

Miller Design LLC

Transmittal

Date: March 21, 2025
To: Ara Yogurtian, Belmont
From: Diane Miller
CC: Joe and Sherry Santangelo
Re: 21 Trowbridge St

Comments:

Hi Ara,

Per our conversation, the civil engineer located groundwater at elevation 14.5' and consequently recommended revising our cellar slab elevation from 12.5' to 15.0' so that it is above the water table. This would not only impact the subject property, it would also improve conditions for other adjacent properties by minimizing drainage implications.

In order to achieve this, we propose reducing the cellar height by 1' from 8'-6" to 7'-6" and raising the structure by 1'-6" relative to average grade, changing the building height from 26.3' (approved) to 27.8'. I am attaching the approved and proposed exterior elevations so that you can see these changes. I have confirmed that the cellar will still remain a cellar and that the proposed height of 27.8' would still be below the allowed 33'.

Per your recommendation, we have also asked the surveyor to calculate the heights of the abutters to confirm that this proposed change would still be consistent with the scale of the streetscape. According to the attached document from the surveyor, the neighbor to the right is 28.4' and the neighbor to the left is 27.6' so our proposed height of 27.8' would be very compatible with the neighbors.

Please advise if you need any further information from us or if you are able to approve this request based on the information provided.

Thank you,
Diane

DLJ Geomatics
276 North Street
Weymouth, MA 02191
landsurv23@gmail.com
781-812-0457

21 Trowbridge Street
Proposed House
Belmont, MA 02478

The heights of the abutting houses are:

Measured from the sidewalk to the midpoint of the roof.

25-27 Trowbridge Street.....27.6'
17 Trowbridge.....28.4'

I took an elevation at the sidewalk, then one at the base of the house. Then measured from the ground to the eave of the roof. Then from the eave to the ridge line, and divided that in half on both properties. This is how I arrived at the results. Thank you,


Douglas Johnston, PLS



50 YEAR ARCHITECTURAL SHINGLES -
SEE SECTION FOR ROOF ASSEMBLY

12" DEEP AZEK SOFFIT

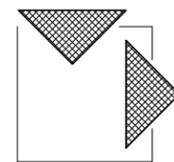
4" HARDIE SIDING

ANDERSEN DOUBLE HUNG
WINDOWS (OAE) W/ AZEK TRIM BOARDS -
4" SIDE AND HEAD CASING,
BULLNOSE STOOL, COVE MOLDING
AND 4" APRON

FRONT PORCH: COMPOSITE LANDING AND STEPS
TO BE SELECTED BY OWNER, 4" SQUARE LATTICE
SKIRTING, 3' HIGH VINYL RAILING SYSTEM
WITH SQUARE POSTS, TOP AND BOTTOM RAILS, CAP,
AND VERTICAL PICKETS AT 3" OC



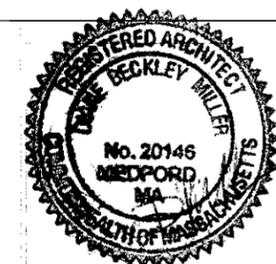
**MILLER
DESIGN LLC**



80 CLARK STREET
BELMONT, MA 02478

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

Date:	Issued for:
8/26/24	SCHEMATIC DESIGN
9/13/24	PROGRESS
9/16/24	DESIGN DEVELOPMENT
1/24/25	CONSTRUCTION DOCS
1/30/25	REVISIONS



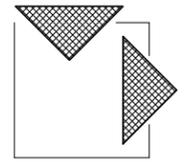
SANTANGELO RESIDENCE
21 TROWBRIDGE STREET
BELMONT MA 02478

ELEVATIONS

Sheet
Number:

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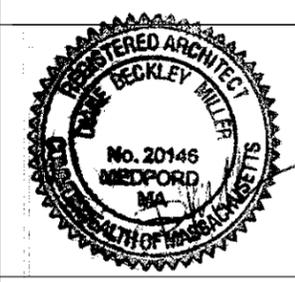
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