

RECEIVED
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BELMONT, MA

CASE NO. 20-01

2020 JAN 14 PM 1:20

NOTICE OF PUBLIC HEARING BY THE
BELMONT ZONING BOARD OF APPEALS

ON APPLICATION FOR ONE SPECIAL PERMIT

Notice is hereby given that the Belmont Zoning Board of Appeals will hold a public hearing on Monday, February 3, 2020 at 7:00 PM in the Art Gallery, 3rd floor, Homer Municipal Building, 19 Moore St., to consider the application of Matias Infante at 24 Broad Street located in a Single Residence C (SRC) Zoning District for One Special Permit under §1.5 of the Zoning Bylaw to construct a Dormer. Special Permit, 1.-§4.2 allows two and a half (2.5) story structures, the existing structure is three and a half (3-1/2) stories, the lowest level of the dwelling is a basement (52.0% of the foundation walls are exposed) and is considered a story. The proposed dormer is at three and a half (3-1/2) story.

ZONING BOARD OF APPEALS



Town of Belmont
Zoning Board of Appeals

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2020 JAN 14 PM 1:20

APPLICATION FOR A SPECIAL PERMIT

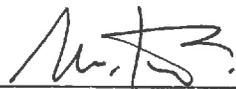
Date: 12/4/19

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 24 BROAD 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 _____
CONSTRUCT DORMER

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 MATIAS INFANTE
Address 24 BROAD ST
BELMONT MA 02478
Daytime Telephone Number 617 780 8212



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

November 27, 2019

Matias Infante
24 Broad Street
Belmont, MA 02478

RE: Denial to Construct a Dormer.

Dear Mr. Matias,

The Office of Community Development is in receipt of your building permit application for your proposal to construct a Dormer at 24 Broad Street located in a Single Residence C (SRC) Zoning District.

Your application has been denied because it does not comply with the current Town of Belmont Zoning By-Law. More specifically, Section 4.2.2 of the Zoning By-Law Dimensional Regulations allows a maximum of 2-1/2 stories.

1. The existing structure is three and one half (3.5) stories. The lower level of your dwelling is a story (52% of the foundation walls are exposed and is considered a basement).

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 Zoning Board of Appeals. 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

Belmont Special Permit Application Statement

24 Broad St

We seek one special permit for the number of stories in order to construct a dormer on our existing single-family home.

We move from Santiago to the United States about 5 and half years ago because of Matias's work and to provide a better life for our three children. We not only chose Belmont for their excellent school system, but for the close knit, family-oriented community it offers. Our oldest son Martin is in sixth grade at Chenery Middle School, our middle son Nicolas is in fifth grader also in Chenery, and our youngest daughter Ana is in kindergarten Winn Brook Elementary.

We would like to construct a dormer, which will add a bathroom and bedroom to meet the needs of our family. As our sons grow to become teenagers, they need some space of their own. We also have frequent visits from family coming from Chile, and the additional bathroom is essential for to make the visits comfortable and peaceful.

Our home is an existing non-conforming story structure because the lower level of our dwelling is only 48% below grade. There are several homes in the immediate vicinity that also have third floor dormers at a comparable scale to what is proposed. The dormer will be located at the back of the house, and its view will be largely obstructed by mature landscaping.

In conclusion, the proposed addition does not pose any substantial detriment to the neighborhood and does derogate the intent of the by-law. Rather, it is very reasonably sized and in line with the neighbors.

Best,



Matias Infante and Daniela Cermenati

Zoning Compliance Check List

(To Be Completed By Registered Land Surveyor)

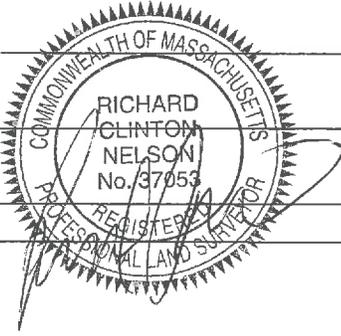
Property Address: 24 Broad Street

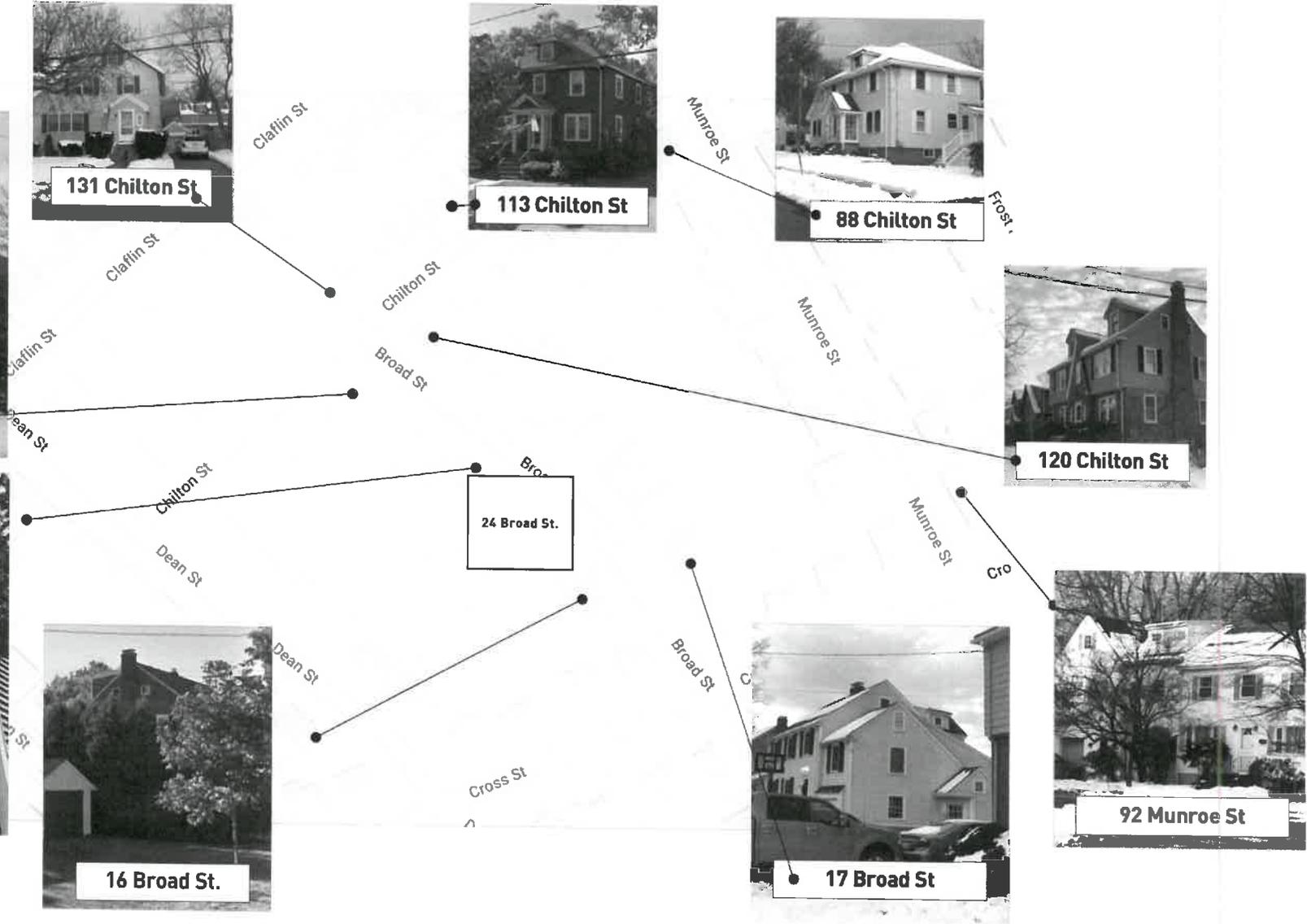
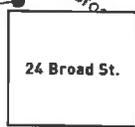
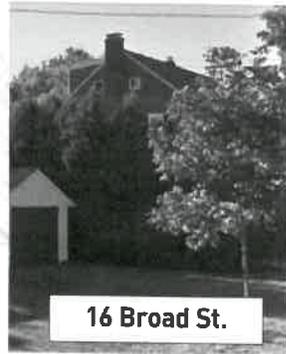
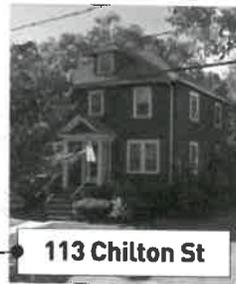
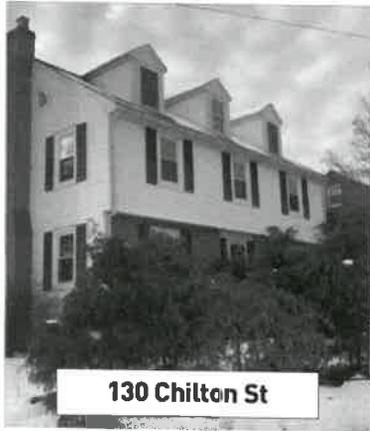
Zone: SC - Single Res. C Date: October 21, 2019

Surveyor Signature & Stamp: Colonial Surveying Co., Inc., Richard C. Nelson, PLS

	REQUIRED	EXISTING	PROPOSED
Lot Area	9,000 S.F.	8,777 S.F.	8,777 S.F.
Lot Frontage	75'	70.0'	70.0'
FAR	N/A	-	-
Max. lot coverage	25%	10.2%	10.2%
Min. open space	50%	83.0%	83.0%
Front set back	21.0'*	21.0'	21.0'
Side set back	10	14.6'	14.6'
Side set back	10'	15.1'	15.1'
Rear set back	30'	93.8'	93.8'
Building Height	30'	26.8'	26.8'
No. of stories	2.5	3.5	3.5
½ Story Calculation	"see architectural plans"		

NOTES:
 Building Height is Mid point between Eave of (22.2' AGL) and the Peak (31.4' AGL)=26.8'
 Heights shown are above average ground elevation







30 Broad St.



17 Broad St



16 Broad St.



130 Chilton St



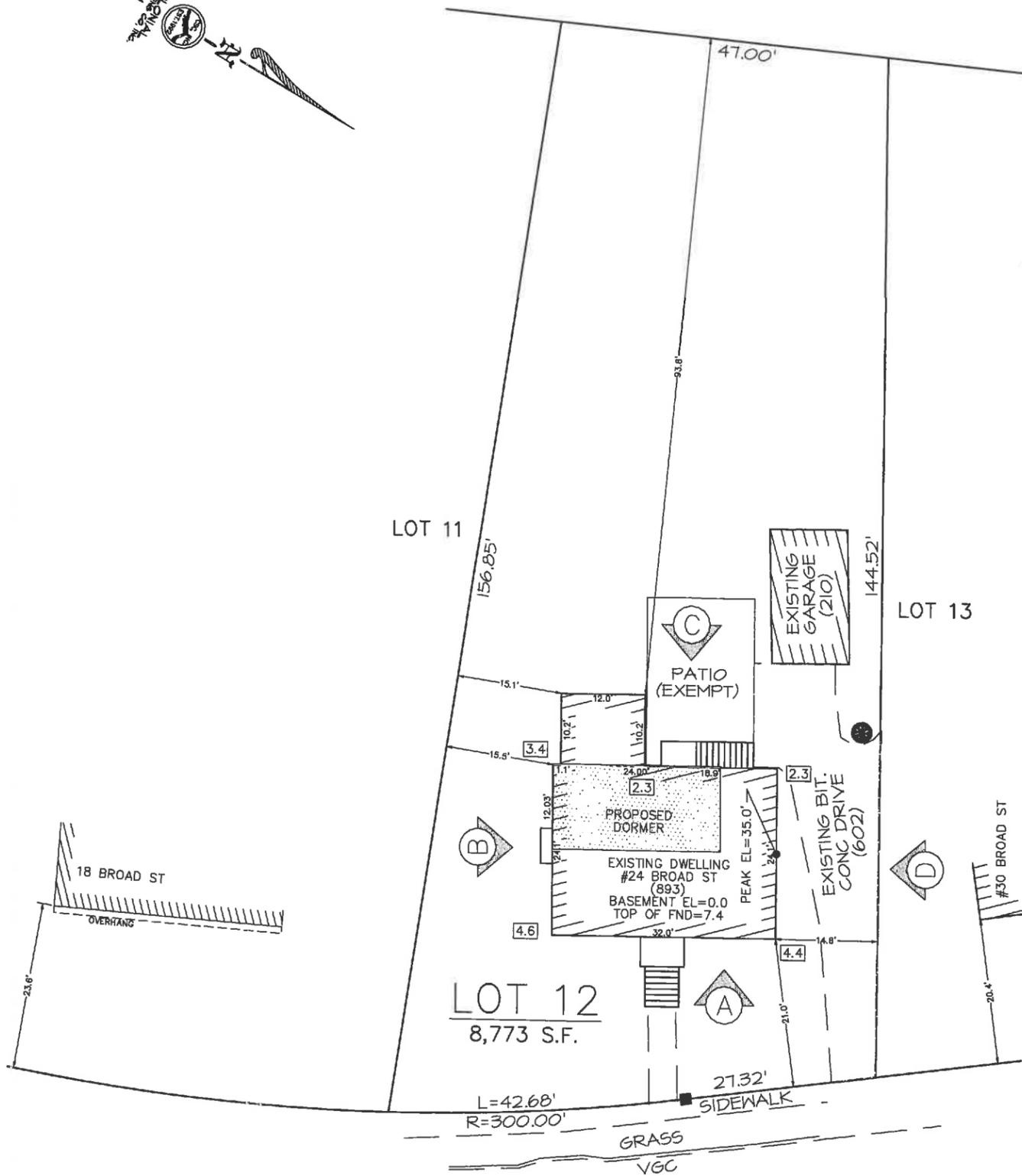
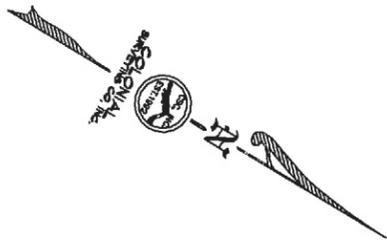
131 Chilton St



88 Chilton St







BROAD STREET

ZONING DISTRICT SC (SINGLE RESIDENCE C)

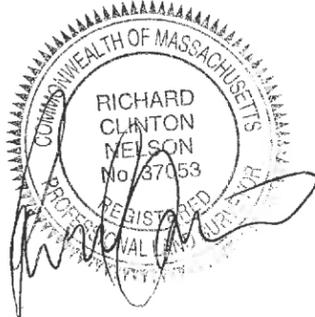
	REQ.	EXISTING	PROPOSED
FRONT SETBACK:*	22.0'	21.0'	21.0'
SIDE SETBACK:	10'	14.6/15.1	14.6/15.1
REAR SETBACK:	30'	93.8	93.8
MAXIMUM LOT COVERAGE:	25%	10.2%	10.2%
MINIMUM OPEN SPACE:	50%	83.0%	83.0%

TOTAL LOT AREA: 8,773 S.F.

FLOOD BOUNDARY ZONE: C

*SEC 4.2.2.A.4 APPLIED

Colonial Surveying Co., Inc.
 3 OXFORD AVE
 BELMONT, MA 02478
 (617) 489-0880
 www.colonialsurvey.com

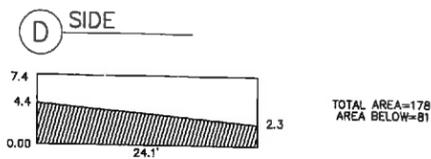
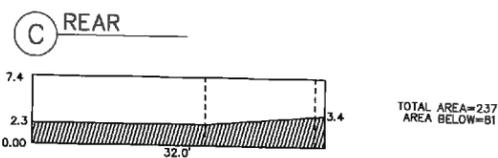
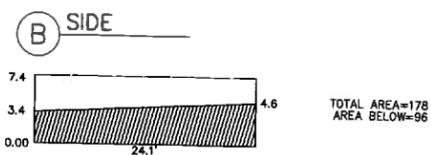
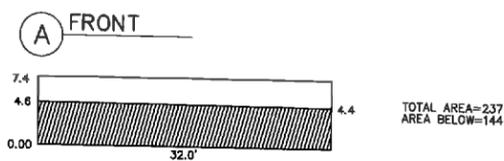


Owner:	<u>Matias Infante Bascunan</u>
Loc. House No.:	<u>24 Broad Street</u>
Lot No.:	<u>12</u>
App. No.:	_____
Date:	<u>Oct 18, 2019</u>
Scale:	<u>1" = 20'</u>

GRAPHIC SCALE 1"=20'



BASEMENT DETERMINATION



TOTAL FOUNDATION AREA= 830 S.F.
TOTAL AREA BELOW GRADE= 402 S.F.
PERCENT BELOW GRADE= 482/830 OR 58%
AVERAGE GRADE=3.8



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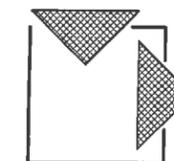
Owner: Matias Infante Bascunan
Loc. House No. 24 Broad Street
Lot No. 12
App. No. _____
Date Oct 21, 2019
Scale 1" = 20'



**BELMONT ZBA
SUBMISSION
OCTOBER 16, 2019**

PROJECT DISCRPTION:
ADD NEW DORMER W/BEDROOM AND BATHROOM

*MILLER
DESIGN LLC*

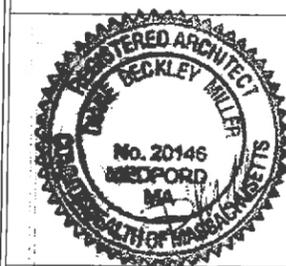


80 CLARK STREET
BELMONT, MA 02478
TEL: 617 993 3157

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

Date: _____ Issued for: _____

10/16/19 ZBA REVIEW SET



INFANTE RESIDENCE
24 BROAD STREET
BELMONT, MA 02487

COVER SHEET

Sheet
Number:

A1

DRAWING LIST

- A1 COVER SHEET
- A2 BASEMENT PLAN
- A3 FIRST FLOOR PLAN
- A4 SECOND FLOOR PLAN
- A5 ATTIC DEMO PLAN
- A6 ROOF DEMO PLAN
- A7 ELEVATION DEMO PLAN
- A8 ELEVATION DEMO PLAN
- A9 HALF STORY LAYOUT
- A10 ROOF PLAN
- A11 NEW ELEVATIONS/SECTION
- A12 NEW ELEVATIONS
- A13 NEW ELEVATIONS
- A14 STRUCTURAL/SECTION

SYMBOL LEGEND

- WALL TO BE DEMOLISHED
- EXISTING WALL TO REMAIN
- NEW WALL
- SECTION
- DOOR TAG
- WINDOW TAG
- RECESSED CAN LIGHT AS SELECTED BY OWNER
- WALL MOUNTED SCONCES AS SELECTED BY OWNER
- CEILING MOUNTED LIGHT AS SELECTED BY OWNER

PROJECT INFORMATION: PER ZONING AMENDMENTS DATED 11/13/2018
BELMONT ZONING DISTRICT SR-C:

FRONT YARD SETBACK: 22'-0" (UNCHANGED CONFORMING)
 REAR YARD SETBACK: 29'-4" (39'-6" EXISTING 38'-0" PROPOSED CONFORMING)
 SIDE YARD SETBACK: 14'-6" (UNCHANGED CONFORMING)
 SIDE YARD SETBACK: 15'-1" (UNCHANGED CONFORMING)
 FRONTAGE: 70'-0" (EXISTING UNCHANGED - NONCONFORMING)
 LOT AREA: 8773 (EXISTING UNCHANGED - NONCONFORMING)
 MAX HEIGHT: 34 1/2 STORIES (3.5 STORIES STORIES XX'-X" EXISTING NON-
 CONFORMING)
 SEE SITE PLAN FOR CELLAR CALC'S
 LOT COVERAGE (MAX): 25% - 10.2% - (UNCHANGED CONFORMING)
 OPEN AREA (MIN): 50% - 83% (UNCHANGED CONFORMING)

HALF STORY/DORMER CALCULATION SEE A4 2ND FLOOR AREA
SEE A10 FOR HALF STORY

SECOND FLOOR (EXIST)	775SQFT
PROPOSED HALF STORY OVER 5'-0"	459SQFT
775SQFT X 60% = 465SQFT ALLOWED > 459SQFT PROPOSED THEREFOR COMPLIES.	

PERIMETER DORMER CALCULATION SEE A12 FOR DETAIL
SEE A13 WEST SECTION

SECOND FLOOR	112'-6"
DISTANCE WITH RAFTERS AT 3' OF GREATER	55'-5 1/2"
ALLOWABLE LENGTH OF WALLS WITH RAFTER BOTTOMS AT 3'-0" OR GREATER = 112'-6" X 50% = 56'-3" ALLOWED > 55'-5 1/2" PROPOSED	

DORMER LENGTH CALCULATION

EXISTING ROOF LINE	32'-1"
WEST DORMER (PROPOSED)	24'-0"
NORTH DORMER	13'-3 3/4"

ALLOWABLE LENGTH OF DORMER = 32'-1" X 75% = 24'-0" MAXIMUM

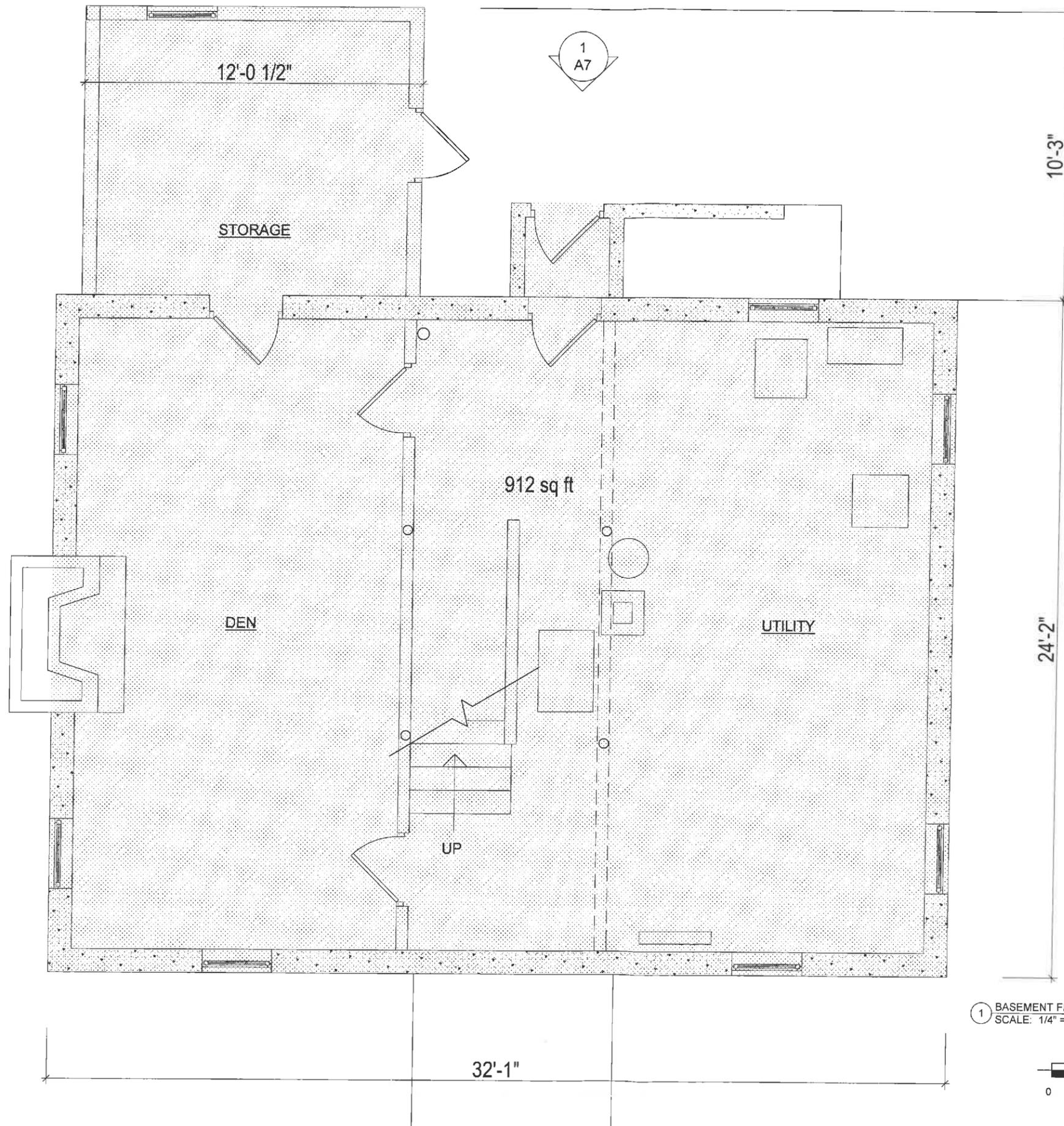
GROSS AREA CALCULATIONS

BASEMENT FLOOR AREA	912 SQFT
FIRST FLOOR AREA	899 SQFT
SECOND FLOOR AREA	775 SQFT
HALF STORY GROSS (ABOVE 6'-0")	178 SQFT
TOTAL EXISTING GROSS AREA=	2,764 SQFT
ADDITIONAL HALF STORY GROSS AREA=	225 SQFT

EXISTING GROSS AREA (MEASURED) 2,764 SQFT

225 SQFT / 2,764 SQFT = 8% INCREASE (COMPLIES)

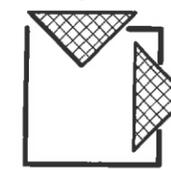




1 BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'



MILLER
DESIGN LLC



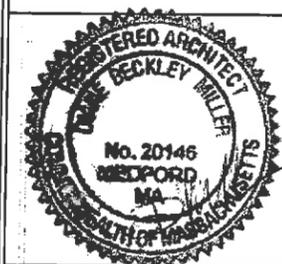
80 CLARK STREET
BELMONT, MA 02478
TEL: 617.993.3157

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

Date: Issued for:

07/30/19 SCHEMATIC DRAWINGS

10/16/19 ZBA REVIEW SET

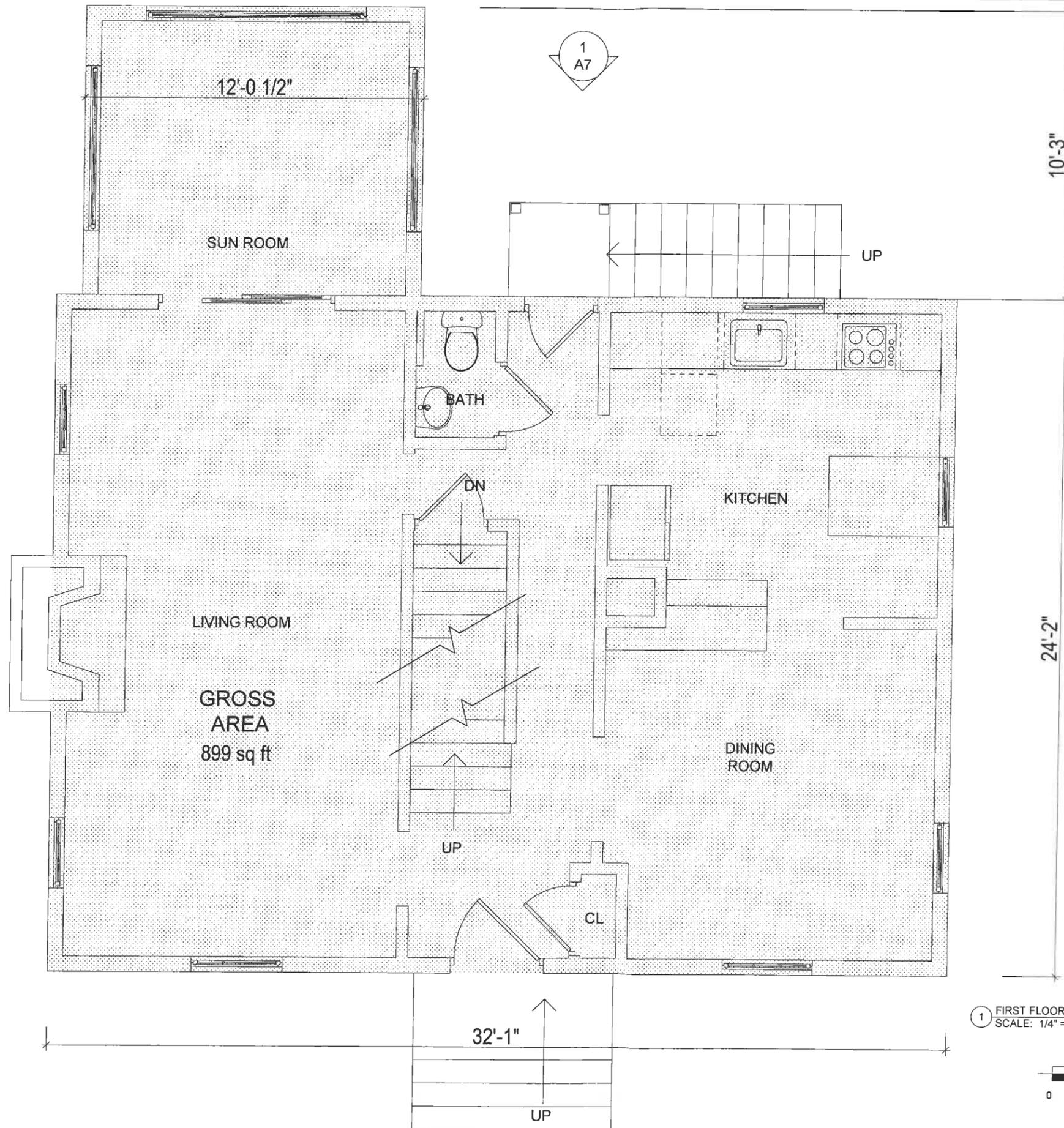


INFANTE RESIDENCE
24 BROAD STREET
BELMONT, MA 02487

DEMOLITION PLANS

Sheet
Number:

A2



1
A8

2
A8

1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'



**MILLER
DESIGN LLC**

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INFANTE RESIDENCE
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DEMOLITION PLANS

Sheet
Number:

A3

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DESIGN LLC



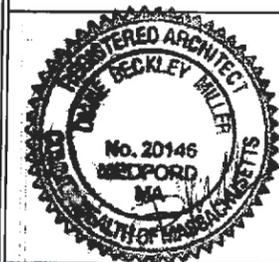
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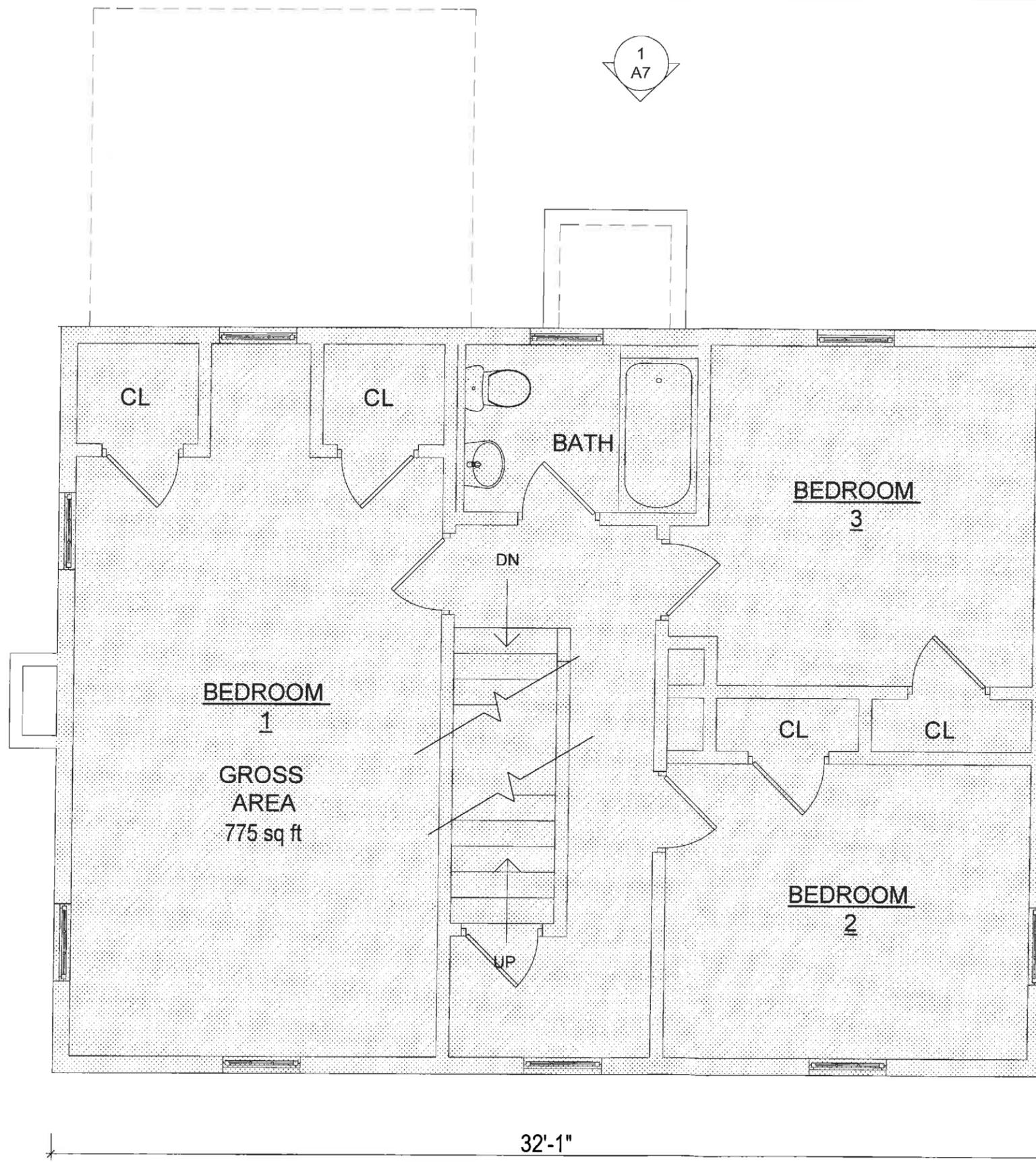


INFANTE RESIDENCE
24 BROAD STREET
BELMONT, MA 02487

DEMOLITION PLANS

Sheet
Number:

A4



1
A8

1
A7

2
A8

24'-2"

32'-1"

① SECOND FLOOR PLAN
SCALE: 1/4" = 1'



1
A7

OPTION TO REMOVE CHIMNEY
AND PATCH WALLS THIS LEVEL

EXISTING GABLE END TO BE DEMOLISHED

EXISTING WINDOWS TO BE DEMOLISHED

3' RAFTER LINE

5'-0" 1/2 STORY LINE

6'-0" GROSS LINE

1
A8

GROSS
AREA
178 sq ft

DN

6'-0" GROSS LINE

5'-0" 1/2 STORY LINE

3' RAFTER LINE

2
A8

32'-1"

5'-6 3/4"
8'-5"
14'-0"

1 THIRD FLOOR PLAN
SCALE: 1/4" = 1'



MILLER
DESIGN LLC



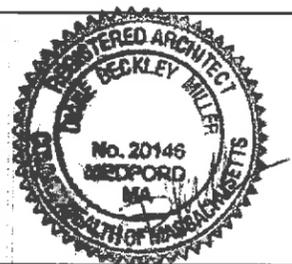
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07/30/19 SCHEMATIC DRAWINGS

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INFANTE RESIDENCE
24 BROAD STREET
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DEMOLITION PLANS

Sheet
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A5

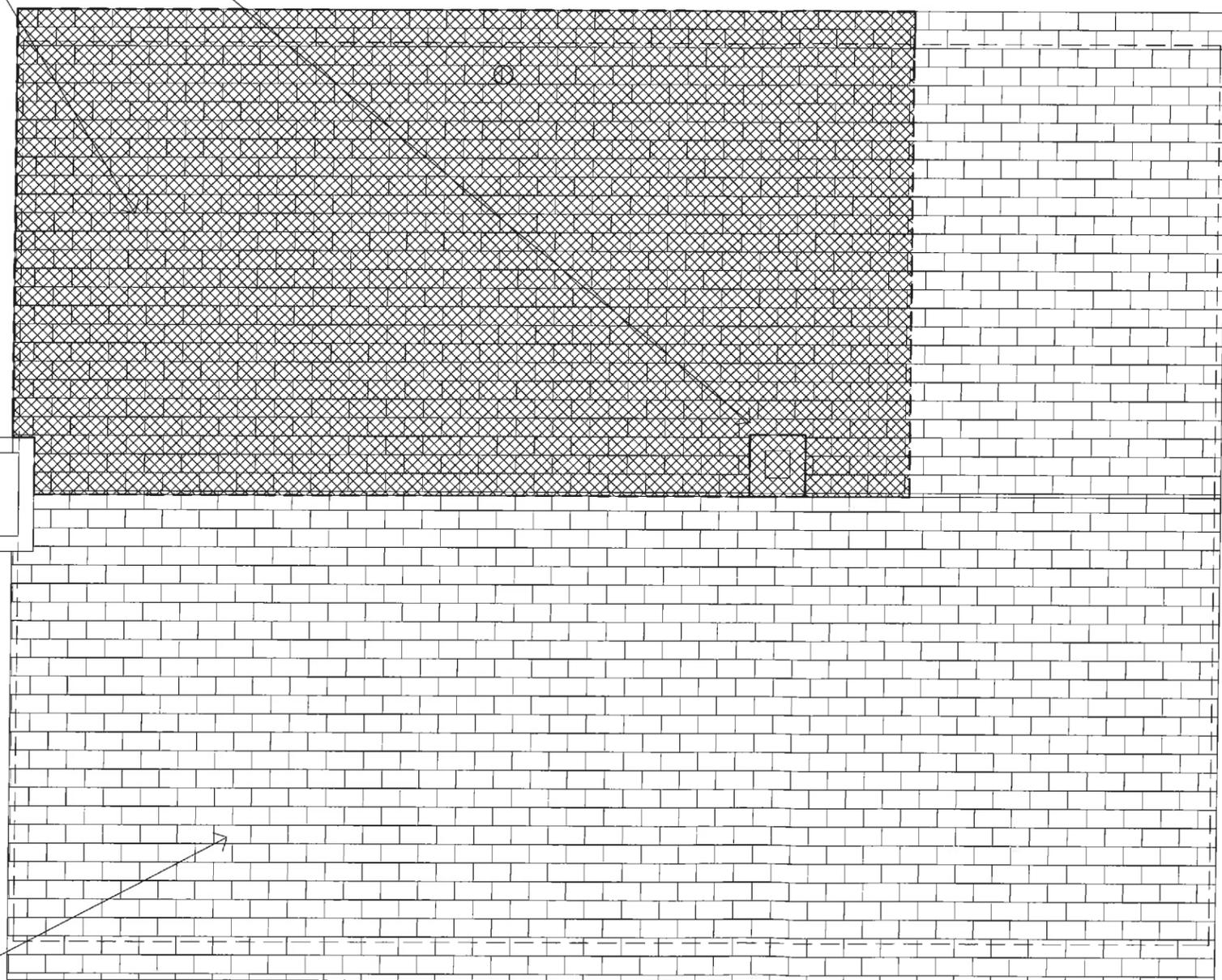
1
A7

OPTION TO REMOVE CHIMNEY
AND PATCH WALLS THIS LEVEL

SECTION OF ROOF TO BE DEMOLISHED
FOR NEW DORMER

1
A8

2
A8



REVIEW OPTION W/OWNER
TO REPLACE ALL ROOFING

1 ROOF PLAN
SCALE: 1/4" = 1'



**MILLER
DESIGN LLC**

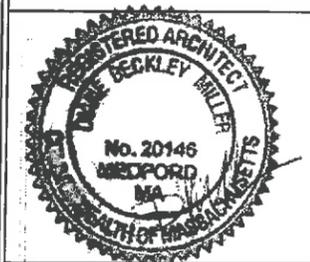


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10/18/19 ZBA REVIEW SET



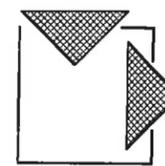
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DEMOLITION PLANS

Sheet
Number:

A6

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DESIGN LLC



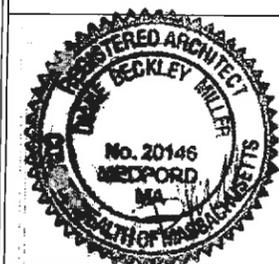
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INFANTE RESIDENCE
24 BROAD STREET
BELMONT, MA 02487

EXISTING
ELEVATIONS

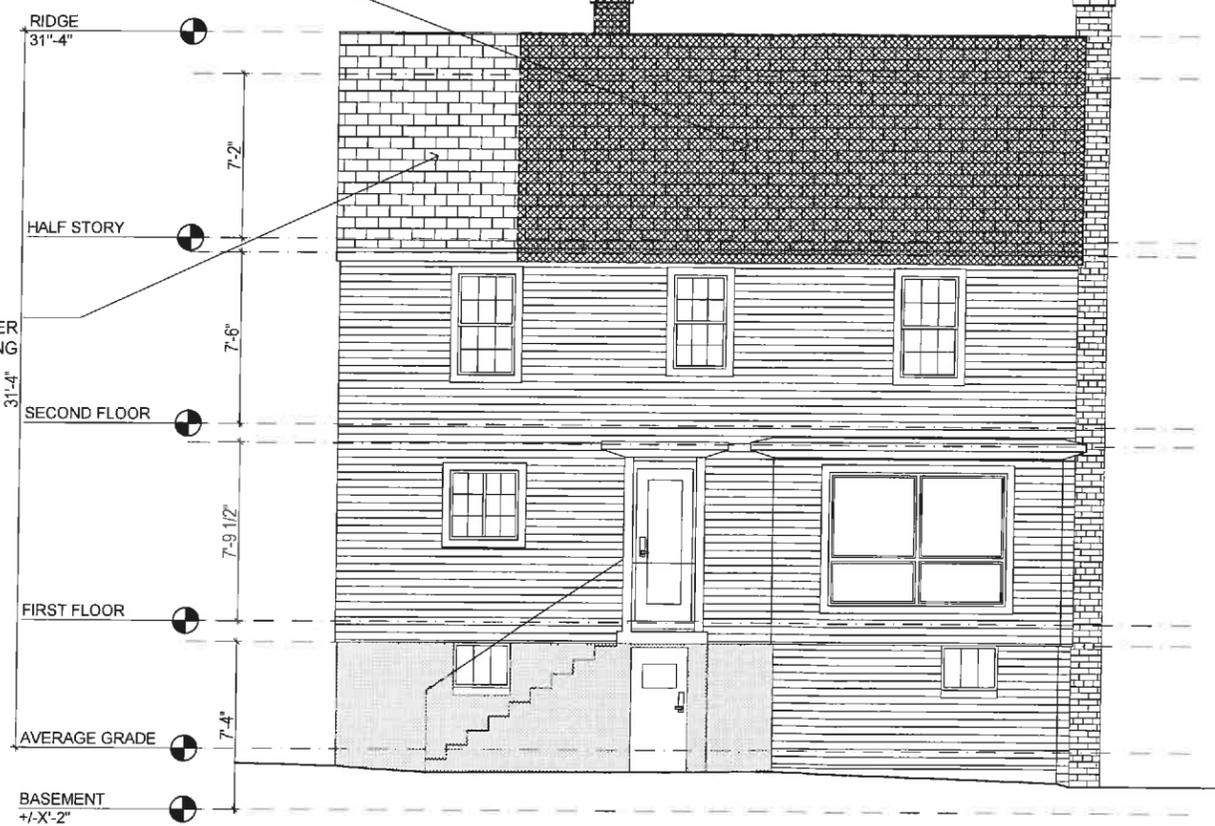
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OPTION TO REMOVE CHIMNEY
AND PATCH WALLS THIS LEVEL

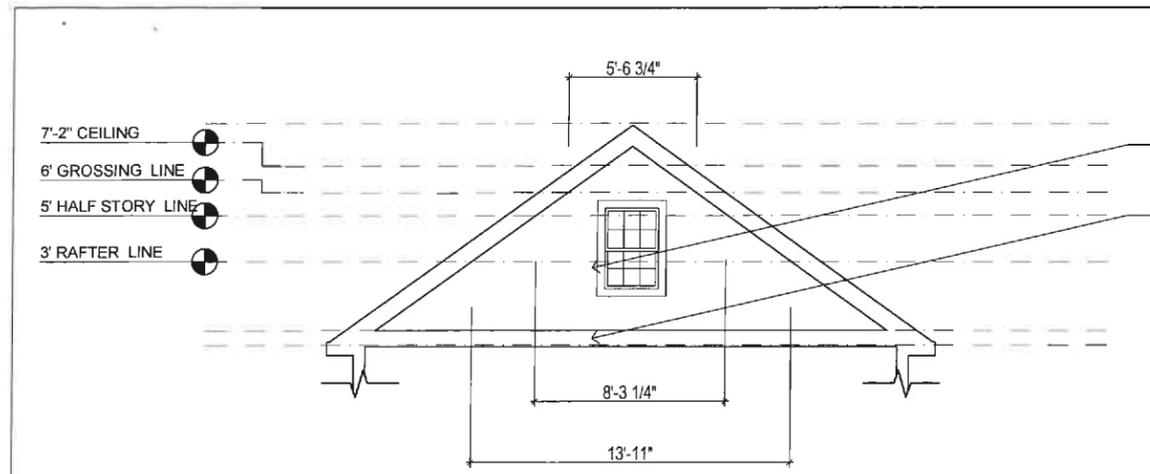
SECTION OF ROOF TO BE DEMOLISHED
FOR NEW DORMER

REVIEW OPTION W/OWNER
TO REPLACE ALL ROOFING

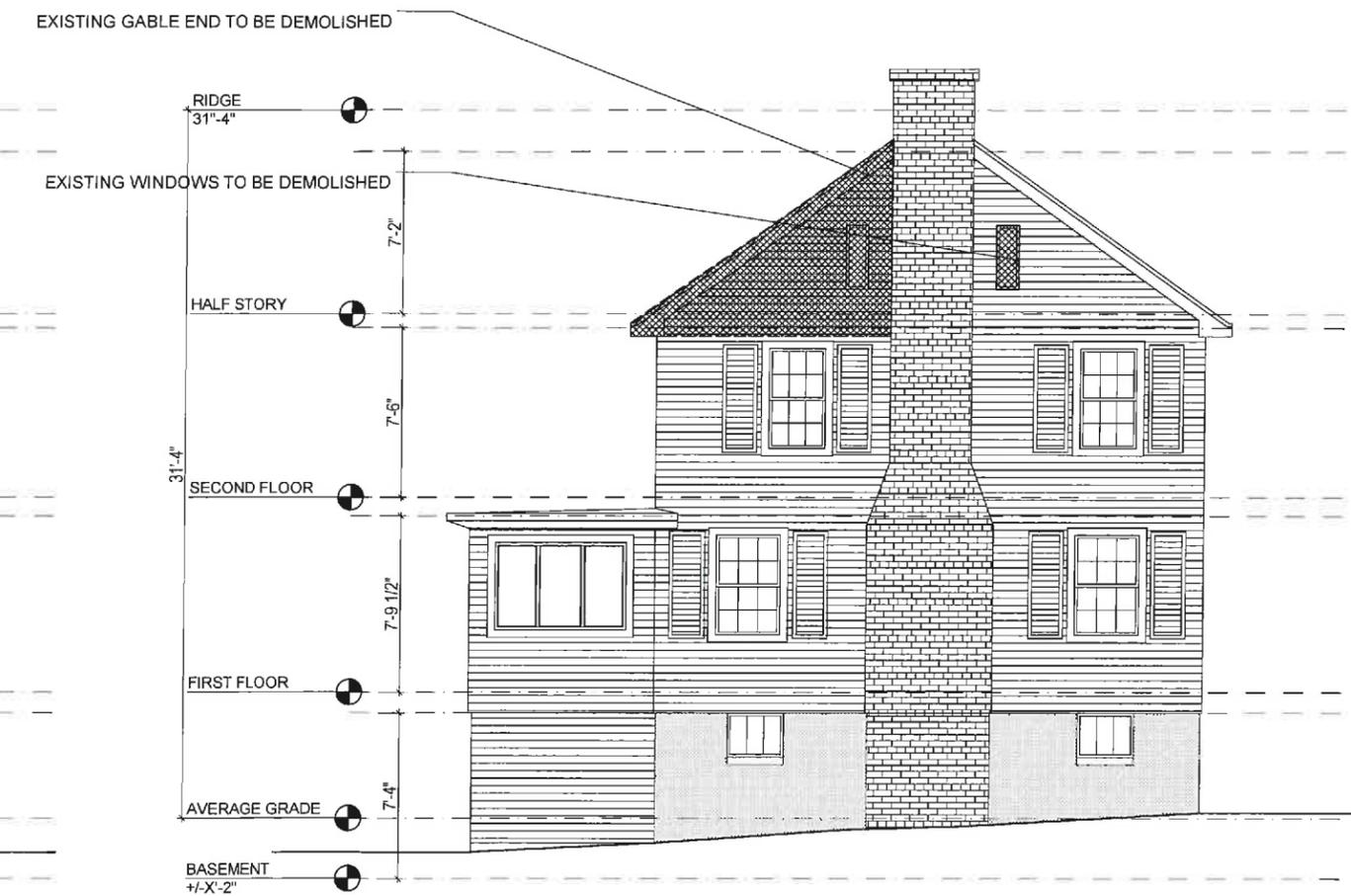


1 WEST ELEVATION
SCALE: 1/8" = 1'





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



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



**MILLER
DESIGN LLC**

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INFANTE RESIDENCE
24 BROAD STREET
BELMONT, MA 02487

**EXISTING
ELEVATIONS**

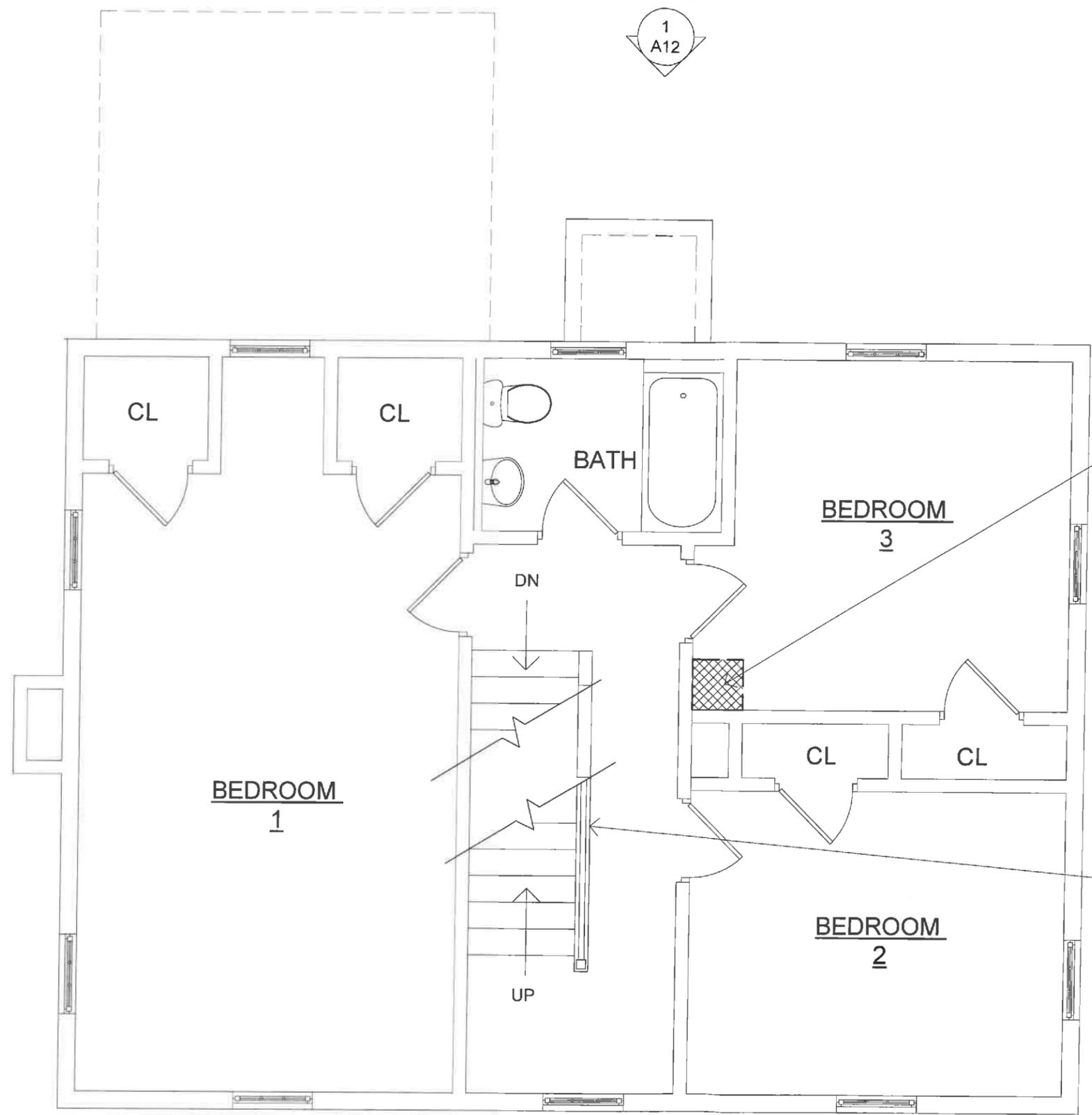
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A8

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A12

1
A13

2
A13



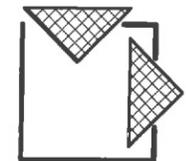
OPTION TO REMOVE CHIMNEY AND PATCH WALLS THIS LEVEL

NEW OPEN STAIR W/HANRAILS TO CODE FINISHES TO MATCH EXISTING

1 SECOND FLOOR PLAN
SCALE: 1/4" = 1'



MILLER
DESIGN LLC



80 CLARK STREET
BELMONT, MA 02478
TEL 617 993 3157

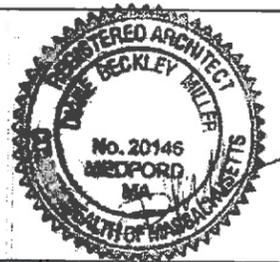
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Belmont MA 02478
617-993-3157

Date: Issued for:

07/30/19 SCHEMATIC DRAWINGS

10/01/19 SD REV1

10/16/19 ZBA REVIEW SET

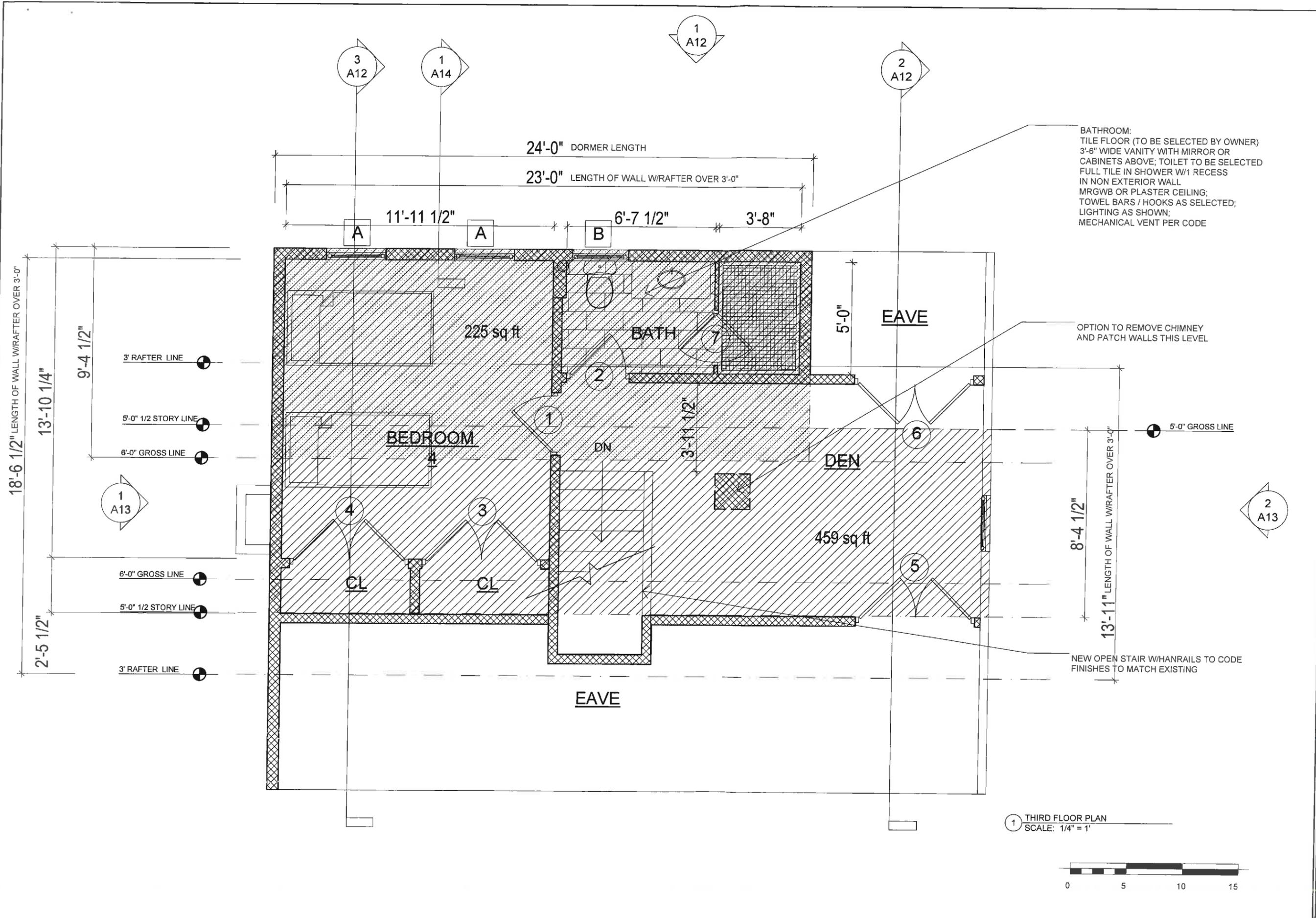


INFANTE RESIDENCE
24 BROAD STREET
BELMONT, MA 02487

LAYOUT PLANS

Sheet
Number:

A9



① THIRD FLOOR PLAN
SCALE: 1/4" = 1'

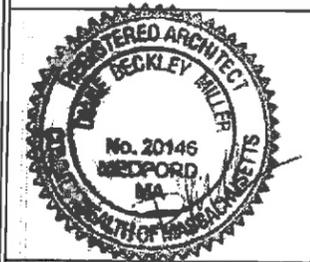


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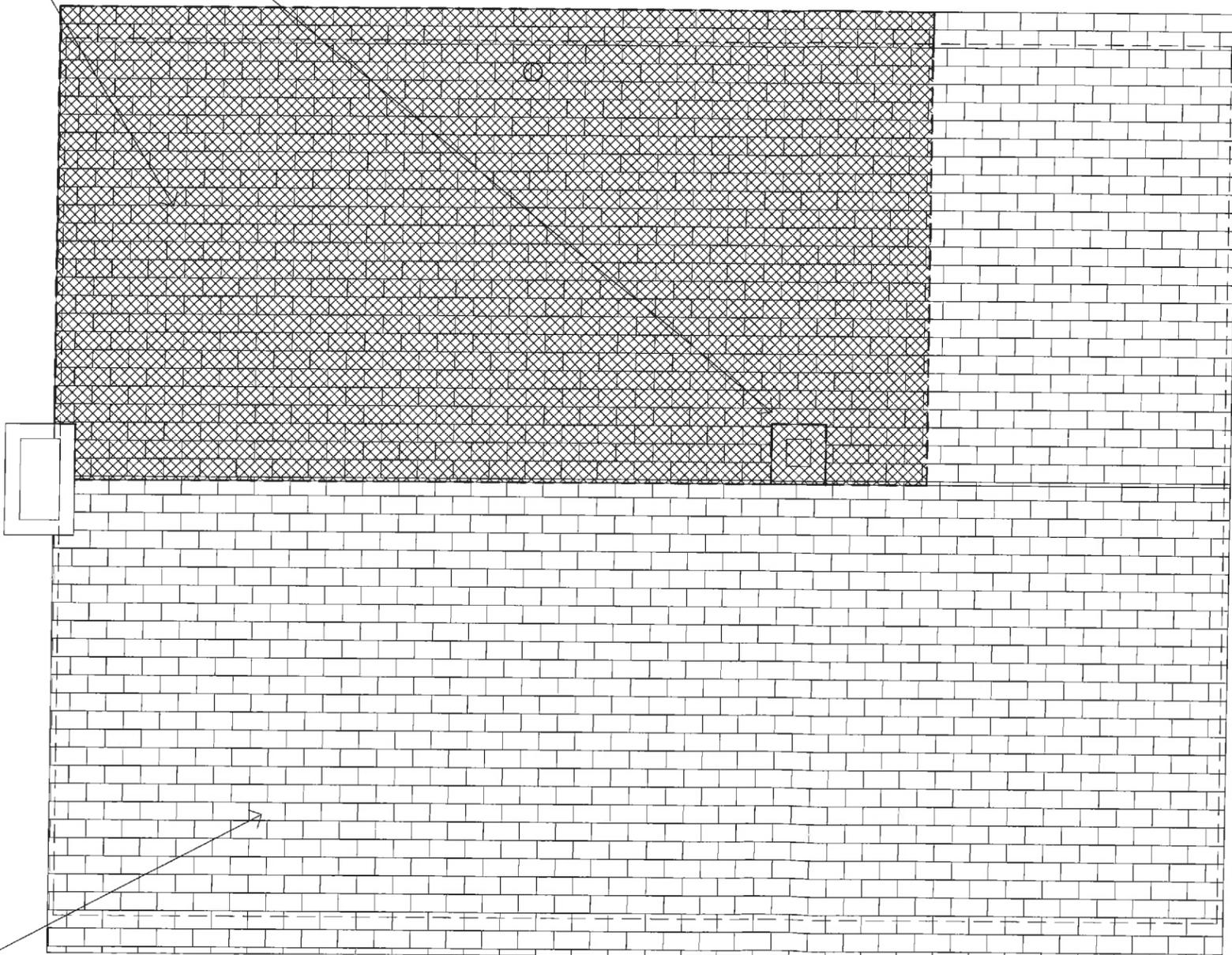
A10

1
A12

OPTION TO REMOVE CHIMNEY
AND PATCH WALLS THIS LEVEL

SECTION OF ROOF TO BE DEMOLISHED
FOR NEW DORMER

1
A13



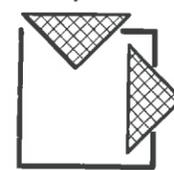
2
A13

REVIEW OPTION W/OWNER
TO REPLACE ALL ROOFING

1 ROOF PLAN
SCALE: 1/4" = 1'



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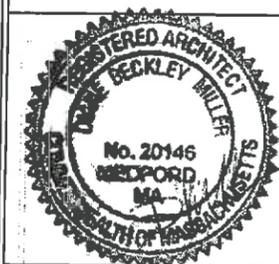


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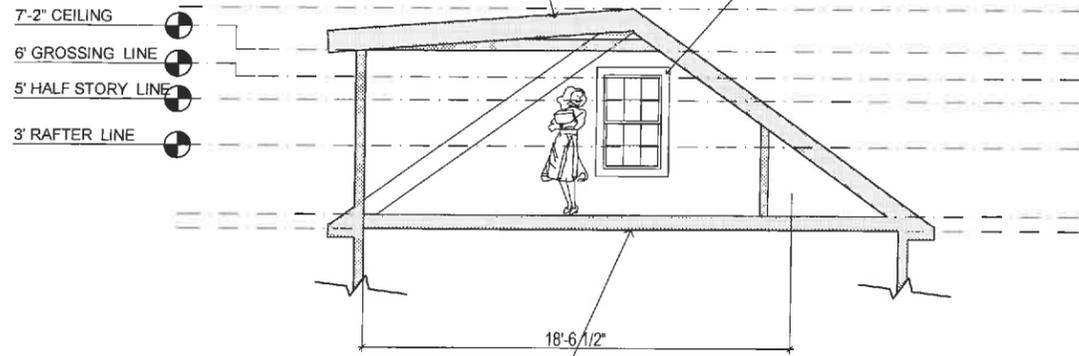
ROOF PLANS

Sheet
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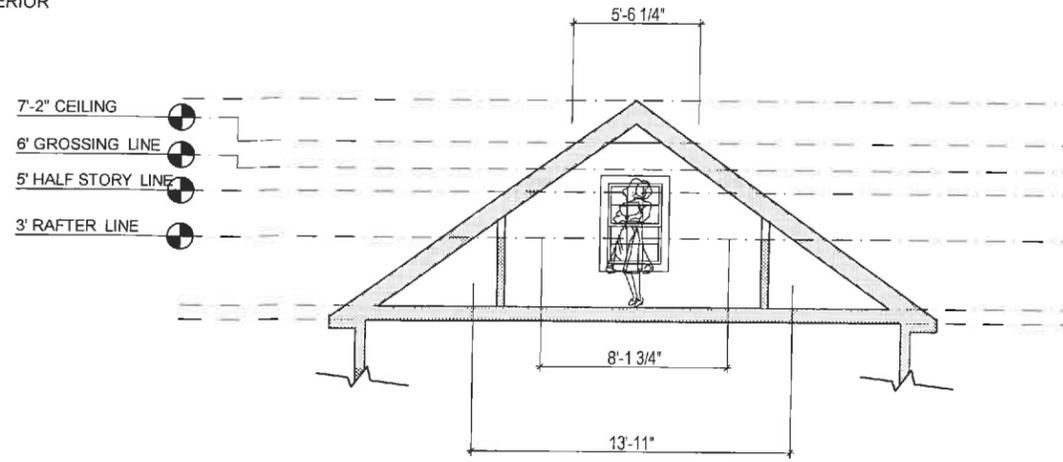
A11

CEILING / ROOF ASSEMBLY:
 FULLY ADHERED 60 MIL. EPDM RUBBER
 ROOF MEMBRANE (INSTALLED PER MFGR SPECS)
 CDX PLYWOOD SHEATHING
 SEE FRAMING DRAWINGS FOR RAFTERS(2X10)
 1" STRAPPING AT 16" O.C.
 MIN R49 PROSEAL CLOSED CELL
 ICYNESE SPRAYED INTO ALL CAVITIES
 1/2" GWB

WALL ASSEMBLY:
 SIDING TO MATCH EXISTING
 #15 ASPHALT IMPREGNATED FELT PAPER
 TAPED GREENBOARD SHEATHING
 2X6 WOOD STUDS @ 16" O.C.
 ICYNESE INSULATION
 SPRAYED IN ALL CAVITIES (R20)
 SEE GENERAL NOTES ON COVERSHEET
 6 MIL. POLY VAPOR BARRIER
 1/2" GWB ON INTERIOR



3 DORMER SECTION
 SCALE: 1/8" = 1'



2 NON DORMER SECTION
 SCALE: 1/8" = 1'

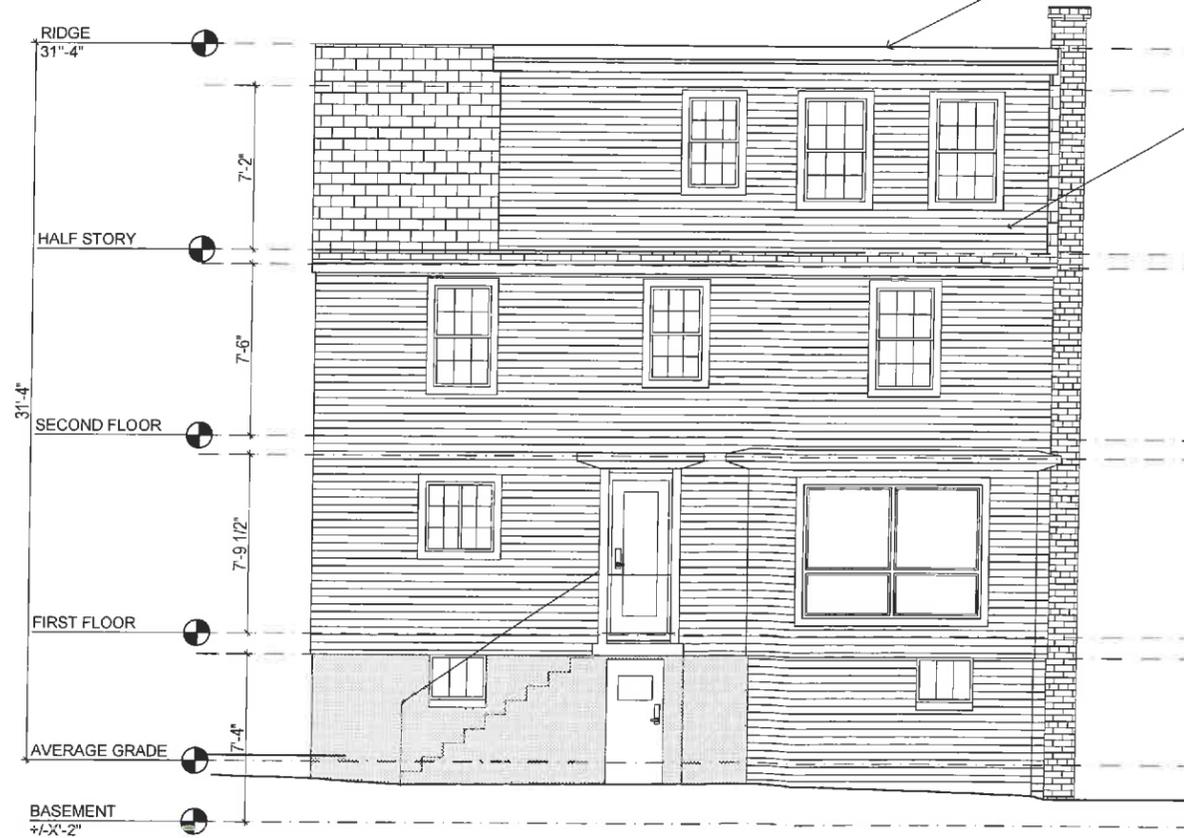
SECOND FLOOR / CEILING ASSEMBLY:
 FINISH FLOOR: TO BE SELECTED BY OWNER
 TILE FLOOR: SELECTED BY OWNER (THINSET & GROUT)
 CEMENT BOARD
 WOOD FLOOR: 3/4" TONGUE & GROOVE SUBFLOOR
 WOOD FLOOR AND FINISH TO BE SELECTED BY OWNER
 SEE FRAMING DRAWINGS FOR
 FLOOR JOISTS AND BRIDGING
 REVIEW OPTION FOR STC 20 SOUND BLANKET
 GWB CEILING W/STRAPPING

CEILING / ROOF ASSEMBLY:
 FULLY ADHERED 60 MIL. EPDM RUBBER
 ROOF MEMBRANE (INSTALLED PER MFGR SPECS)
 CDX PLYWOOD SHEATHING
 SEE FRAMING DRAWINGS FOR RAFTERS(2X10)
 1" STRAPPING AT 16" O.C.
 MIN R49 PROSEAL CLOSED CELL
 ICYNESE SPRAYED INTO ALL CAVITIES
 1/2" GWB

WALL ASSEMBLY:
 SIDING TO MATCH EXISTING
 #15 ASPHALT IMPREGNATED FELT PAPER
 TAPED GREENBOARD SHEATHING
 2X6 WOOD STUDS @ 16" O.C.
 ICYNESE INSULATION
 SPRAYED IN ALL CAVITIES (R20)
 SEE GENERAL NOTES ON COVERSHEET
 6 MIL. POLY VAPOR BARRIER
 1/2" GWB ON INTERIOR

WINDOW SCHEDULE ANDERSON 400 SERIES OR EQUAL - TOP OF WINDOWS 6'-8"

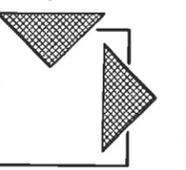
KEY	SIZE	DISCRPTION
A	2'-8" X 4'-6"	DOUBLE HUNG WINDOW
B	2'-2" X 3'-10"	DOUBLE HUNG (TEMPERED)



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



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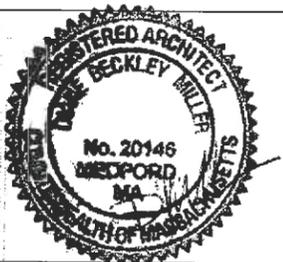
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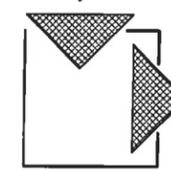
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EXISTING
 ELEVATIONS

Sheet
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A12

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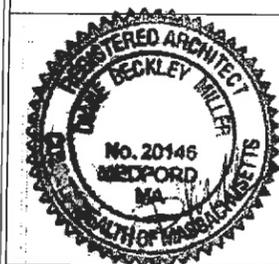
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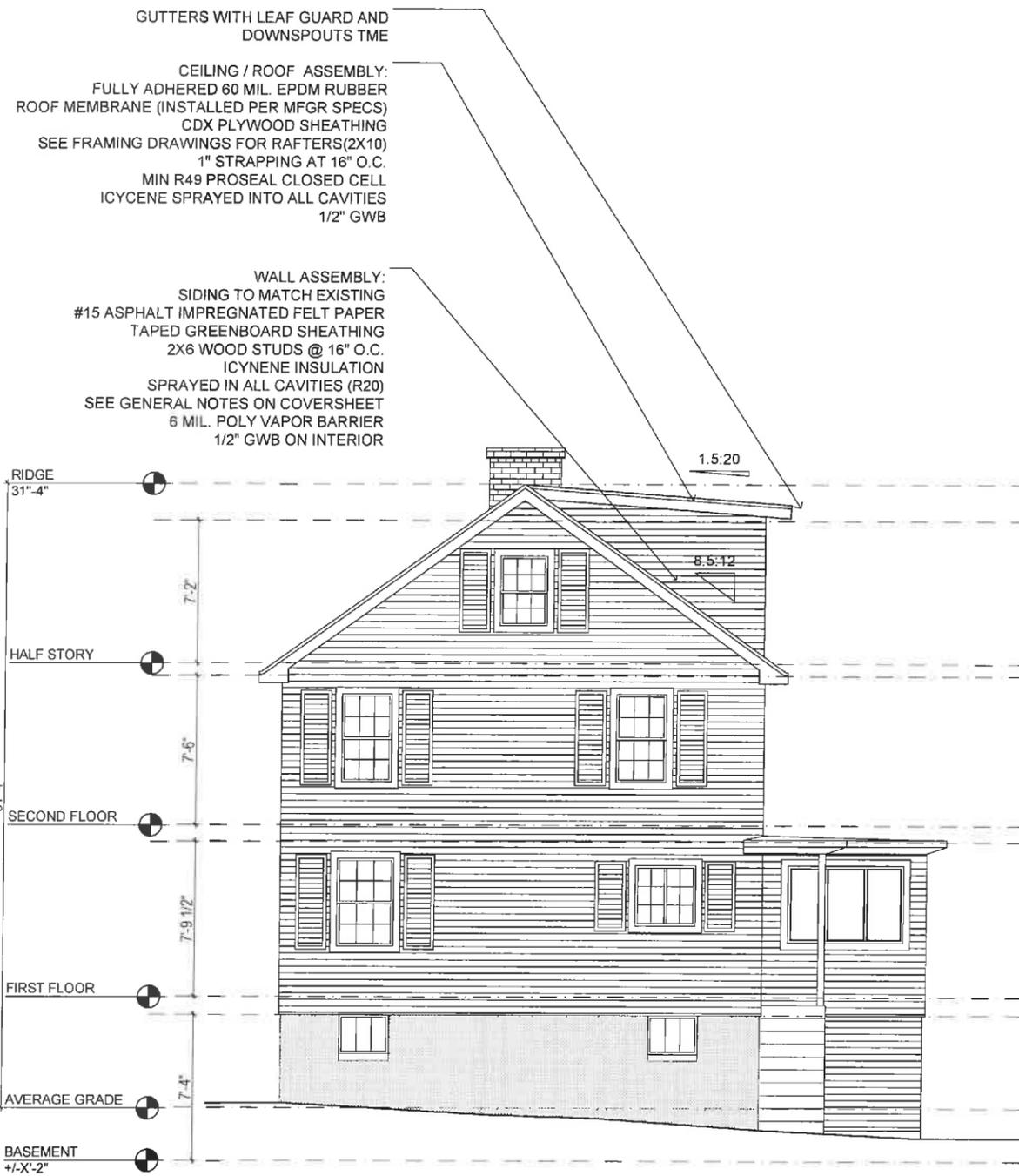


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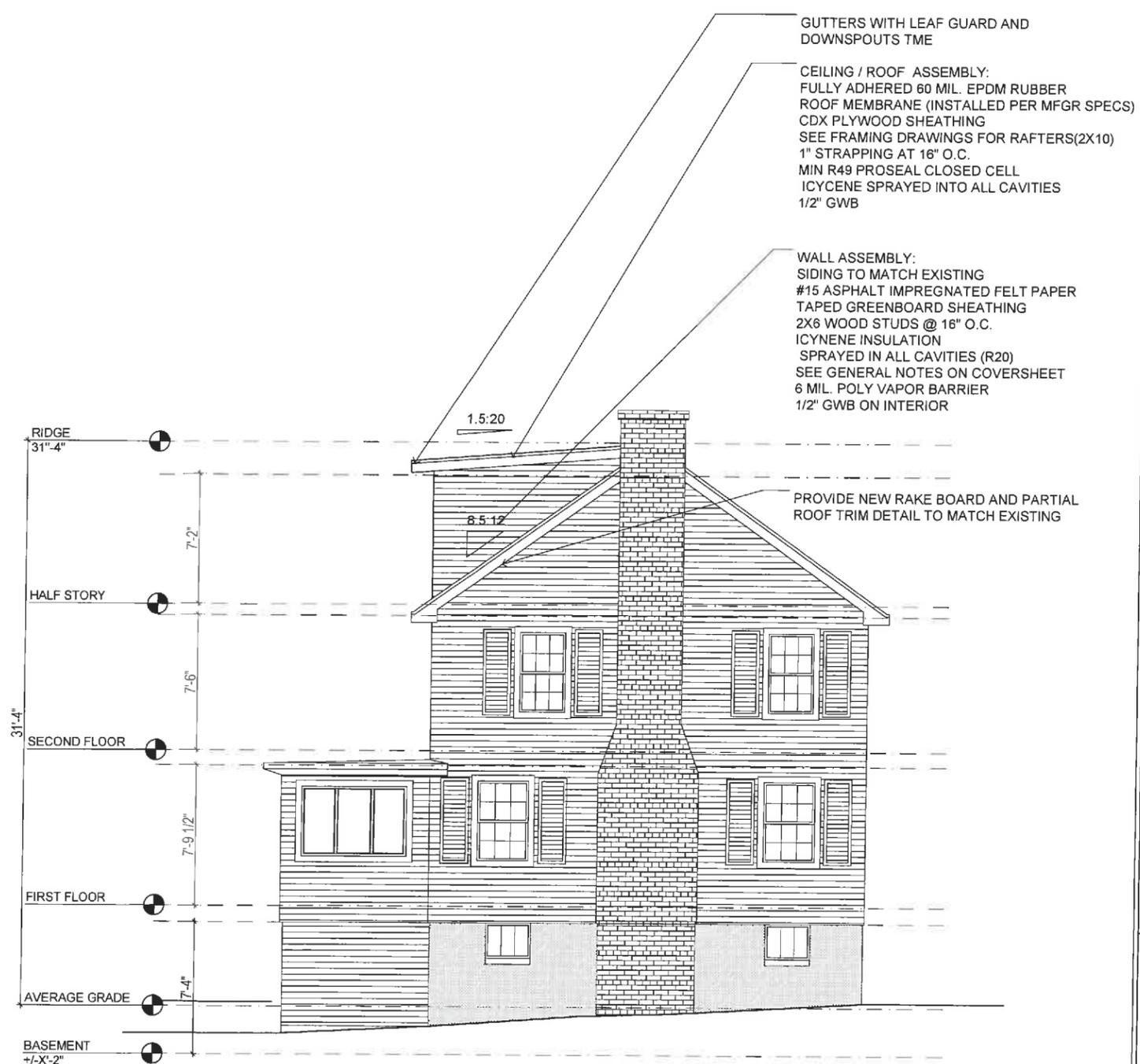
**PROPOSED
ELEVATIONS**

Sheet
Number:

A13

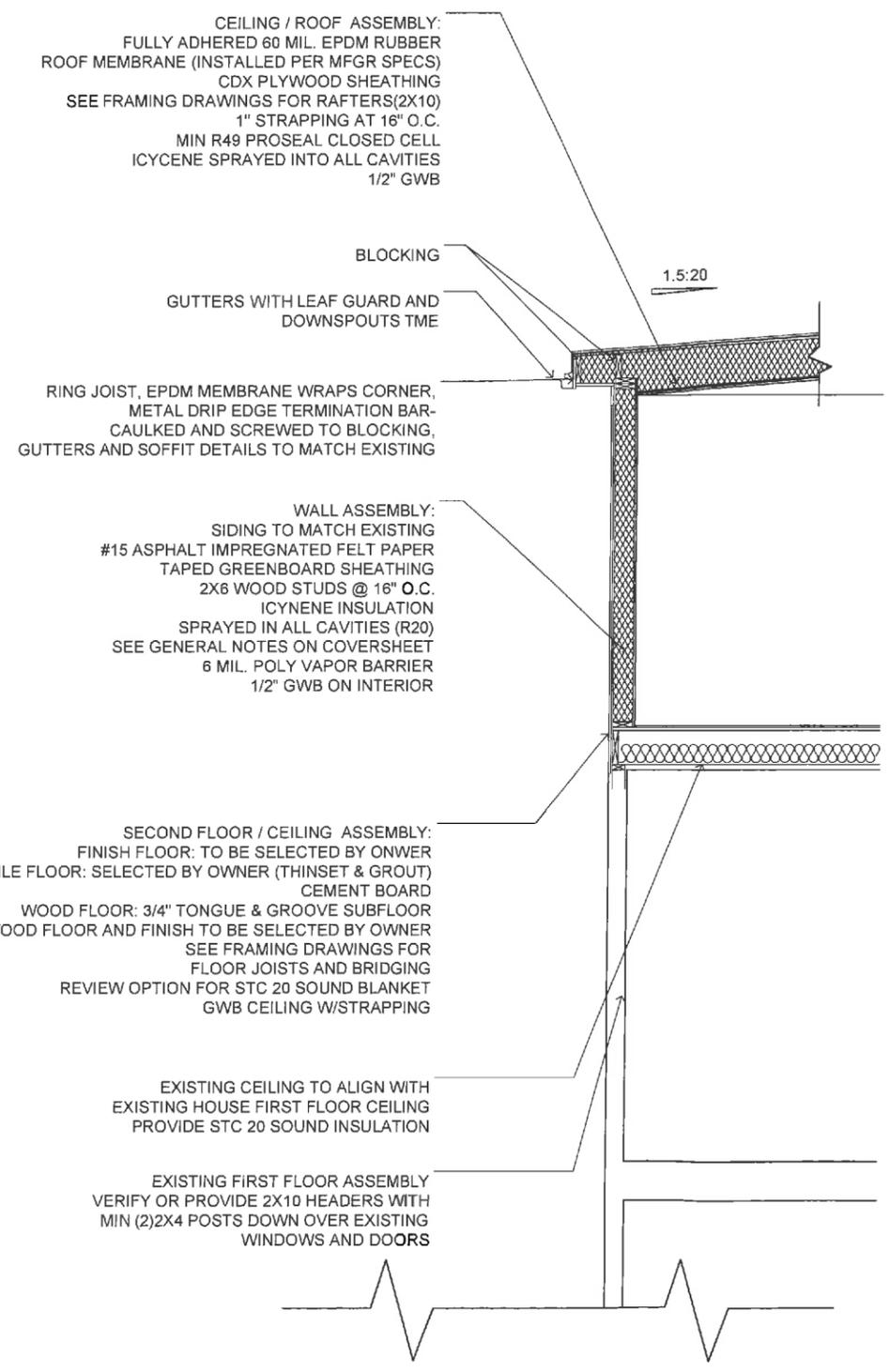


② NORTH ELEVATION
SCALE: 1/8" = 1'



① SOUTH ELEVATION
SCALE: 1/8" = 1'





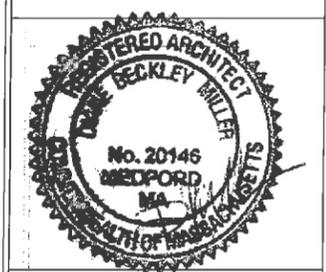
1 DORMER SECTION
 SCALE: NTS

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**PROPOSED
 ELEVATIONS**

Sheet
 Number:
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