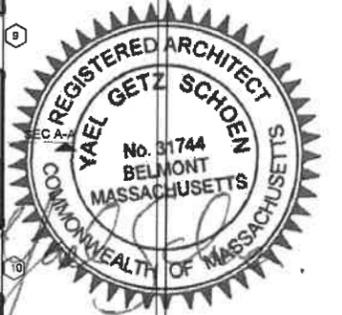
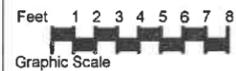
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|--------------|--------------|
| 096 | YGS |
| 1/8" = 1' 0" | AUG 24, 2023 |

E-102

- existing wall to remain
- new wall
- existing door to demolish
- existing door to remain
- new door
- window mark- see window schedule
- door mark- see door schedule
- interior elevations mark



1 PROPOSED FIRST FLOOR PLAN
 SCALE: 1/8" = 1' 0"



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PROPOSED FIRST FLOOR
 PLAN

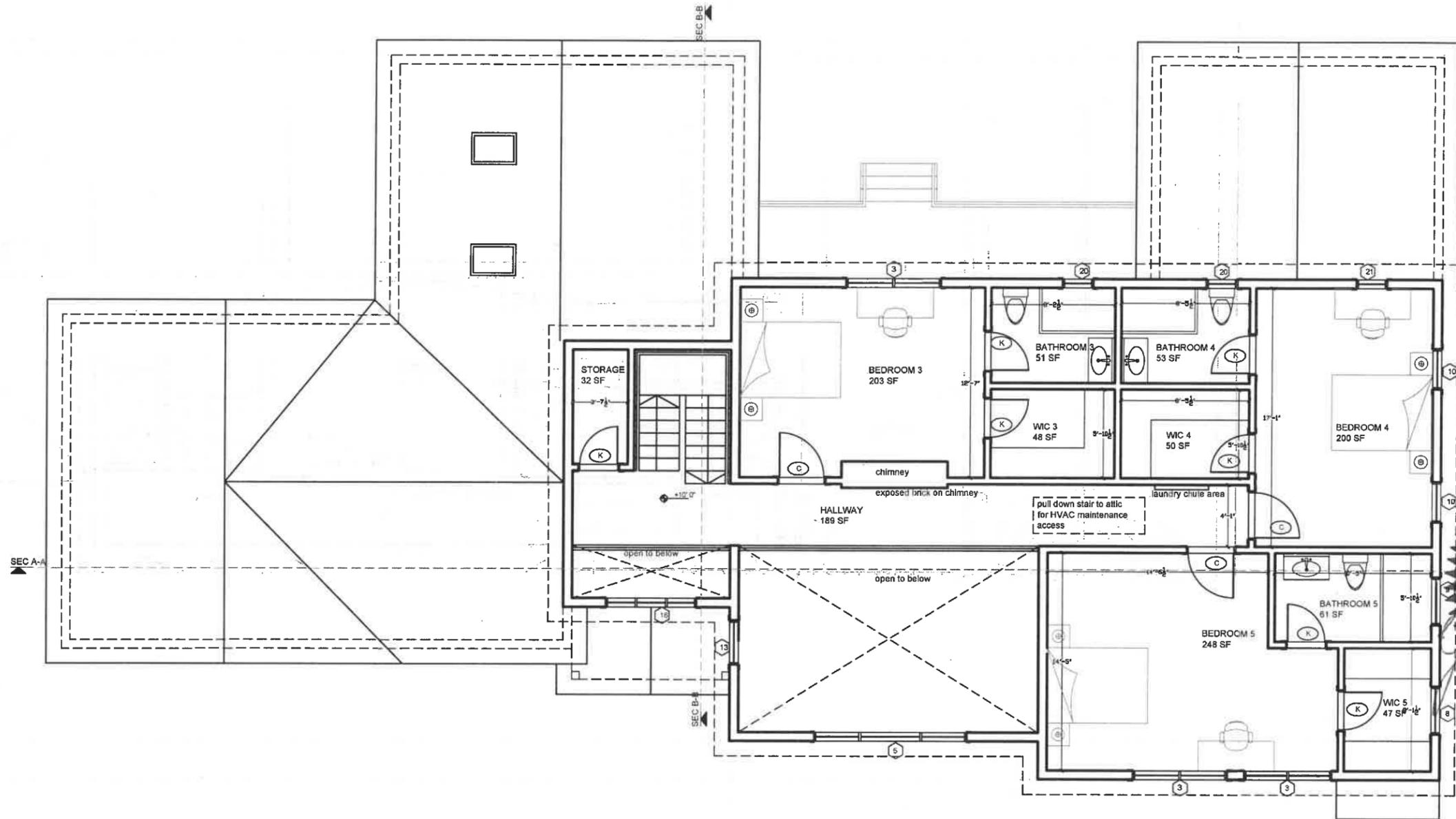


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 1/8" = 1' 0" AUG 24, 2023

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-  existing wall to remain
-  new wall
-  existing door to demolish
-  existing door to remain
-  new door
-  window mark- see window schedule
-  door mark- see door schedule
-  interior elevations mark



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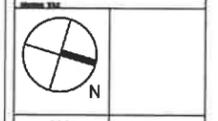


1 PROPOSED SECOND FLOOR PLAN
SCALE: 1/8" = 1' 0"



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**BOYLE
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71 COUNTRY CLUB LN
BELMONT, MA
PROPOSED SECOND
FLOOR PLAN

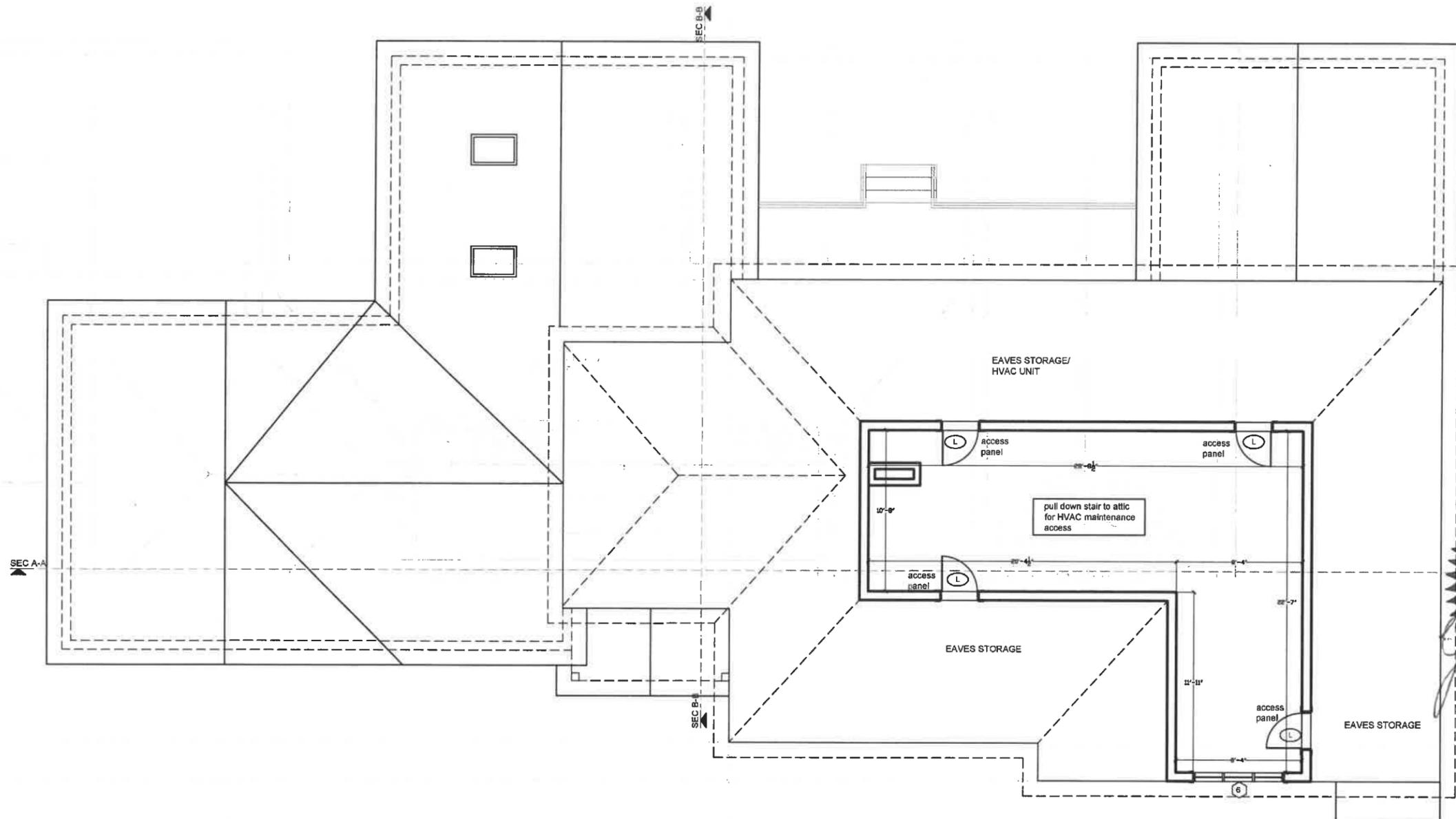


096 YGS
1/8" = 1' 0" AUG 24, 2023

A-103

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-  existing wall to remain
-  new wall
-  existing door to demolish
-  existing door to remain
-  new door
-  window mark- see window schedule
-  door mark- see door schedule
-  interior elevations mark



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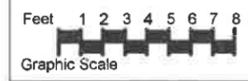
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RESIDENCE**
71 COUNTRY CLUB LN
BELMONT, MA
PROPOSED ATTIC FLOOR
PLAN



096 YGS
1/8" = 1' 0" AUG 24, 2023

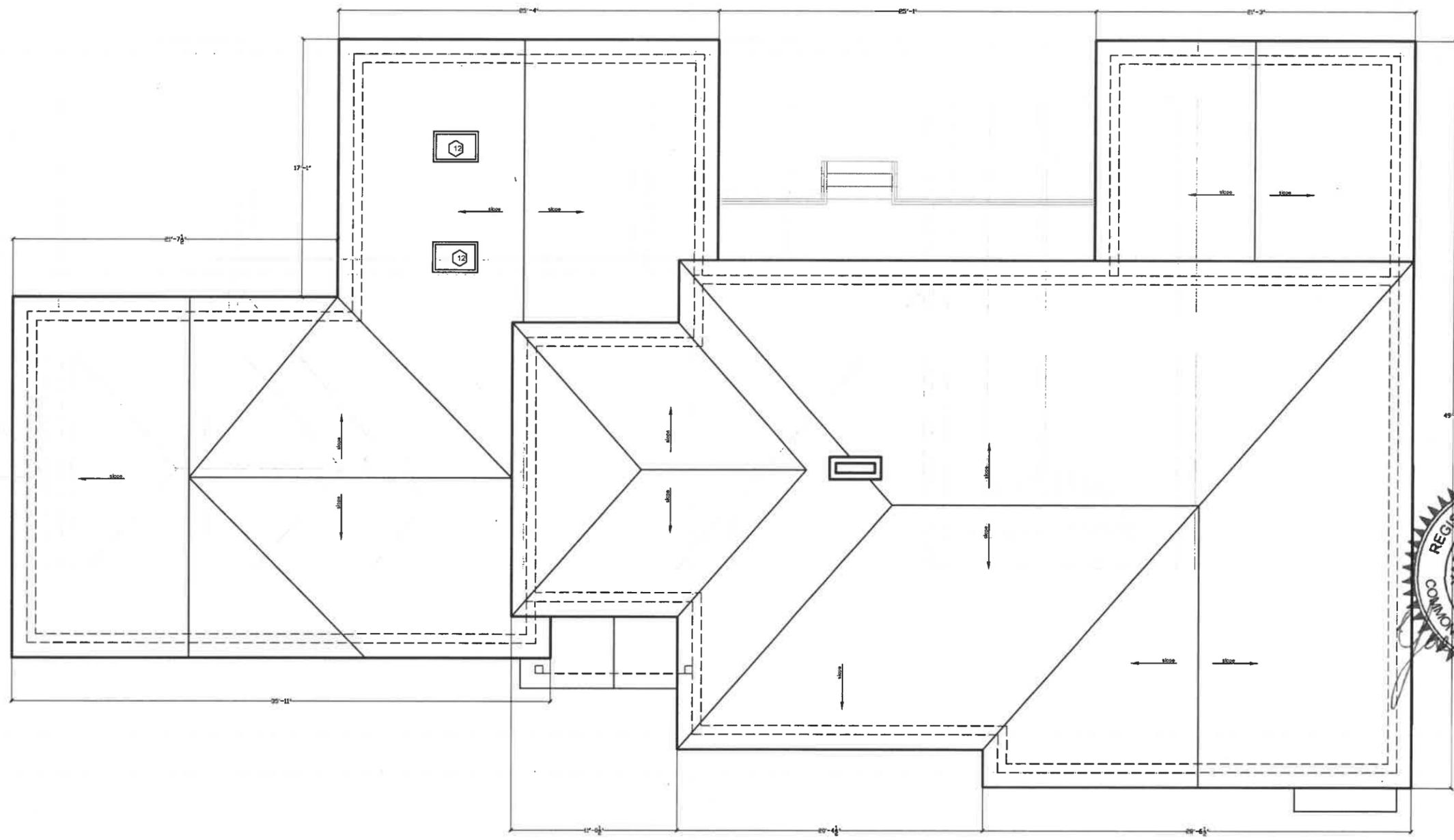
A-104

1 PROPOSED ATTIC FLOOR PLAN
SCALE: 1/8" = 1' 0"
A-104



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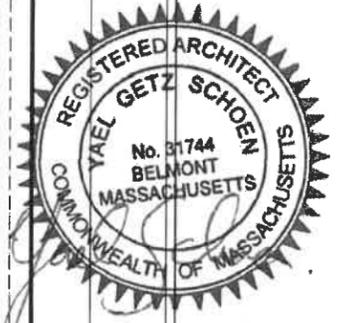
-  existing wall to remain
-  new wall
-  existing door to demolish
-  existing door to remain
-  new door
-  window mark- see window schedule
-  door mark- see door schedule
-  interior elevations mark



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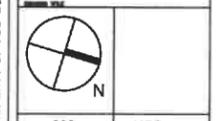
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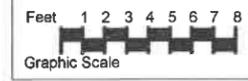
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BELMONT, MA
PROPOSED ROOF PLAN



096 YGS
1/8" = 1' 0" AUG 24, 2023

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1 PROPOSED ROOF PLAN
SCALE: 1/8" = 1' 0"
A-105



A-105

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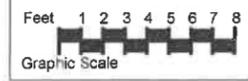
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**BOYLE
RESIDENCE**
71 COUNTRY CLUB LN
BELMONT, MA
EXISTING FRONT
EXTERIOR ELEVATION

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| 096 | YGS |
| 1/8" = 1' 0" | AUG 24, 2023 |

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1 EXISTING FRONT EXTERIOR ELEVATION
E-104 SCALE: 1/8" = 1' 0"

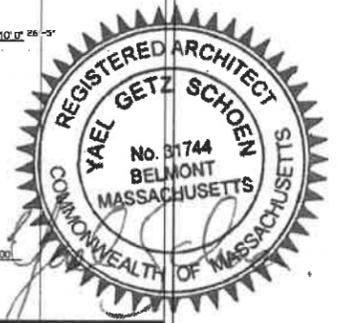


E-104

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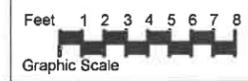
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BOYLE
RESIDENCE
71 COUNTRY CLUB LN
BELMONT, MA
PROPOSED FRONT
EXTERIOR ELEVATION

096 YGS
1/8" = 1' 0" AUG 24, 2023

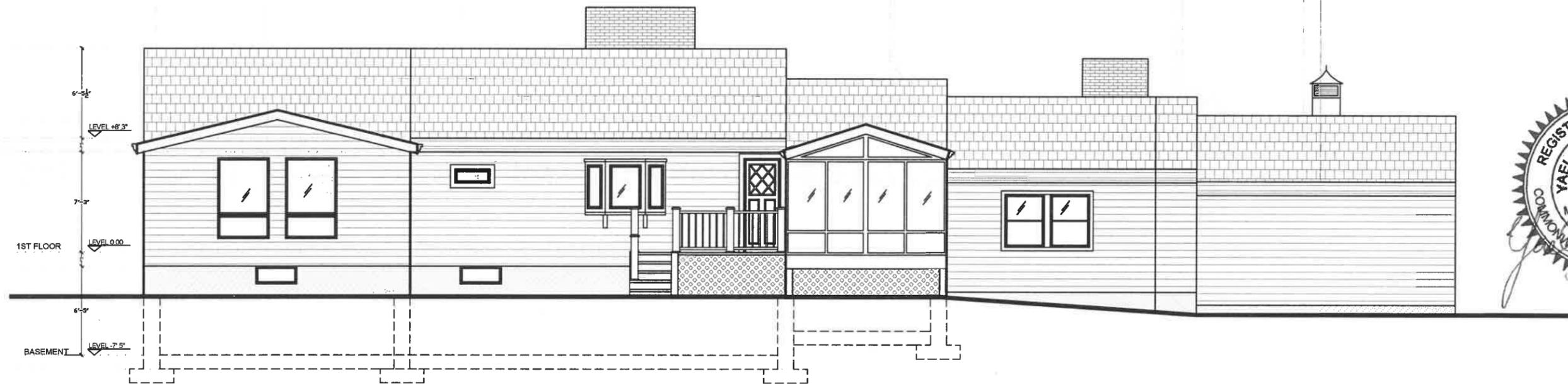
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1 PROPOSED FRONT EXTERIOR ELEVATION
SCALE: 1/8" = 1' 0"

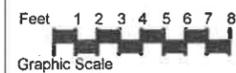


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1 EXISTING BACK EXTERIOR ELEVATION
SCALE: 1/8" = 1' 0"



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BELMONT, MA
EXISTING BACK
EXTERIOR ELEVATION

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| 096 | YGS |
| 1/8" = 1' 0" | AUG 24, 2023 |

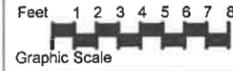
E-105

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1 PROPOSED BACK EXTERIOR ELEVATION
A-107 SCALE: 1/8" = 1' 0"



BOYLE-
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71 COUNTRY CLUB LN
BELMONT, MA

PROPOSED BACK
EXTERIOR ELEVATION

096 YGS
1/8" = 1' 0" AUG 24, 2023

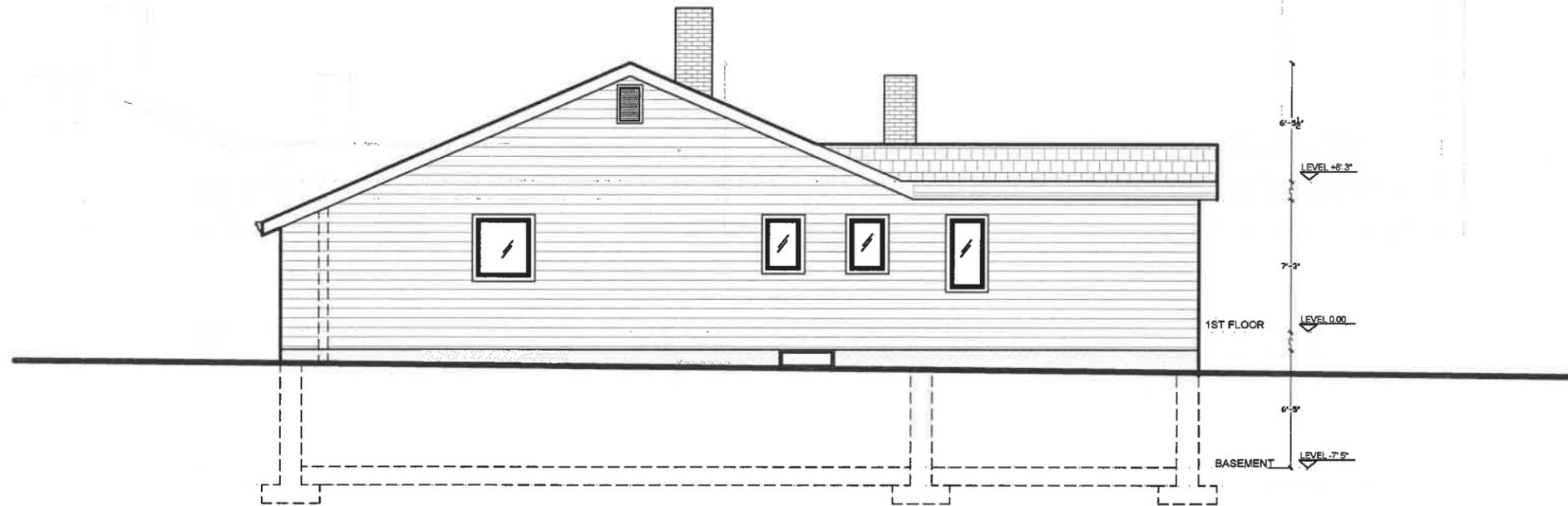
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1 EXISTING NORTH EXTERIOR ELEVATION
E-106 SCALE: 1/8" = 1' 0"

Feet 1 2 3 4 5 6 7 8
Graphic Scale

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BELMONT, MA
EXISTING NORTH
EXTERIOR ELEVATION

096 YGS

1/8" = 1' 0" AUG 24, 2023

E-106

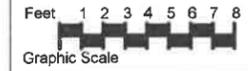
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1 PROPOSED NORTH EXTERIOR ELEVATION
A-108 SCALE: 1/8" = 1' 0"



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BOYLE
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BELMONT, MA
PROPOSED NORTH
EXTERIOR ELEVATION

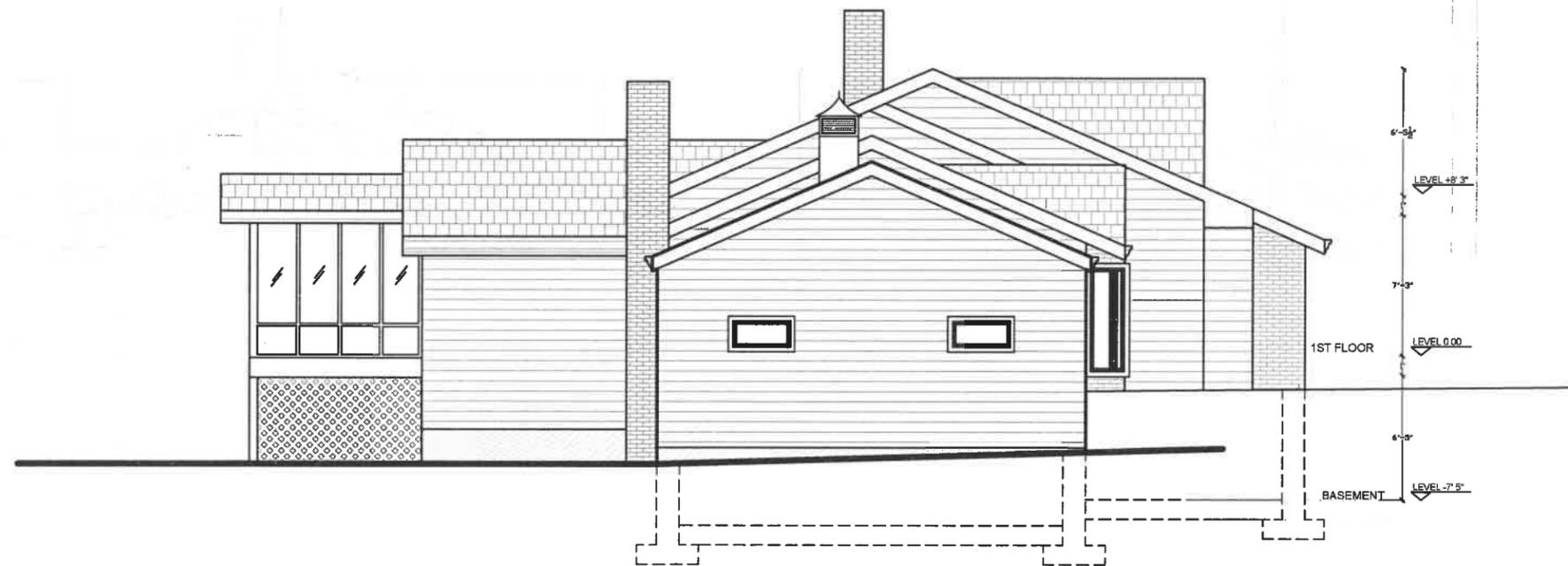
096 YGS
1/8" = 1' 0" AUG 24, 2023

A-108

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BELMONT, MA
EXISTING SOUTH
EXTERIOR ELEVATION

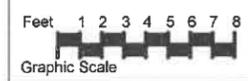
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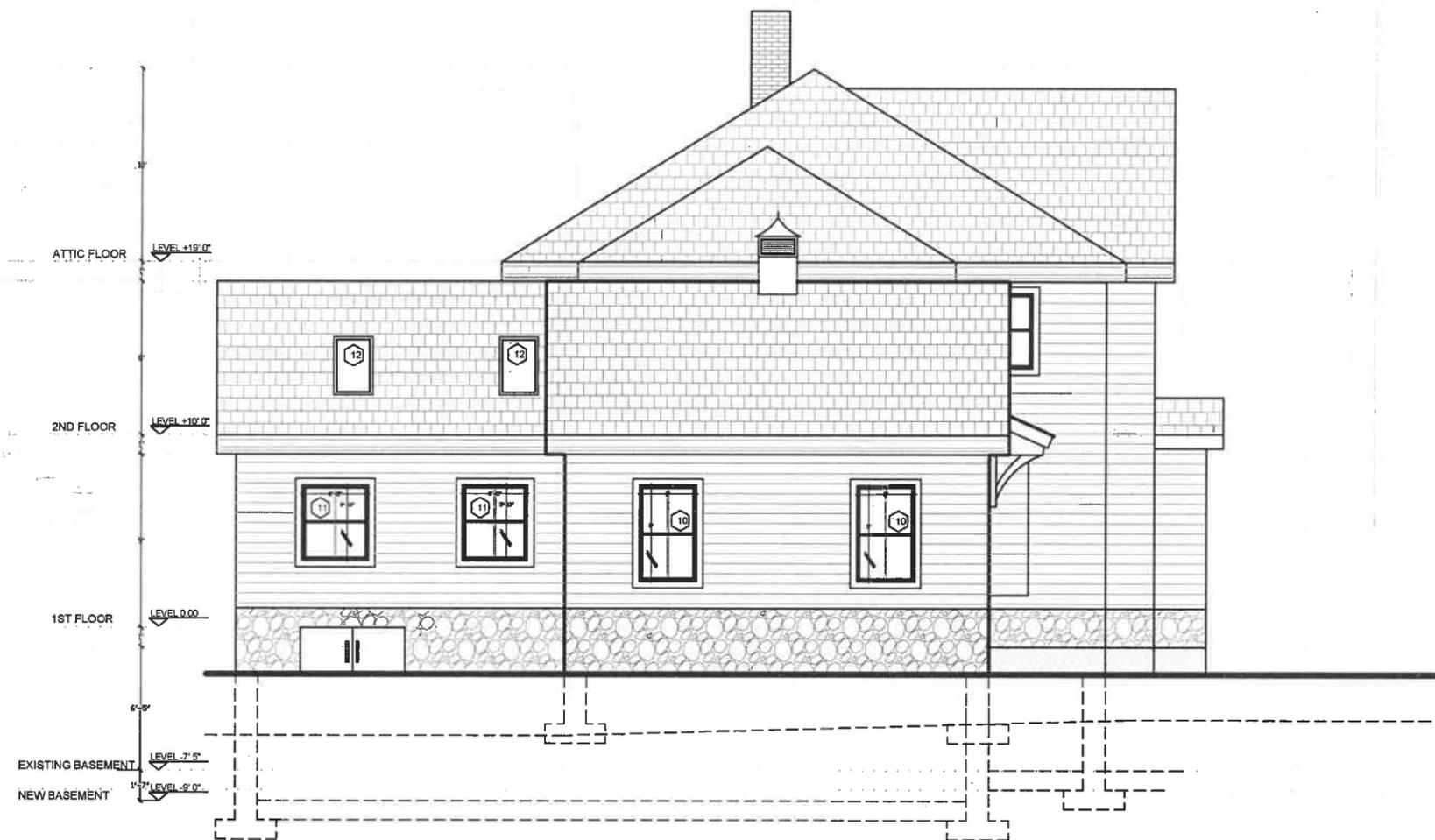
1 EXISTING SOUTH EXTERIOR ELEVATION
SCALE: 1/8" = 1' 0"



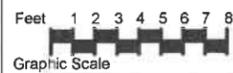
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1 PROPOSED SOUTH EXTERIOR ELEVATION
A-109 SCALE: 1/8" = 1' 0"



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BELMONT, MA
PROPOSED SOUTH
EXTERIOR ELEVATION

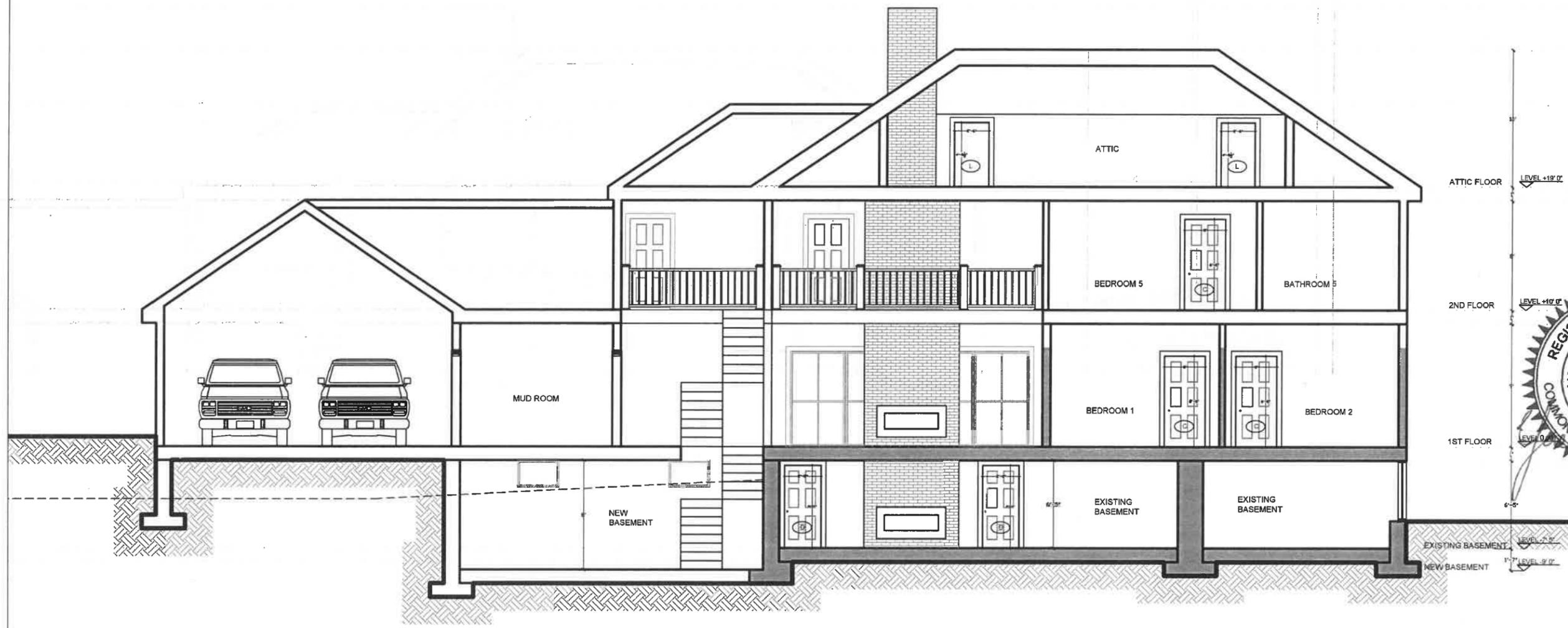
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| 096 | YGS |
| 1/8" = 1' 0" | AUG 24, 2023 |

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ATTIC FLOOR LEVEL +19'0"

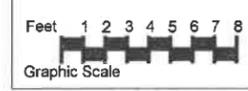
2ND FLOOR LEVEL +17'0"

1ST FLOOR LEVEL 0'0"

EXISTING BASEMENT LEVEL -2'0"

NEW BASEMENT LEVEL -9'0"

1 PROPOSED BUILDING SECTION A-A
A-110 SCALE: 1/8" = 1' 0"



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SECTION A-A

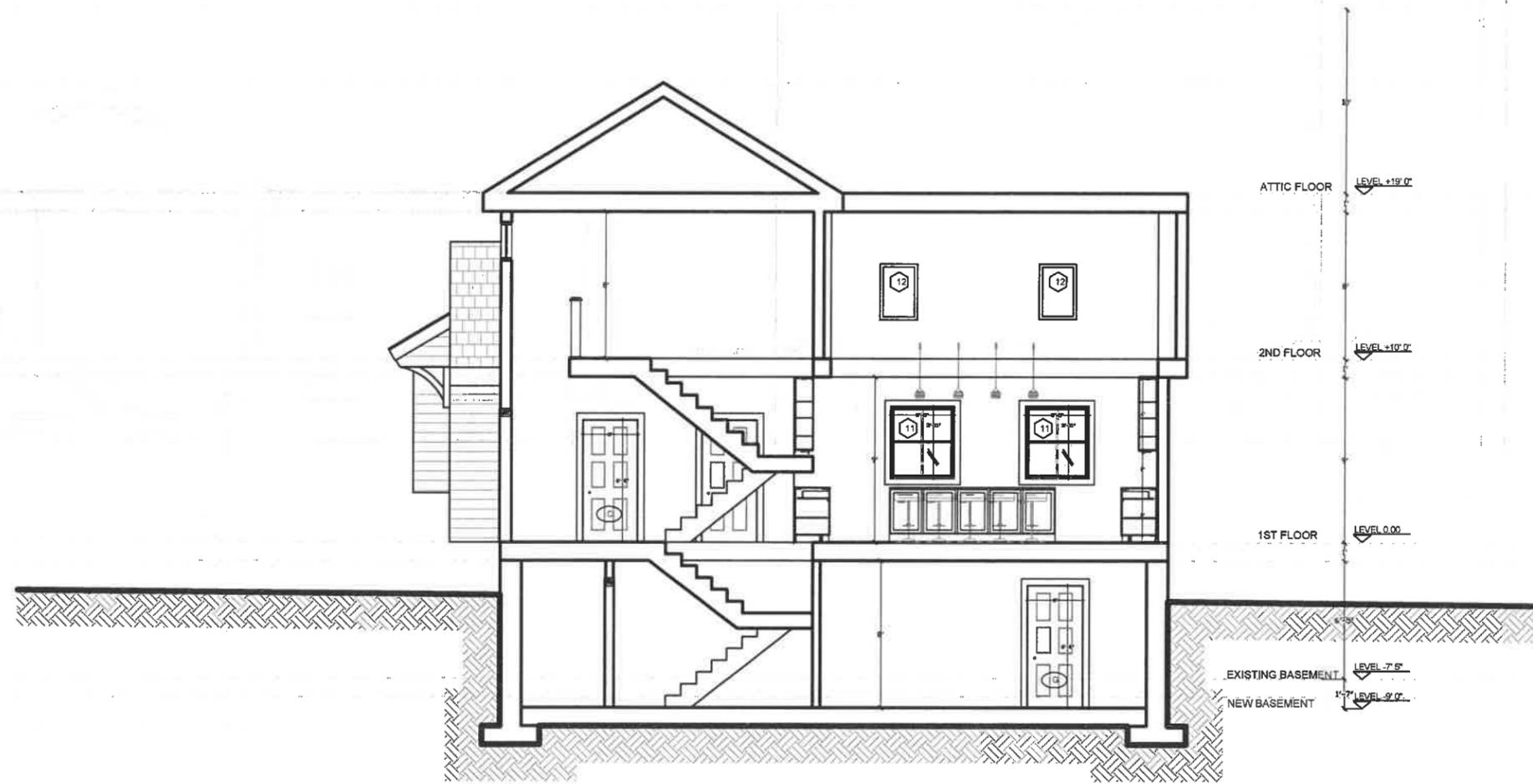
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A-110

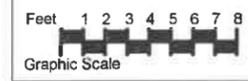
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1 PROPOSED BUILDING SECTION B-B
A-111 SCALE: 1/8" = 1' 0"



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PROPOSED BUILDING
SECTION B-B

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096 YGS
1/8" = 1' 0" AUG 24, 2023

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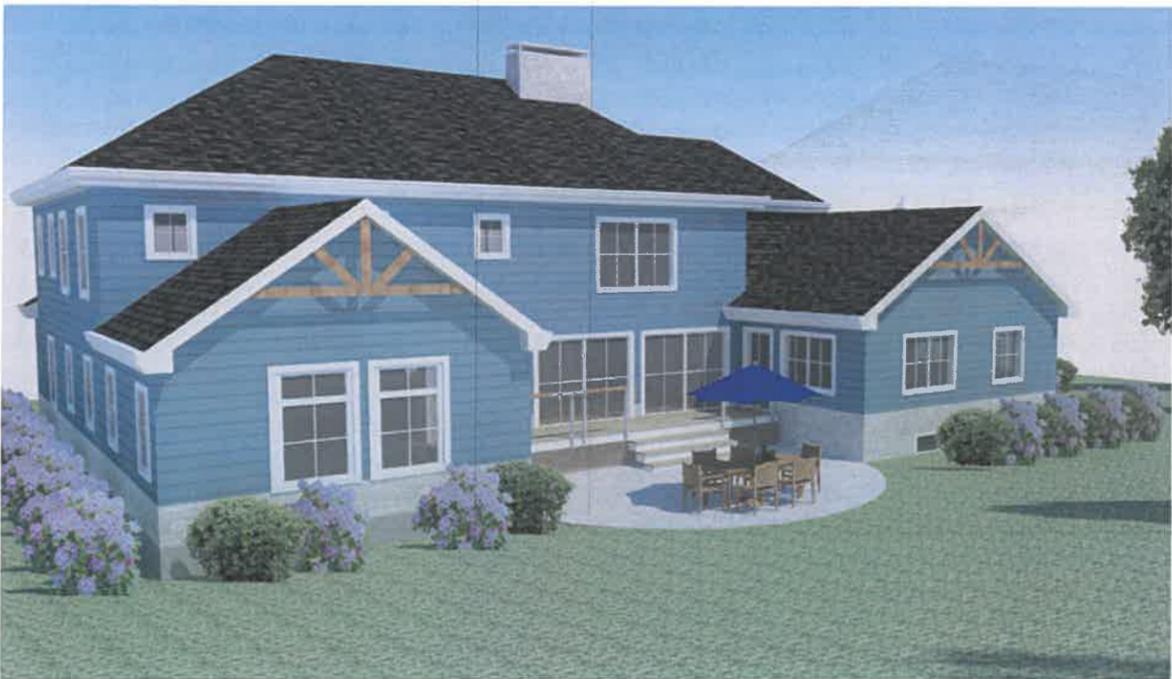
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PROPOSED 3D IMAGES

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| AUG 24, 2023 | |

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DATE: 08/24/23
TIME: 10:00 AM
SCALE: 1/8" = 1'-0"

