



Town of Belmont
Planning Board

APPLICATION FOR A SPECIAL PERMIT

Date: 6/1/2017

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

To Whom It May Concern:

Pursuant to the provisions of Massachusetts General Laws, Chapter 40A, Section 9, as amended, and the Zoning By-Law of the Town of Belmont, I/we the undersigned, being the owner(s) of a certain parcel of land (with the buildings thereon) situated on 175 Brighton Street 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 a renovation and addition

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

Signature of Petitioner

Linda & Tim Brodigan

Print Name

Linda & Tim Brodigan

Address

175 Brighton Street
Belmont, MA 02478

Daytime Telephone Number

(617) 921-5344



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

June 6, 2017

Tim and Linda Brodigan
175 Brighton Street
Belmont, MA 02478

RE: Denial to Construct Two-Story Addition at Rear of House

Dear Mr. and Mrs. Brodigan:

The Office of Community Development is in receipt of your building permit application for the construction of a two-story addition at the rear of your home located in a Single Residence C (SR-C) Zoning District.

Your application has been denied because it does not comply with the Zoning By-Law. More specifically, your property does not conform to the minimum lot size requirement for the SR-C Zoning District (required 9,000 sq. ft.; existing 8,612 sq. ft.).

You may alter your plans to conform to the Zoning By-Law and resubmit for a building permit or you may request a Special Permit from the Planning Board for an addition greater than 30% of the existing gross floor area of the structure. If you choose this option, please call the Office of Community Development at (617)-993-2666 to schedule an appointment with Jeffrey Wheeler, Senior Planner, in order to begin this process.

Sincerely,

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



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

To the Belmont Zoning Board and/or Belmont Planning Board of Appeals:

We live at 175 Brighton Street on the corner of Larch Circle and Brighton Street. Together we have lived in Belmont for over 15 years and in this home for the past 6 years. We love our neighbors and our neighborhood. Our current house is a garrison colonial with a living area of approximately ~1,400 sqft. We have 3 children ranging in ages from 5 to 10 years old. As our family grows, so has our need for additional living space. We also have the same issue that many Belmont homeowners suffer from and that is lack of closet and storage space. We want to be able to provide our children with the best quality of life and that includes providing enough space for them to grow. We also want to live in a Town that our family has been rooted in for over 3 generations.

We are proposing a two-story addition off the rear of our house. Specifically, the renovation will increase the number of bedrooms from 3 to 4, add a bathroom and expand the footprint to meet our need for more living and storage space, including a larger kitchen and den on first floor. We have an extensive amount of family in Belmont and neighboring towns who often stop by. The larger kitchen and den will allow us to have more space to entertain our family and friends. We are asking for your approval of a special permit to allow us to increase the gross floor area more than 30% when combined with existing square footage.

It is important to note that the front of our home is not changing as proposed addition is situated at the back of the house (cul-de-sac side) and is replacing an existing deck, so the increase in lot coverage and loss of landscape won't be that great. In addition, the height of the addition is shorter than the original house and does not include extension of our current attic.

The proposed addition meets all of the current dimensional regulations. All of our immediate abutting neighbors have signed off and are in full support of our plan to expand. We have been thoughtful in our process. This included updating our original plan as a result of feedback received from

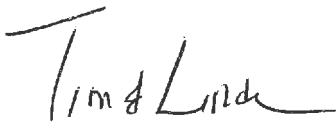
multiple meetings with Planning Division staff. We also watched live hearings and reviewed prior application submissions to ensure we weren't missing any key steps.

Our goal was to design an addition that was sensitive to our neighbors, neighborhood and Town. We believe we have met that goal. We were careful to include details like replacing current siding with something more aesthetically pleasing, arranging our kitchen windows so from the rear exterior they are centered even though they will not be centered inside, and staggering addition in back so the renovation would not appear boxy. We felt these details helped us meet our goal of creating a home that is consistent with the character of Belmont. We also believe the proposed addition will have a positive impact on the neighborhood both visually and financially.

Lastly, we wanted to create a home that can be lived in for many years to come versus making smaller adjustments and having to come back to you in future years.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads "Tim & Linda". The signature is written in a cursive, flowing style.

Tim and Linda Brodigan

175 Brighton Street

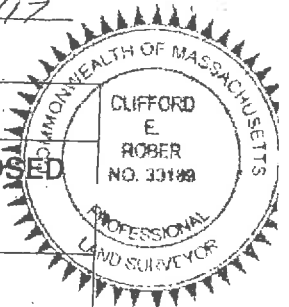
617.921.5344

Zoning Compliance Check List

Properties Located within the SR-C Districts
(To be Completed by a Registered Land Surveyor)

Property Address: 175 BRIGHTON ST

Surveyor Signature and Stamp: *Clifford E. Rober* Date: 6/2/17



Per §4.2 of the Zoning By-Law									
		REQUIRED		EXISTING		PROPOSED			
Lot Area (sq. ft.)		9,000		8612		—			
Lot Frontage (feet)		75'		94.04		—			
Lot Coverage (% of lot)		25%		17.6%		18.9%			
Open Space (% of lot)		50%		75.3%		18.9%			
Setbacks: (feet)	➤ Front ^(a) <i>BRIGHTON</i>	24.8		25.9		—			
	➤ Side/Side (<i>LANCH</i>)	10	22.19	6.9	26.7	23.2	35.4		
	➤ Rear	29.76		42.8		33.4			
Building Height:	➤ Midpoint (feet)	30		21.5		21.0			
	➤ Ridge (feet)			25.5		24.5			
	➤ Stories	2 1/2		2 1/2		2			
1/2 Story (feet) (Per §1.4)	➤ Perimeter (50%)								
	➤ Area (60%)								
	➤ Length (75%)								
HVAC:		Prohibited in Front Yard and Side and Rear Setbacks							

(a) Front setback is equal to the average front setbacks of the abutting properties on either side.

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

ROBER SURVEY

(781) 648-5533

Professional Land Surveyor
1072A Massachusetts Avenue
Arlington, MA 02476

FAX (781) 648-2667

June 29, 2017

Jeffrey Wheeler
Kevin Pickering
Town of Belmont
Office of Community Development
Homer Municipal Building
Belmont, MA 02478

RE: 175 Brighton Street
Belmont, Massachusetts

Dear Sirs,

Below is a list of items requested for the planning board filing for a building permit for 175 Brighton Street.

1. The existing house currently has aluminum siding, the applicant is proposing to remove this siding. The existing house and addition have cedar clapboard.
2. The corner boards will be 1" x 6" trim
The baseboard will be 1" x 10" trim
The fascia board will be 1" x 8" trim
The window trim will be either 5/4" x 5" trim or match existing trim

3. Gross Floor Area

Existing

First Floor	1169 Square Feet
Second Floor	772 Square Feet
Attic	112 Square Feet

Base GFA	2,053 Square Feet
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Addition

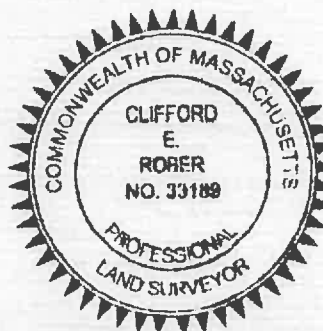
First Floor	436 Square Feet
Second Floor	436 Square Feet
Attic	0 Square Feet

GFA	872 Square Feet
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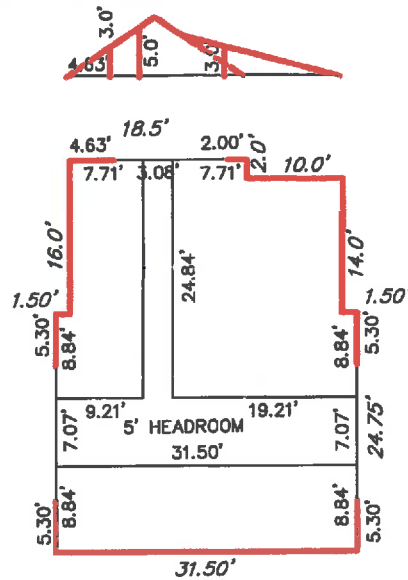
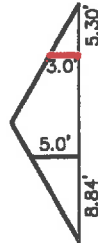
$872/2053 = 42.5\%$

Very truly yours,


Clifford E. Rober, PLS



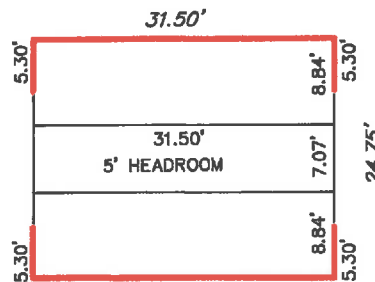
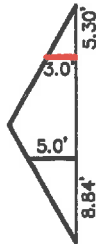
PROPOSED



HALF STORY CALCULATION

- a) $104.34/144.51 = 72.2\%$ (UNDER 3' MIN 50%)
- b) $299.24/1215.81 = 24.6\%$ (5' HEADROOM, MAX 60%)
- c) $0/33.34 = 0.0\%$ (MAX 75%)

EXISTING



HALF STORY CALCULATION

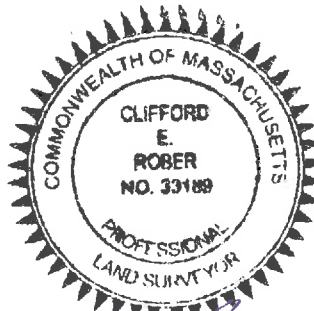
- a) $84.2/112.5 = 74.8\%$ (UNDER 3' MIN 50%)
- b) $222.71/779.63 = 28.6\%$ (5' HEADROOM, MAX 60%)
- c) $0/33.34 = 0.0\%$ (MAX 75%)

OWNER: TIMOTHY & LINDA BRODIGAN

57761/513

ASSESSORS MAP 41 - PARCEL 63

I HEREBY CERTIFY THAT THE BUILDING IS
LOCATED AS SHOWN.



Clifford E. Rober 3/8/17
CLIFFORD E. ROBER, PLS DATE

THIS PLAN MAY HAVE BEEN ALTERED IF
THE SIGNATURE IS NOT SIGNED IN BLUE.

HALF STORY CALCULATION #175 BRIGHTON STREET

IN
BELMONT, MA
(MIDDLESEX COUNTY)

SCALE: 1" = 20'

DATE: 3/8/2017



ROBER SURVEY

1072 MASSACHUSETTS AVENUE
ARLINGTON, MA 02476

(781) 648-5533

DWG. NO. 5140PP1.DWG

Segment	Ceiling Elevation	Elevation From	Elevation To	Length	Ceiling Height	Square Footage	Exposed Square Footage	% Covered
A	99.1	97.71	97.92	31.53	6.8	214.40	40.52	81.10%
B	99.1	97.92	97.92	1.62	6.8	11.02	1.91	82.65%
C	99.1	97.92	98.24	9.64	6.8	65.55	9.83	85.00%
D	99.1	98.24	98.43	14.11	6.8	95.95	10.79	88.75%
E	99.1	98.43	98.53	9.61	6.8	65.35	5.96	90.88%
F	99.1	98.53	98.42	7.75	6.8	52.70	4.84	90.81%
G	99.1	98.42	98.05	31.54	6.8	214.47	27.28	87.28%
H1	99.1	99.1	99.1	14.99	6.8	101.93	0.00	100.00%
H2	99.1	97.71	97.71	8.50	6.8	57.80	11.82	79.56%
	99.1			129.29	6.8	879.172	112.9536	87%

Ceiling Height:	6.8	<- enter
Basement Floor Elevation	92.3	<- enter
Ceiling Elevation	99.1	
Perimeter Total Length	129.29	
Total Perimeter Square Foot	879.17	
Exposed Square Footage	112.95	
% Covered	87.15%	<- result

North	South	East	West
#REF!	#REF!	#REF!	#REF!
#REF!	#REF!	#REF!	#REF!
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
#REF!	#REF!	#REF!	#REF!
#REF!	#REF!	#REF!	#REF!

Segment	Segment From Existing		Segment From New		Segment To		Segment To		Segment Length	Avg		Difference		
	Grade	Grade	Grade	Grade	Existing Grade	New Grade	Existing	Avg New		Existing	Avg New			
I	97.71	97.71	97.71	97.92	97.92	97.92	31.53	3084.107	3084.107	0.00			Ceiling Height:	6.8
J	97.92	97.92	97.92	97.92	97.92	97.92	1.62	158.6304	158.6304	0.00			Basement Floor Elevation	92.3
K	97.92	97.92	97.92	98.24	98.24	98.24	9.64	945.4912	945.4912	0.00			Ceiling Elevation	99.1
L	98.24	98.24	98.24	98.42	98.42	98.42	14.11	1387.436	1387.436	0.00			Perimeter Total Length	213.90
M	98.42	98.42	98.42	98.53	98.53	98.53	9.61	946.3448	946.3448	0.00			Total Perimeter Square Foot	1454.52
N	98.53	98.53	98.53	98.42	98.42	98.42	7.75	763.1813	763.1813	0.00			Average Existing Grade	98.00
O	98.42	98.42	98.42	98.42	98.42	98.42	3.47	341.5174	341.5174	0.00			New Average Grade	98.00
P	98.42	98.42	98.42	98	98	98	21.13	2075.177	2075.177	0.00			Difference in Grade in feet	0.00
Q	98	98	98	98	98	98	16.23	1590.54	1590.54	0.00				
R	98	98	98	98	98	98	21.13	2070.74	2070.74	0.00				
S	98	98	98	98.05	98.05	98.05	15.31	1500.763	1500.763	0.00			% Covered using Avg Grade	83.88%
T	98.05	98.05	98.05	98.05	98.05	98.05	6.53	640.2665	640.2665	0.00				
U	98.05	98.05	98.05	97.8	97.8	97.8	11.19	1095.781	1095.781	0.00				
V	97.8	97.8	97.8	97.67	97.67	97.67	21.5	2101.303	2101.303	0.00				
W	97.67	97.67	97.67	97.71	97.71	97.71	14.65	1431.159	1431.159	0.00				
X	97.71	97.71	97.71	97.71	97.71	97.71	8.50	830.535	830.535	0.00				
							213.9	20962.97	20962.97	0				



175 Brighton Street, Belmont MA

Left side of house – Garage (will remain unchanged)



175 Brighton Street, Belmont MA

Left side of house side door – (will remain unchanged)



175 Brighton Street, Belmont MA

Front of house (will remain unchanged)



175 Brighton Street, Belmont MA

Right side of house (will remain unchanged)



175 Brighton Street, Belmont MA

Back of house view 1 (approx.
location for proposed addition)



175 Brighton Street, Belmont MA

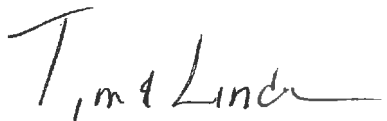
Back of house view 2 (approx.
location for proposed addition)

Dear Neighbors,

We live at 175 Brighton Street on the corner of Larch Circle and Brighton Street. We have lived in Belmont for over 15 years and have been in this home for the past 6 years. We love our neighbors and our neighborhood. Our current house is a garrison colonial with a living area of approximately ~1,400 sqft. We have 3 children ranging in ages from 5 to 10 years old. As our family grows, so has our need for additional living space. In order to provide our children with more space we plan to renovate our home to increase the number of bedrooms from 3 to 4 as well and expand the footprint to meet our need for more living space. We are writing to notify you as we will be asking for permission from the Town to proceed. All of our immediate abutting neighbors have signed off and are in full support of our plan to expand. It is important to note that the front of our home is not changing as proposed addition is situated at the back of the house (cul-de-sac side). We have taken a long time to plan and believe our renovation will have a positive impact on the neighborhood as well as be in line with the character of Belmont.

If you have questions or concerns of this project please do not hesitate to contact us directly at the number listed below. Again, we appreciate your support as we believe this will improve the quality of our kids' childhood.

Sincerely,

A handwritten signature in black ink that reads "Tim & Linda". The signature is written in a cursive, flowing style with a long horizontal line extending from the end.

Tim and Linda Brodigan

175 Brighton Street

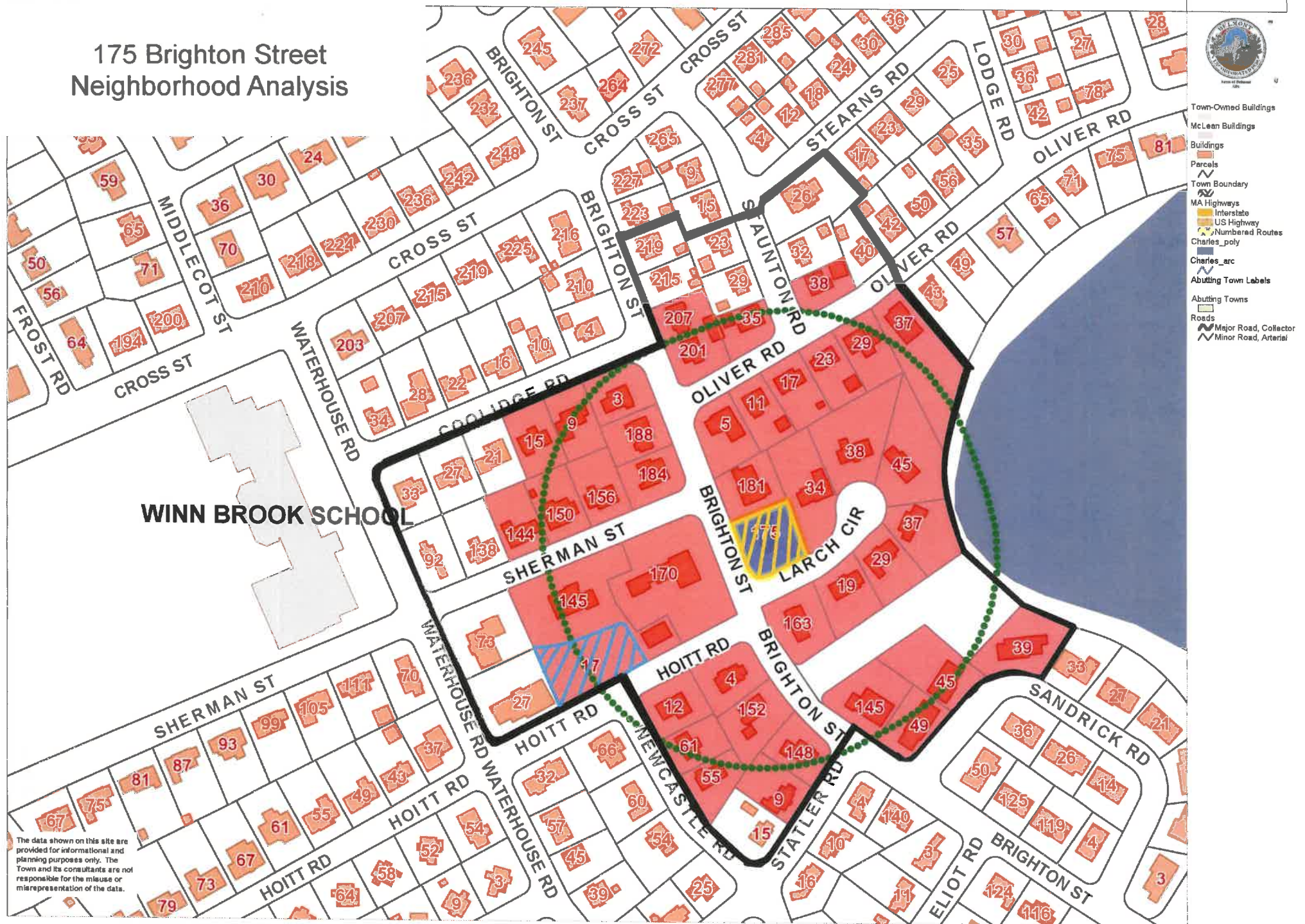
617.921.5344

To the Belmont Zoning Board and/or Belmont Planning Board of Appeals:

We, the neighbors of Tim and Linda Brodigan of 175 Brighton Street, Belmont, MA, have discussed their plans of a two story addition off the rear of their home to accommodate an additional bedroom and more living space to support their growing family at the above mentioned address. We support their petition for a zoning variance to allow them to increase the gross floor area more than 30% when combined with the existing square footage of their house.

	Signature	Printed Name	Belmont St. Address
1	<i>Dorothy Ching</i>	DOROTHY CHING	181 BRIGHTON ST
2	<i>David Ching</i>	DAVID CHING	181 BRIGHTON ST.
3	<i>CG Thomson</i>	CHRIS THOMSON	163 Brighton St.
4	<i>M</i>	STUART SOKOL	34 LARCH CIRCLE
5	<i>Julia Burnham</i>	Julia Burnham	28 Larch Circle
6	<i>Stephenie Schecter</i>	Stephenie Schecter	45 Larch Circle
7	<i>James Gallahan</i>	James Gallahan	29 Larch Circle
8	<i>Mithlesh Garg</i>	Mithlesh Garg	19, Larch Circle
9			
10			
11			
12			

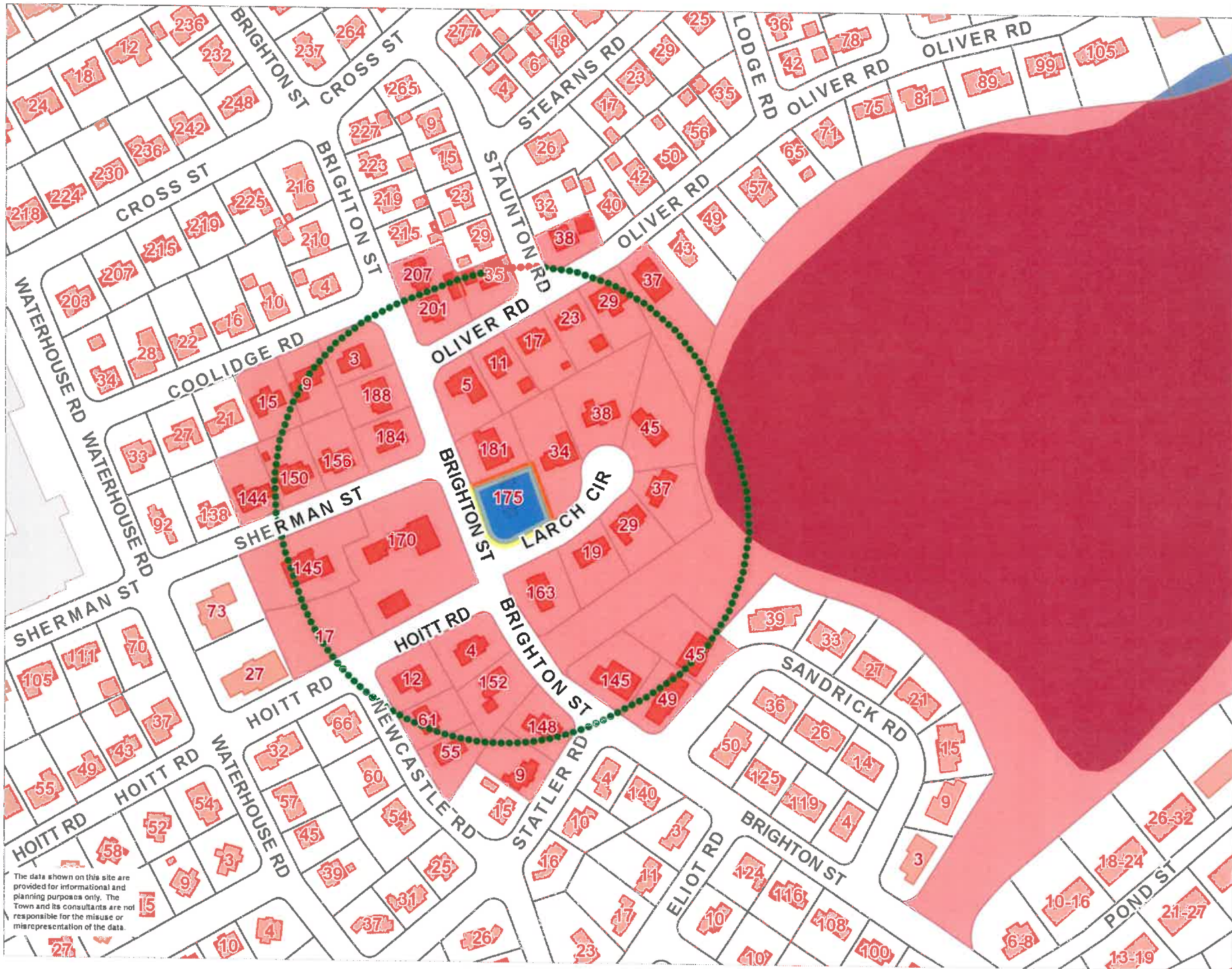
175 Brighton Street Neighborhood Analysis



175 Brighton Street Neighborhood Analysis							
Parcel	No.	Street	Use	Lot Size	TLA	FAR	Beds
41-72	145	BRIGHTON ST	1	8,400	3,056	0.36	4
37-143	148	BRIGHTON ST	1	6,850	1,582	0.23	3
37-144	152	BRIGHTON ST	1	7,967	2,296	0.29	4
41-70	163	BRIGHTON ST	1	9,427	2,592	0.27	3
37-149	170	BRIGHTON ST	1	25,942	3,927	0.15	3
41-63	175	BRIGHTON ST	1	8,612	1,583	0.18	3
41-62	181	BRIGHTON ST	1	10,465	2,448	0.23	3
42-60	184	BRIGHTON ST	1	6,957	2,154	0.31	4
42-61	188	BRIGHTON ST	1	6,649	1,863	0.28	3
41-6	201	BRIGHTON ST	1	6,350	1,786	0.28	3
41-5	207	BRIGHTON ST	1	5,760	1,964	0.34	4
41-4	215	BRIGHTON ST	1	5,760	1,504	0.26	2
41-3	219	BRIGHTON ST	1	5,760	1,624	0.28	3
42-62	3	COOLIDGE RD	1	6,914	2,016	0.29	4
42-63	9	COOLIDGE RD	1	7,189	1,839	0.26	3
42-64	15	COOLIDGE RD	1	7,350	1,856	0.25	3
42-65	21	COOLIDGE RD	1	7,350	1,938	0.26	3
42-66	27	COOLIDGE RD	1	7,350	2,798	0.38	3
42-67	33	COOLIDGE RD	1	7,967	2,400	0.30	5
37-145	4	HOITT RD	1	8,342	1,789	0.21	3
37-146	12	HOITT RD	1	7,039	2,024	0.29	4
37-150-A	17	HOITT RD	*	15,281	VACANT LAND		
37-152	27	HOITT RD	1	13,407	2,698	0.20	3
41-69	19	LARCH CIR	1	6,860	2,093	0.31	4
41-68	29	LARCH CIR	1	7,420	2,040	0.27	4
41-64	34	LARCH CIR	1	9,715	2,383	0.25	4
41-67	37	LARCH CIR	1	11,600	1,740	0.15	3
41-65	38	LARCH CIR	1	13,410	1,772	0.13	3
41-66	45	LARCH CIR	1	13,500	2,248	0.17	3
37-148	55	NEWCASTLE RD	1	6,232	2,040	0.33	4
37-147	61	NEWCASTLE RD	1	6,175	1,104	0.18	3
41-61	5	OLIVER RD	1	7,182	2,090	0.29	4
41-60	11	OLIVER RD	1	6,400	1,961	0.31	4
41-59	17	OLIVER RD	1	6,400	2,371	0.37	3
41-58	23	OLIVER RD	1	6,400	1,816	0.28	3
41-57	29	OLIVER RD	1	6,437	2,479	0.39	5
41-56	37	OLIVER RD	1	17,780	3,616	0.20	5
41-75	39	SANDRICK RD	1	9,333	1,668	0.18	3
41-74	45	SANDRICK RD	1	10,762	1,668	0.15	3
41-73	49	SANDRICK RD	1	8,376	1,564	0.19	3
42-56	138	SHERMAN ST	1	7,350	3,491	0.47	4
42-57	144	SHERMAN ST	1	7,350	1,929	0.26	3
37-150	145	SHERMAN ST	1	19,275	2,129	0.11	4
42-58	150	SHERMAN ST	1	7,350	2,437	0.33	4
42-59	156	SHERMAN ST	1	7,511	2,063	0.27	4
37-141	15	STATLER RD	1	6,750	1,454	0.22	3
41-9	23	STAUNTON RD	1	5,525	1,840	0.33	3
41-37	26	STAUNTON RD	1	12,061	2,682	0.22	4
41-8	29	STAUNTON RD	1	5,525	1,857	0.34	3
41-38	32	STAUNTON RD	1	5,736	1,725	0.30	3
41-7	35	STAUNTON RD	1	5,717	1,946	0.34	3
41-27	38	STAUNTON RD	1	5,575	1,945	0.35	3
37-151	73	WATERHOUSE RD	1	12,556	1,891	0.15	3
42-55	92	WATERHOUSE RD	1	7,324	1,312	0.18	3

All Mean	-	8,630	2,096	0.26	3
All Median	-	7,350	1,961	0.27	3
Existing	1	8,612	1,583	0.18	3
Proposed	1	8,612	2,455	0.29	4

* NOT INCLUDED IN CALCULATIONS



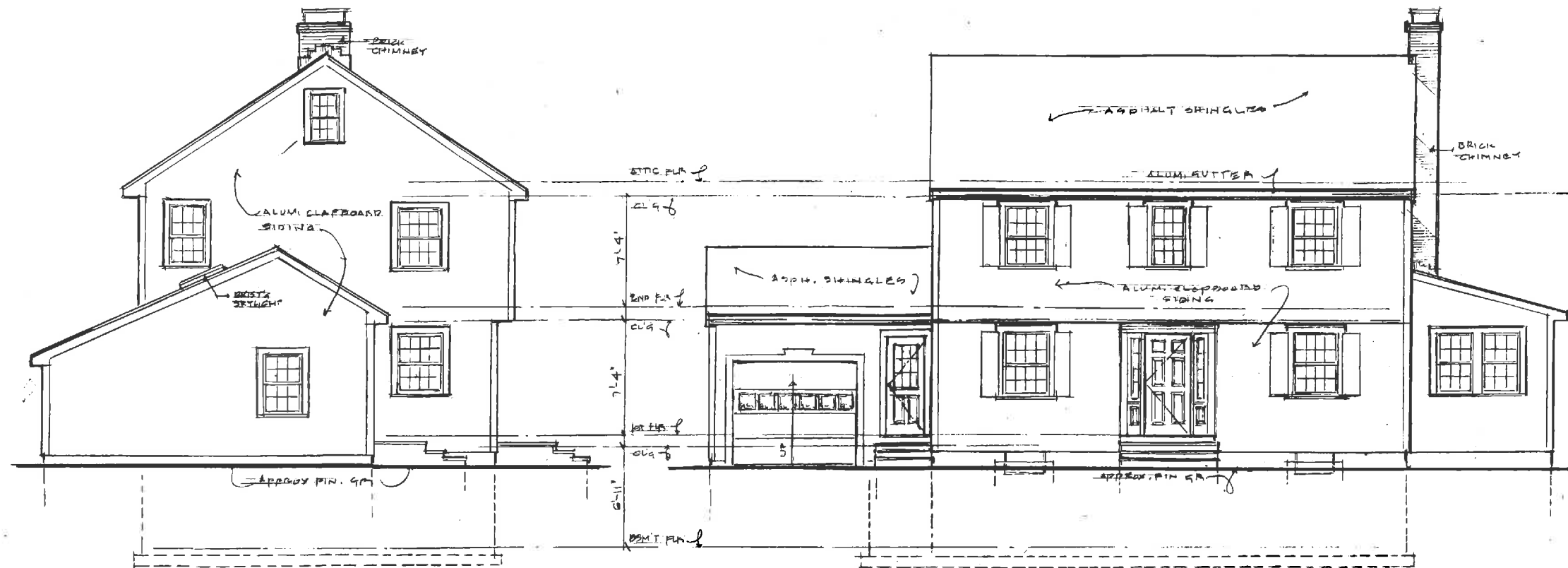
- Town-Owned Buildings
- McLean Buildings
- Buildings
- Parcels
- Town Boundary
- MA Highways
 - Interstate
 - US Highway
 - Numbered Routes
- Charles_poly
- Charles_arc
- Abutting Town Labels
- Abutting Towns
- Roads
 - Major Road, Collector
 - Minor Road, Arterial

The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.

0 270 540 ft

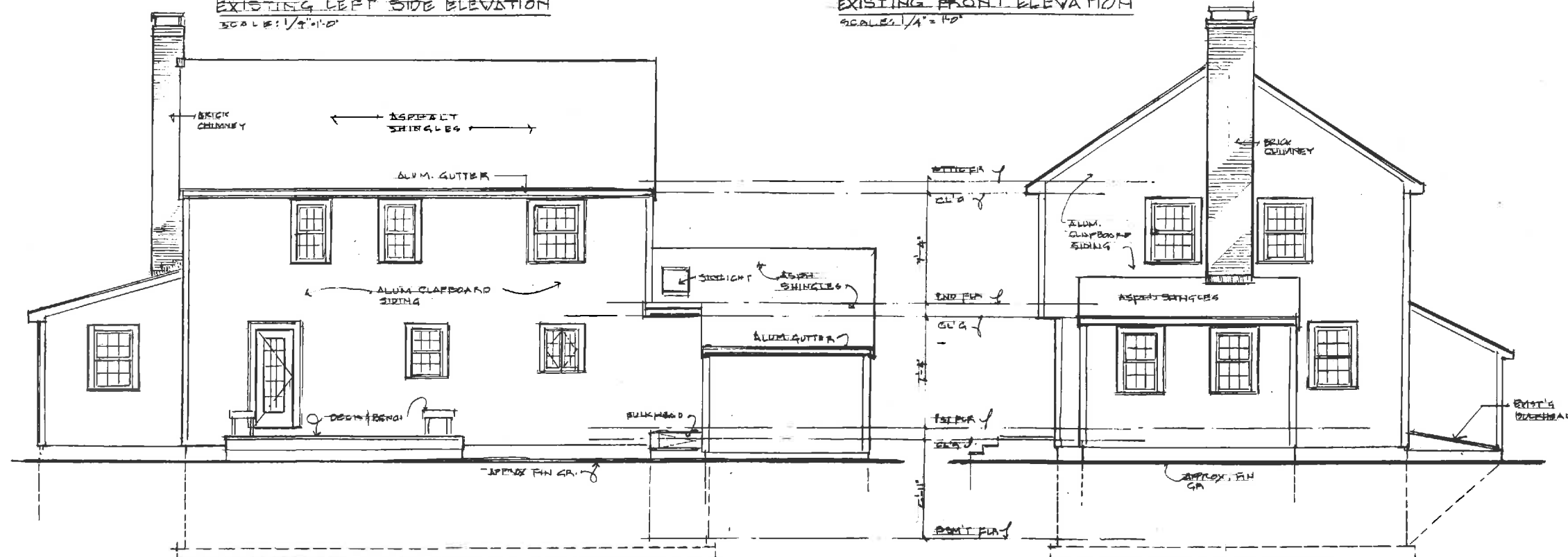
Printed on 07/05/2017 at 02:10 PM

PARCEL	OWNER	MAILING ADDRESS	TOWN	STATE	ZIP	PROPERTY
37-142	BURNS TE ALBERT H	9 STATLER RD	BELMONT	MA	02478	9 STATLER RD
37-143	DEFRANCISCO TRS RICHARD F & ROBERTA D	148 BRIGHTON ST	BELMONT	MA	02478	148 BRIGHTON ST
37-144	CHANIOTAKIS TE EMMANOIL A	152 BRIGHTON ST	BELMONT	MA	02478	152 BRIGHTON ST
37-145	HOGAN KATHLEEN M	4 HOITT RD	BELMONT	MA	02478	4 HOITT RD
37-146	PANOSIAN TR ARTHUR H	12 HOITT RD	BELMONT	MA	02478	12 HOITT RD
37-147	ODAGAKI TE TAKASHI & NOBUKO	92 PAYSON RD	BELMONT	MA	02478	61 NEWCASTLE RD
37-148	KARANJA TE KAMAU	55 NEWCASTLE RD	BELMONT	MA	02478	55 NEWCASTLE RD
37-149	AULENBACK ERIC	170 BRIGHTON ST	BELMONT	MA	02478	170 BRIGHTON ST
37-150	LENK ALLISON V	145 SHERMAN ST	BELMONT	MA	02478	145 SHERMAN ST
37-150-A	BELMONT LAND TRUST INC	PO BOX 79138	BELMONT	MA	02479	17 HOITT RD
40-5	COMMONWEALTH OF MASS	LITTLE SPY POND	BELMONT	MA	02478	322B CONCORD TPK
41-27	CLEARY DYANNE	38 STAUNTON RD	BELMONT	MA	02478	38 STAUNTON RD
41-5	LENG TE BO	207 BRIGHTON ST	BELMONT	MA	02478	207 BRIGHTON ST
41-56	CONNOLLY CHRISTOPHER F	37 OLIVER RD	BELMONT	MA	02478	37 OLIVER RD
41-57	ALTOMARE TE BRIAN	29 OLIVER RD	BELMONT	MA	02478	29 OLIVER RD
41-58	REINOLD TE MICHAEL M	23 OLIVER RD	BELMONT	MA	02178	23 OLIVER RD
41-59	ZAMEL TRS VIVIAN & DAVID GOLDMAN	17 OLIVER RD	BELMONT	MA	02478	17 OLIVER RD
41-6	ORMOND MAKRINA Z	85 MUNROE AVE	BELMONT	MA	02478	201 BRIGHTON ST
41-60	BARSOUMIAN TE MISSAK V	11 OLIVER RD	BELMONT	MA	02478	11 OLIVER RD
41-61	BERNAZANI TE THOMAS	5 OLIVER ROAD	BELMONT	MA	02478	5 OLIVER RD
41-62	CHING CO-TRS DAVID C AND DOROTHY W	181 BRIGHTON ST	BELMONT	MA	02478	181 BRIGHTON ST
41-63	BRODIGAN TE TIMOTHY	175 BRIGHTON ST	BELMONT	MA	02478	175 BRIGHTON ST
41-64	SOKOL ELEANOR P	34 LARCH CIR	BELMONT	MA	02478	34 LARCH CIR
41-65	BURNHAM TRS JULIA ANNE	38 LARCH CIR	BELMONT	MA	02478	38 LARCH CIR
41-66	LAROCHE TE MARTIN J	45 LARCH CIRCLE	BELMONT	MA	02478	45 LARCH CIR
41-67	SODINI TE CHARLES G	37 LARCH CIR	BELMONT	MA	02478	37 LARCH CIR
41-68	GALLAHER TRS JAMES A & ELIZABETH ANN GAUMER	29 LARCH CIR	BELMONT	MA	02478	29 LARCH CIR
41-69	GARG TR MITHLESH	19 LARCH CIRCLE	BELMONT	MA	02478	19 LARCH CIR
41-7	AKAY AYLIN	35 STAUNTON RD	BELMONT	MA	02478	35 STAUNTON RD
41-70	THOMSON TE CHRISTOPHER G	163 BRIGHTON ST	BELMONT	MA	02478	163 BRIGHTON ST
41-72	ECKEL TRS RONALD J & MARY M	145 BRIGHTON ST	BELMONT	MA	02478	145 BRIGHTON ST
41-73	SCHREIBER ELLEN F	49 SANDRICK RD	BELMONT	MA	02478	49 SANDRICK RD
41-74	KIM TE ARAM & LEE STROBEL	45 SANDRICK RD	BELMONT	MA	02478	45 SANDRICK RD
42-57	DWORKIN TE NAOMI B	144 SHERMAN ST	BELMONT	MA	02478	144 SHERMAN ST
42-58	SHELLMAN TE MICHAEL	150 SHERMAN ST	BELMONT	MA	02478	150 SHERMAN ST
42-59	SULLIVAN TE ROBERT D	156 SHERMAN ST	BELMONT	MA	02478	156 SHERMAN ST
42-60	CARMAN TRS FLOYD S AND ANN L	184 BRIGHTON ST	BELMONT	MA	02478	184 BRIGHTON ST
42-61	CORREIA TR MARY B	188 BRIGHTON ST	BELMONT	MA	02478	188 BRIGHTON ST
42-62	SURI TE VIPIN	3 COOLIDGE RD	BELMONT	MA	02478	3 COOLIDGE RD
42-63	LODA TE MASSIMO	9 COOLIDGE RD	BELMONT	MA	02478	9 COOLIDGE RD
42-64	SPENCER TE KATHLEEN E	15 COOLIDGE RD	BELMONT	MA	02478	15 COOLIDGE RD



EXISTING LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

EXISTING FRONT ELEVATION
SCALE: 1/4" = 1'-0"



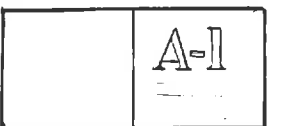
EXISTING REAR ELEVATION
SCALE: 1/4" = 1'-0"

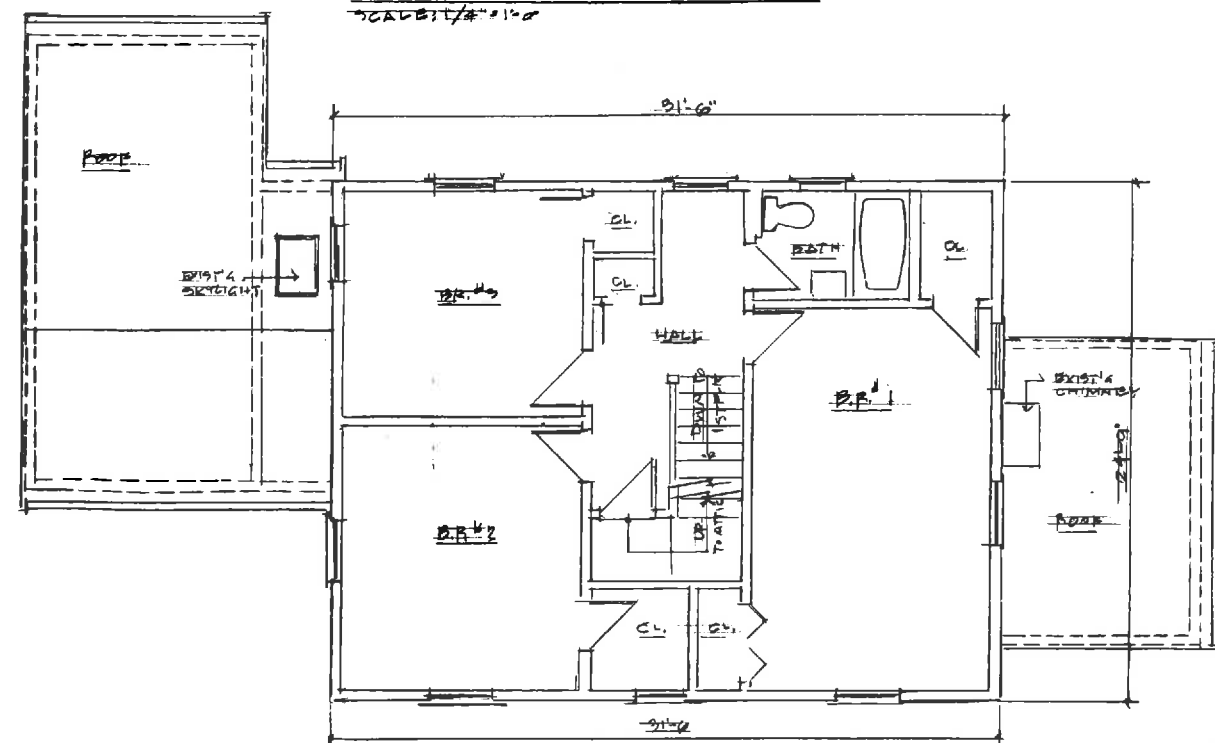
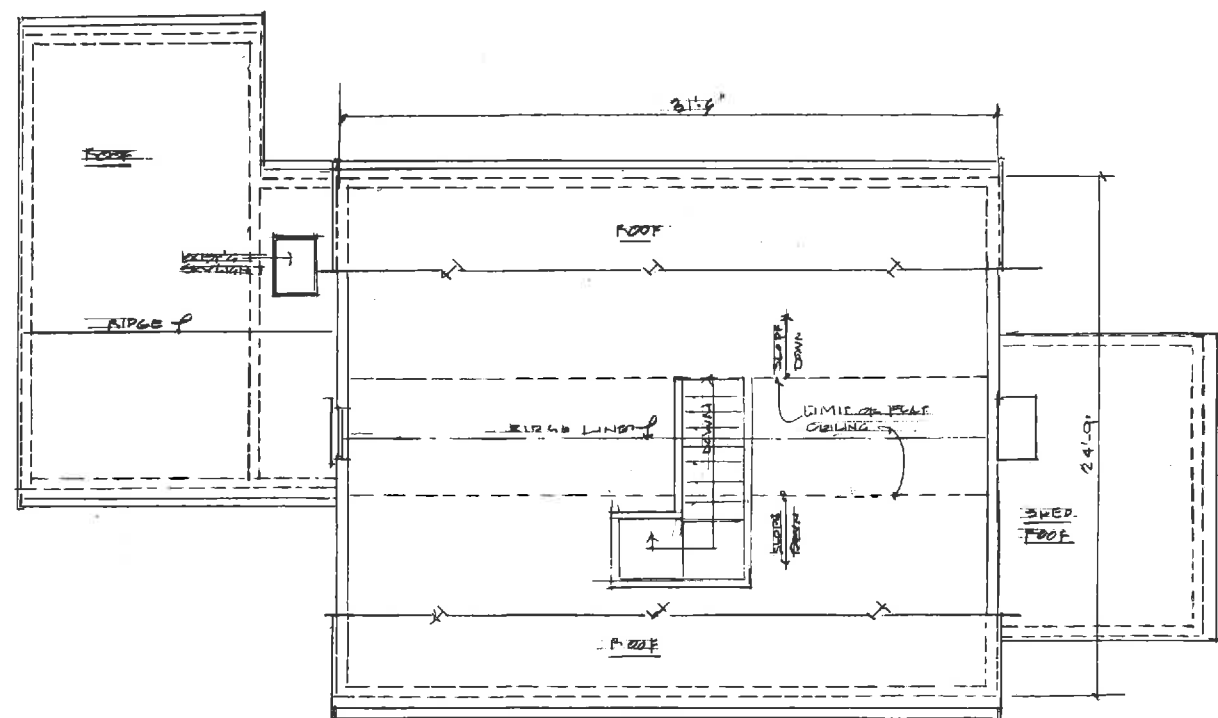
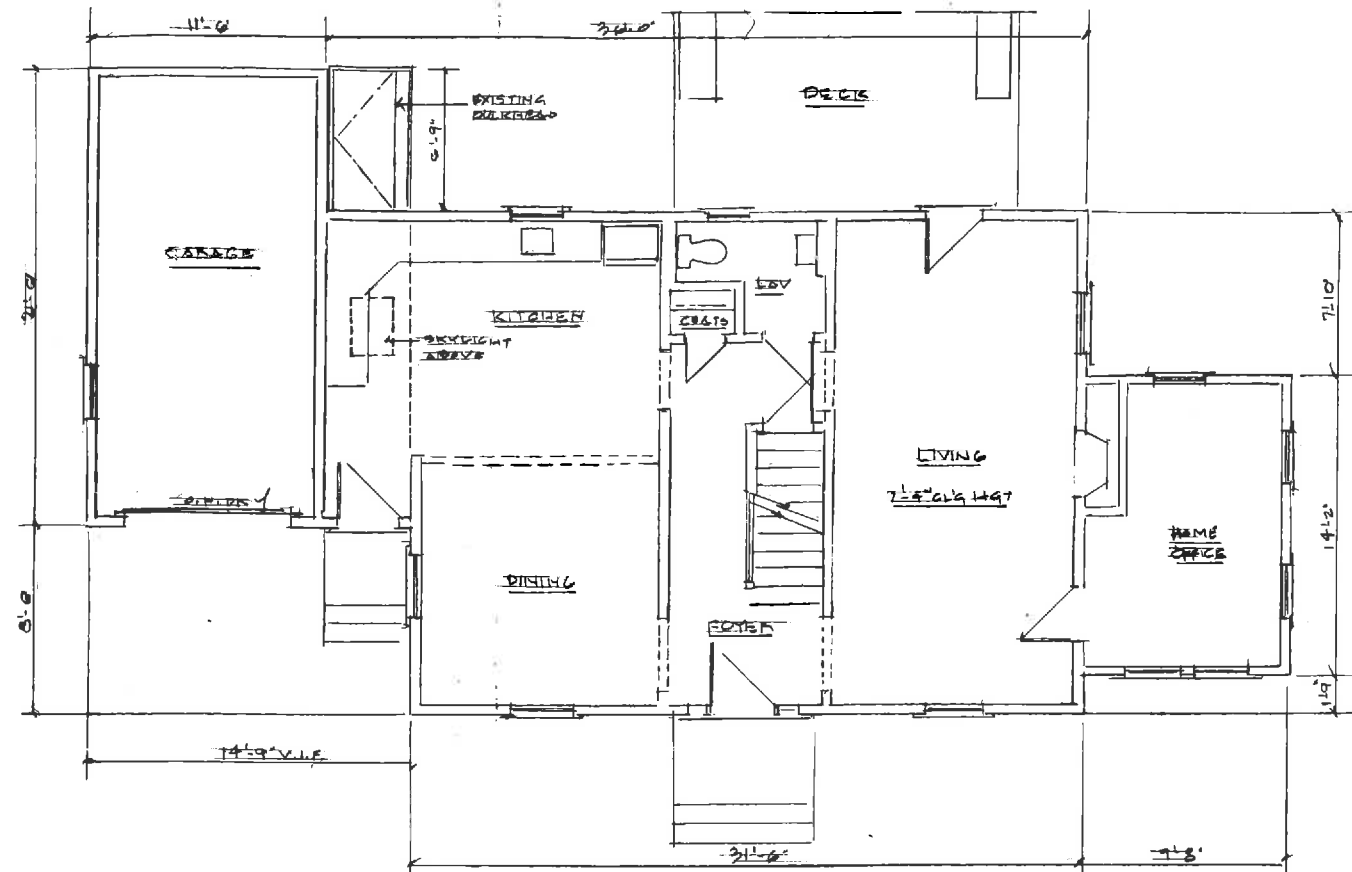
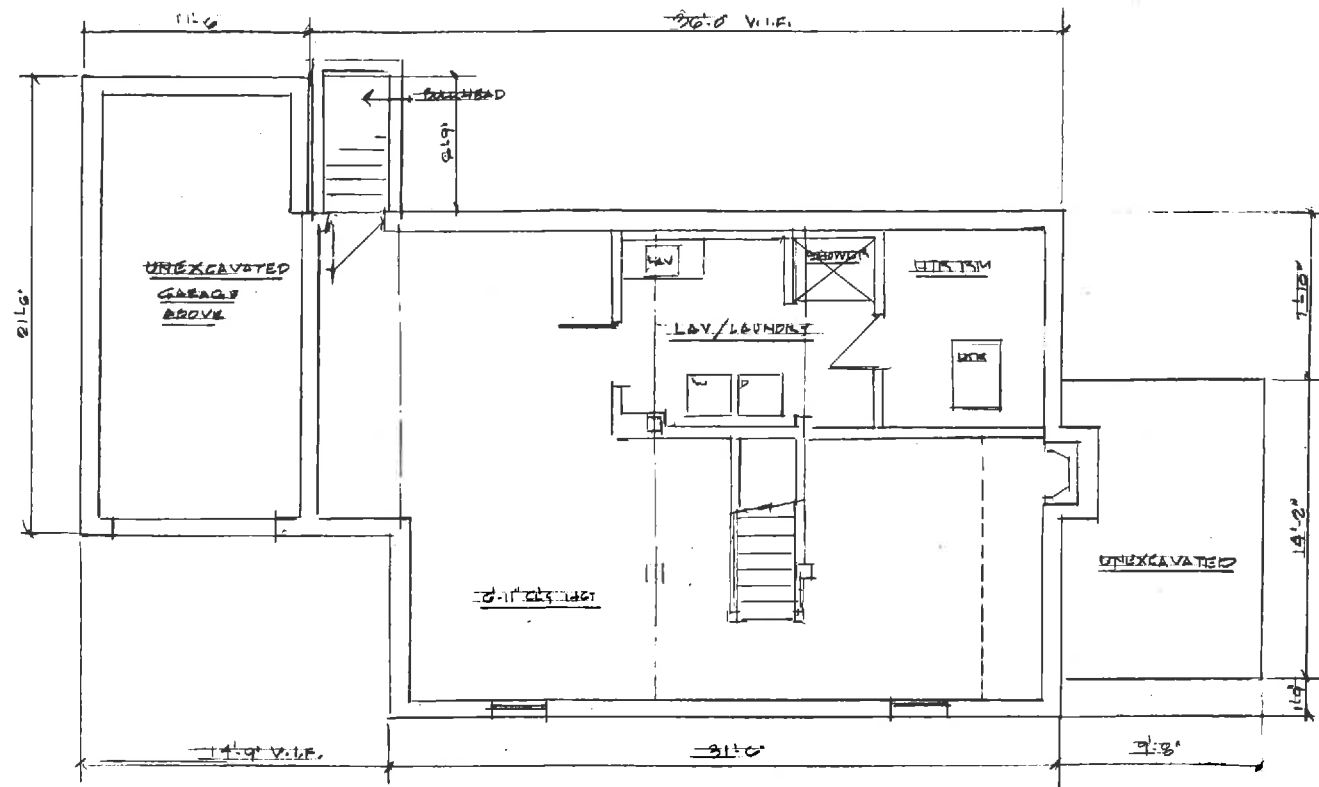
EXISTING RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

NEW ADDITION F.S.F.:
MR. & MRS. TIMOTHY BROODIGAN
175 BRIGHTON STREET
BELMONT, MA.

PETER F. DI MEO
ARCHITECT
245 ELM STREET
NORTH BEECHING, MA.

4.03.17 PROGRESS PRINT



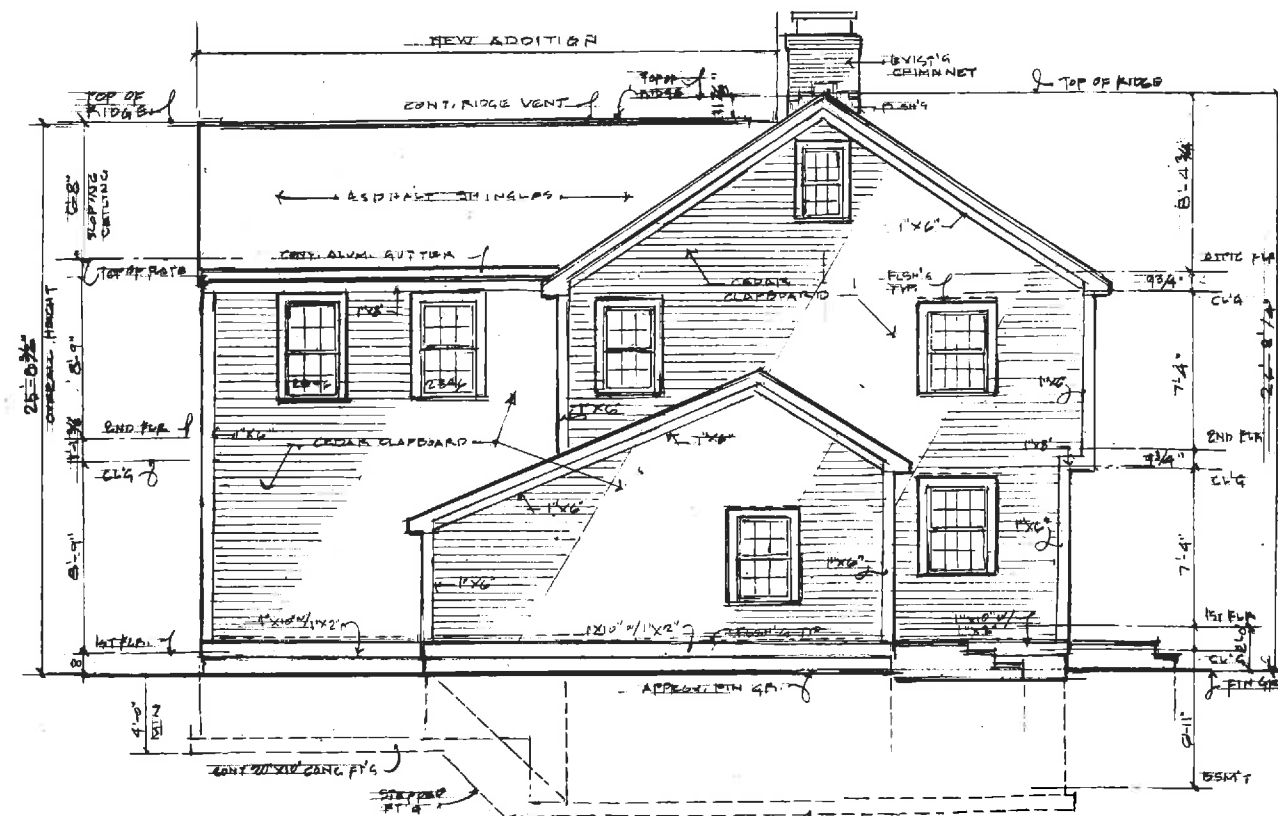


NEW ADDITION FOR:
MR & MRS TIMOTHY BRADIGAN
175 BRIGHTON STREET
PELMONT, MA.

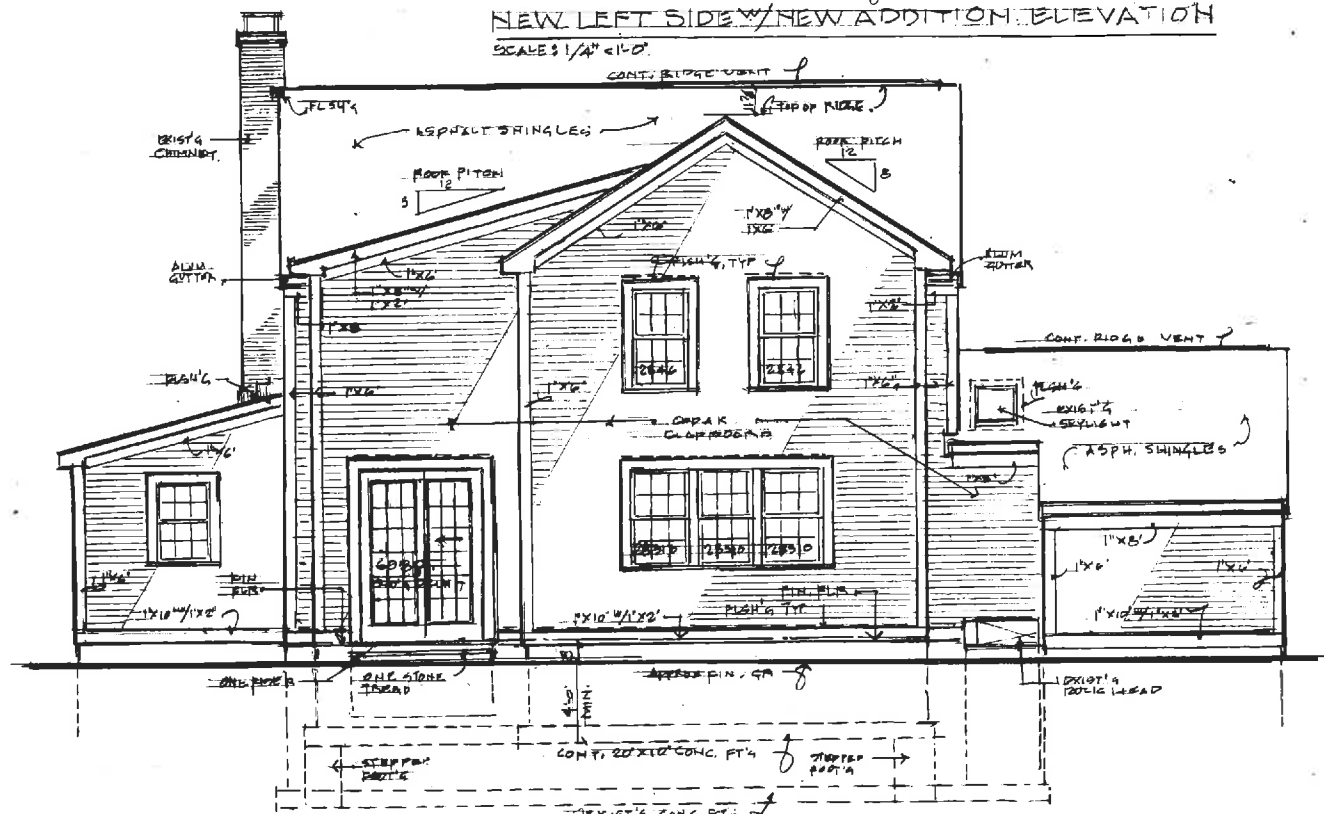
PETER F. DIMBO
ARCHITECT
245 SUM STREET
NORTH BOSTON, MA.

A-23-17 PROCESS PRINT

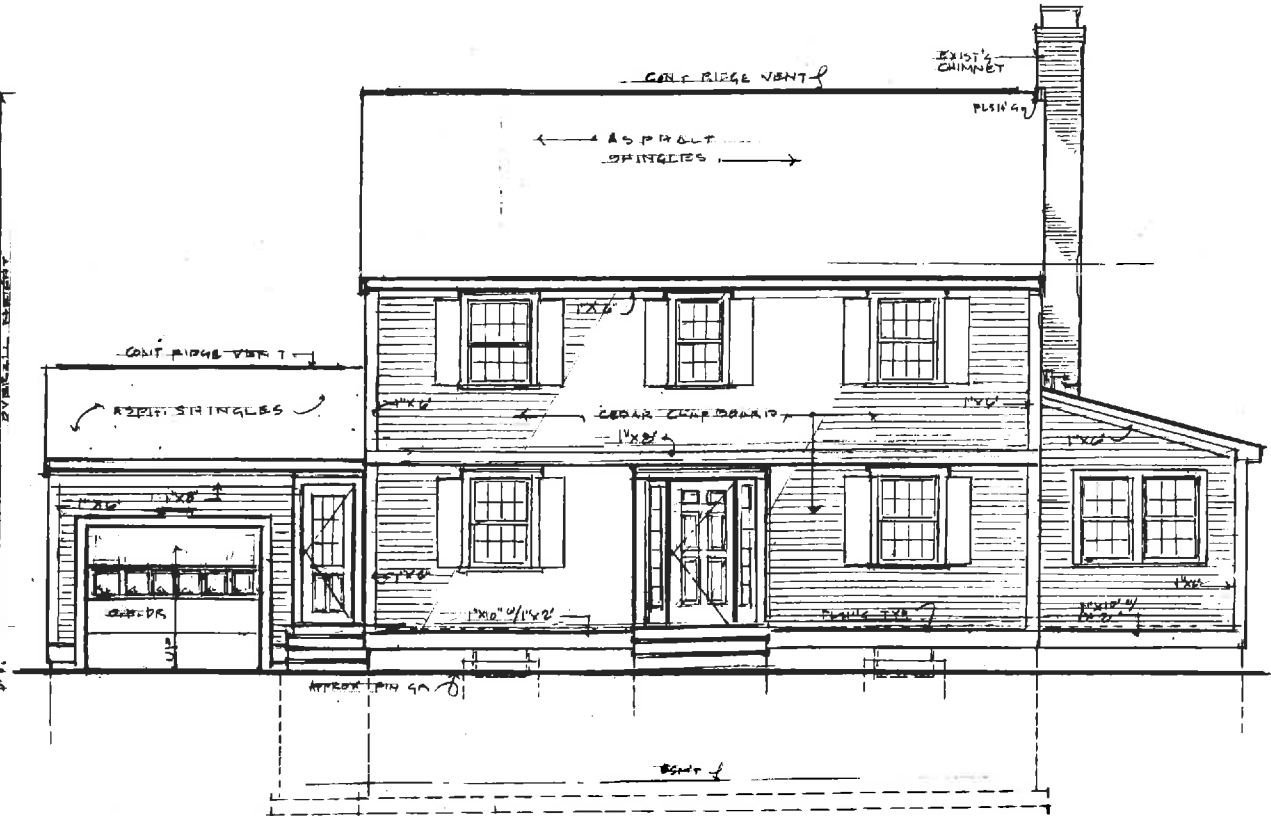
A-2



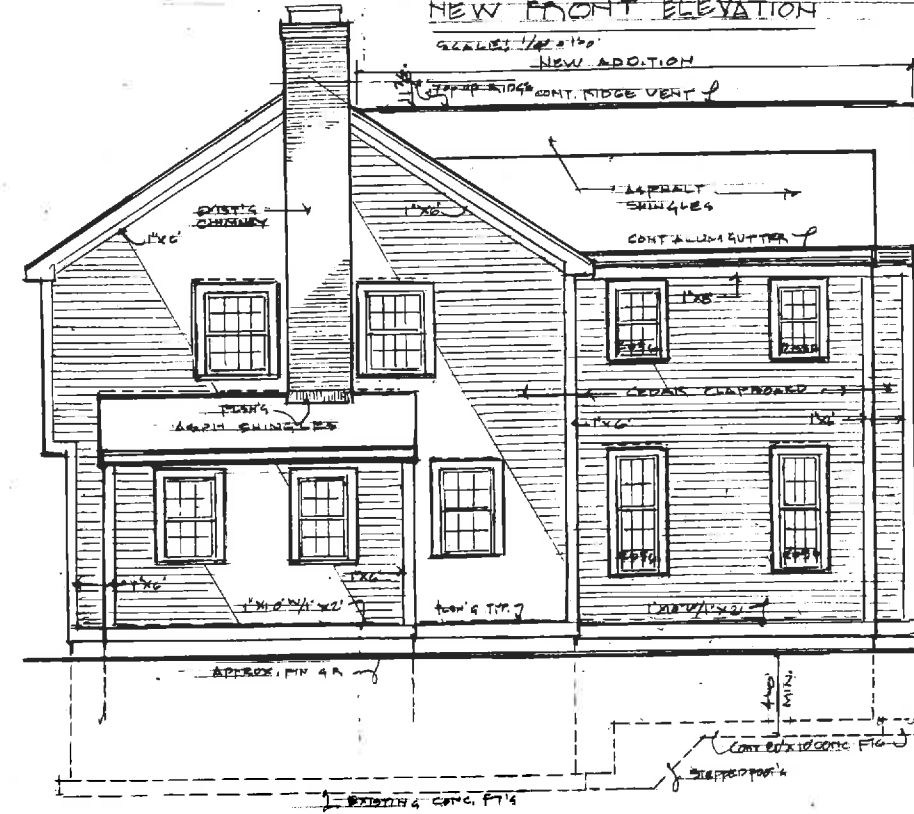
NEW LEFT SIDE/NEW ADDITION ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING REAR/NEW ADDITION ELEVATION
SCALE: 1/4" = 1'-0"



NEW FRONT ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING RIGHT SIDE/NEW ADDITION ELEVATION
SCALE: 1/4" = 1'-0"

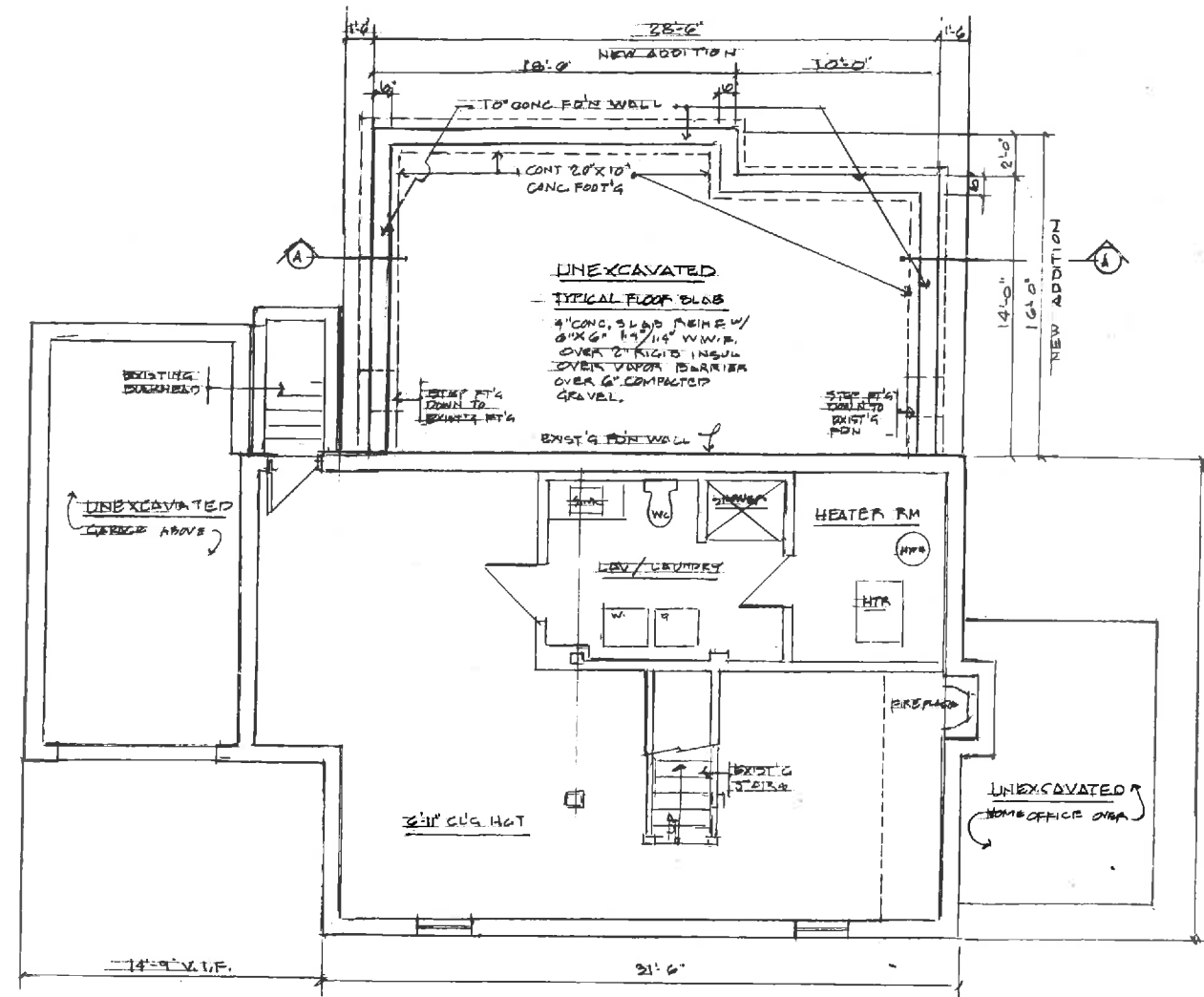
NOTE
1. ALL ALUMINUM SIDING, TRIM, SOFFIT AND FACIA TO BE REMOVED. PREPARE EXISTING TO RECEIVE NEW CEDAR CLAPBOARD SIDING, WEED FACIA AND TRIM BOARD AS INDICATED ON THE DRAWINGS.
2. EXISTING ASPHALT SHINGLES TO BE REMOVED AND EXISTING TO BE PREPARED TO RECEIVE NEW ROOFING AS INDICATED ON THE DRAWINGS.

NEW ADDITION FOR:
MR. & MRS. TIMOTHY PRODIGAN
175 BRIGHTON STREET
BELMONT, MA.

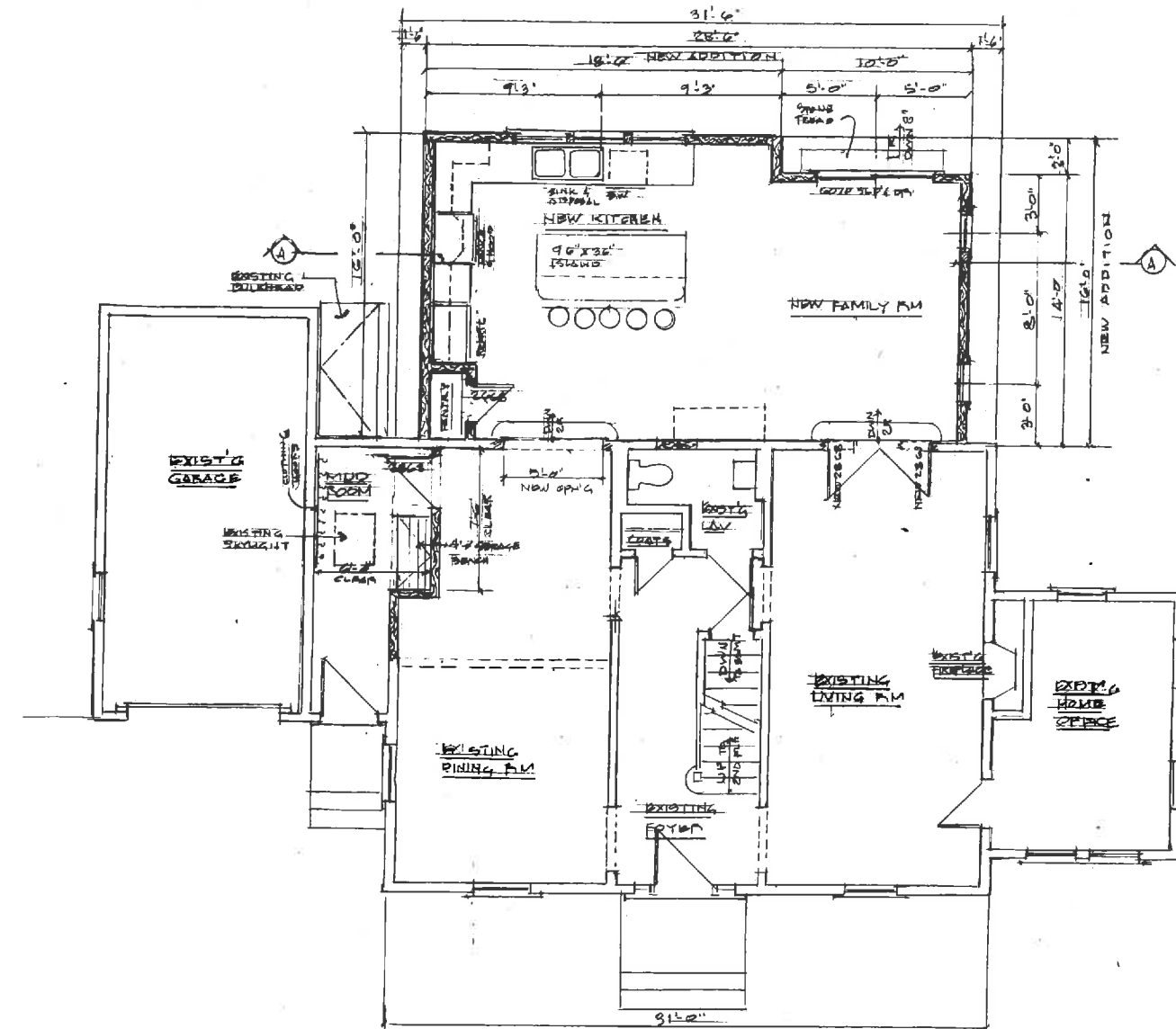
PETER F. D'AMICO
ARCHITECT
245 ELM STREET
NORTH READING, MA.

1/17/77 Progress Plan

A-3



EXIST'G BASEMENT SHOWING NEW ADDITION FOUNDATION
SCALE: 1/4" = 1'-0"

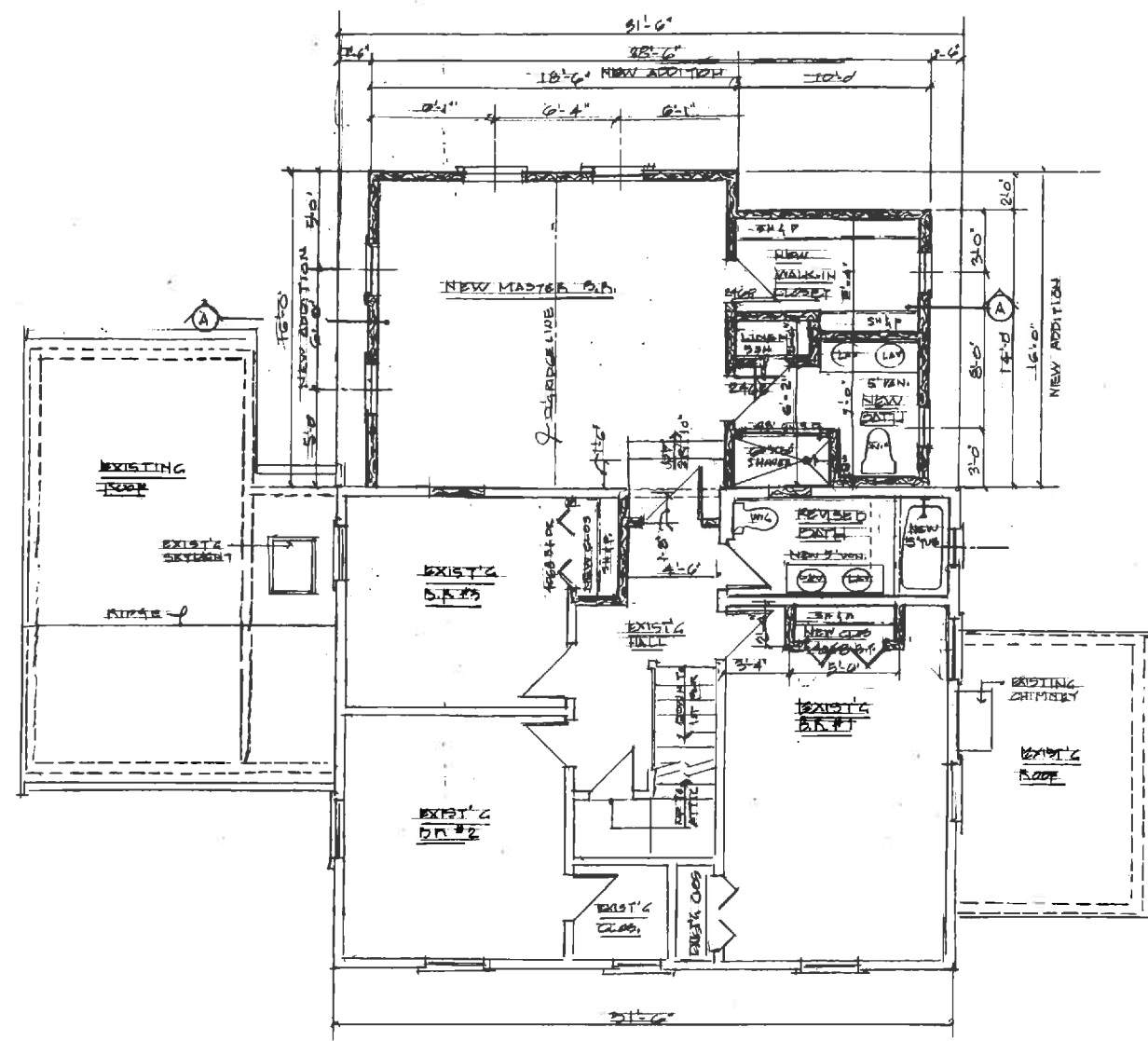
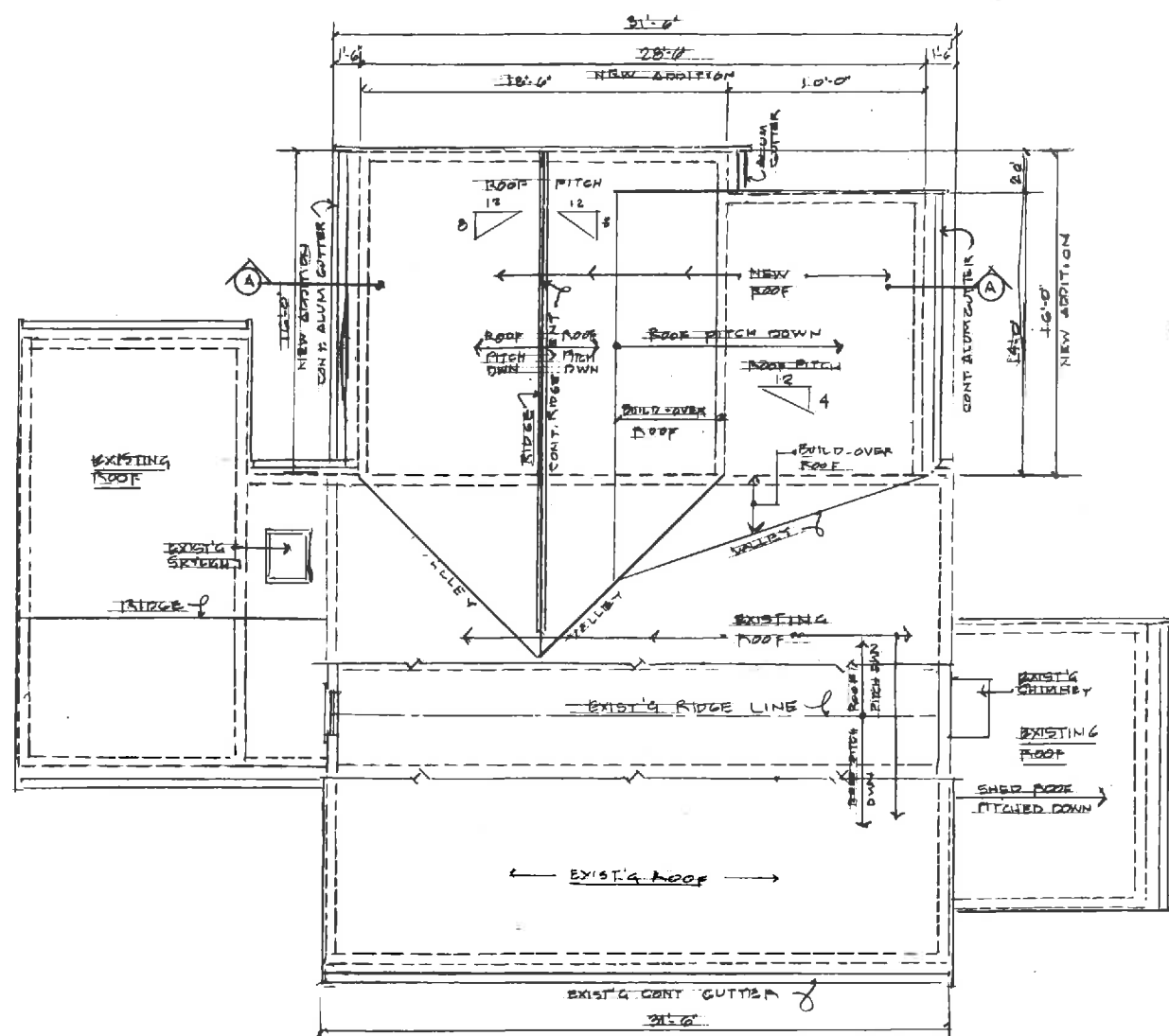


EXIST'G FIRST FLOOR, NEW FIRST FLOOR ADDITION PLAN
SCALE: 1/4" = 1'-0"

NEW ADDITION FOR:
MR & MRS TIMOTHY PRODIGAN
175 BRIGHTON STREET
BELMONT, MA.

PETER F. DE MEO
ARCHITECT
245 ELM STREET
NORTH READING, MA.

1.03.17 PAPER PRINT

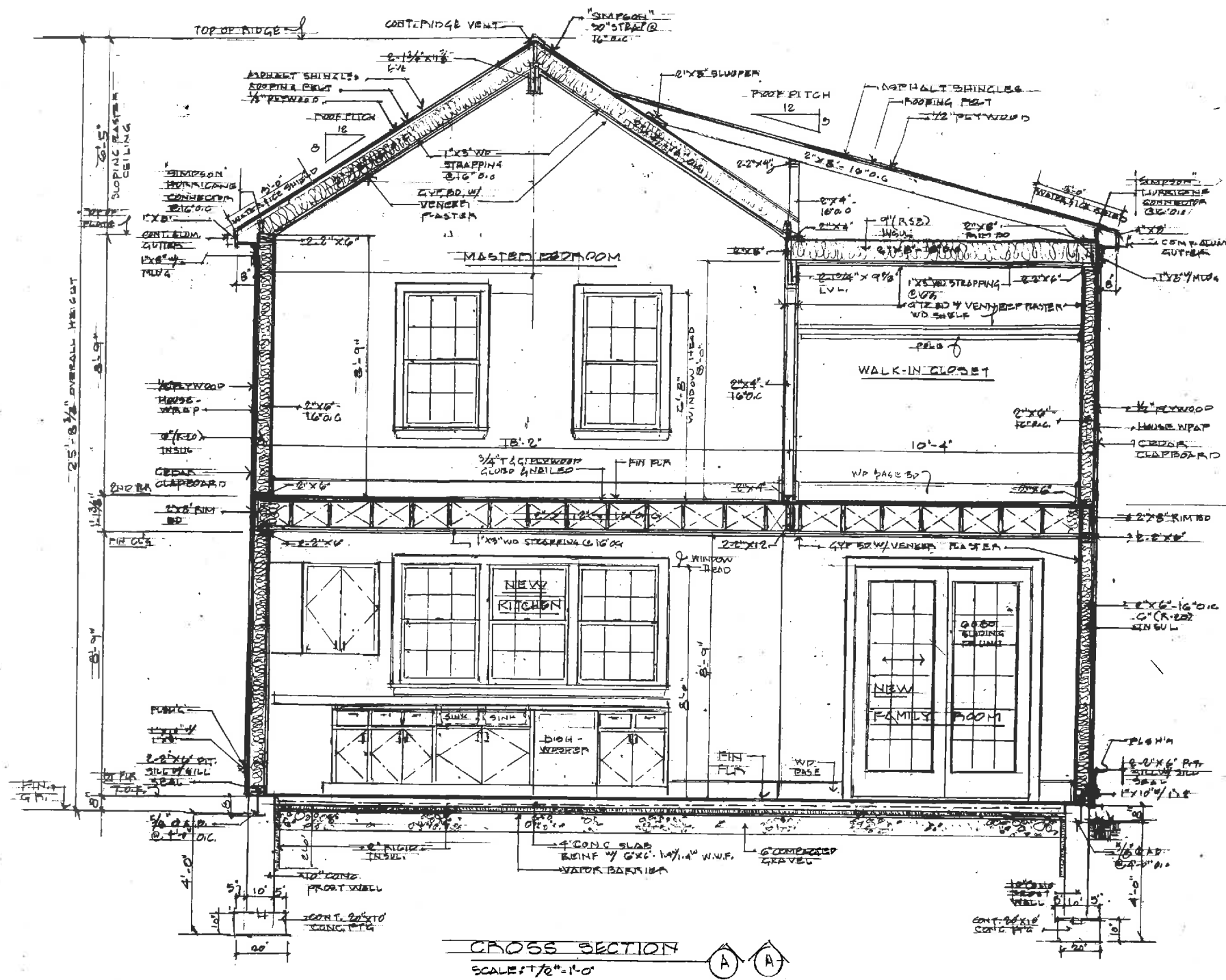


NEW ADDITION FOR:
MR & MRS TIMOTHY BRADIGAN
175 BRIGHTON STREET
BELMONT, MA.

PETER F. DIMES
ARCHITECT
245 ELM STREET
NORTH READING, MA

4.23.17 Progress Point

A-5



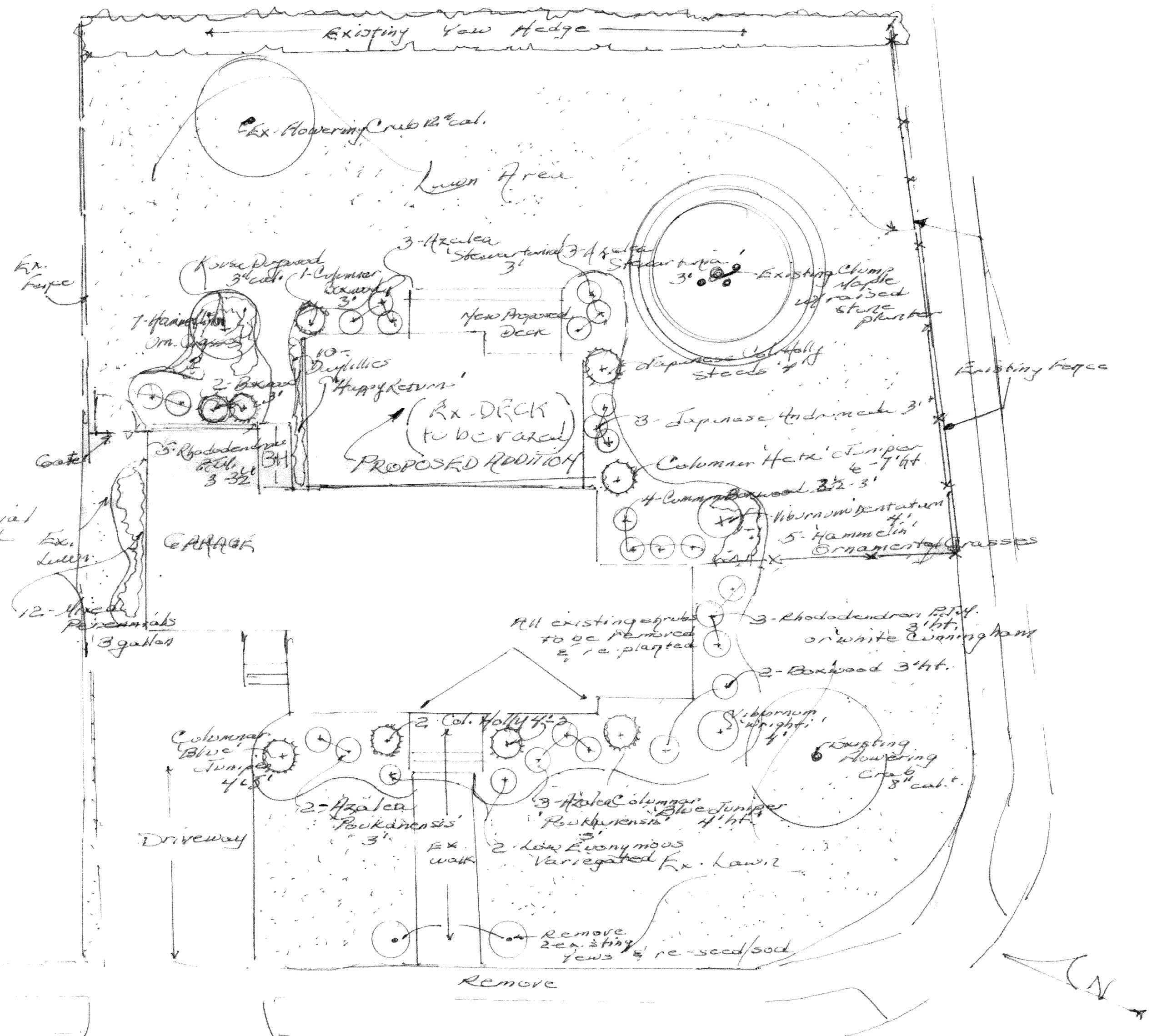
NEW ADDITION FOR:
MAGNUS TIMOTHY BRODIGAN
175 BRIGHTON STREET
BELMONT, MA.

PETER F. DI NUBO
ARCHITECT
243 ELM STREET
NORTH READING, MA.

4.03.17 Progress Plan

A-6

- GENERAL NOTES
- Existing Trees as denoted are to be preserved
- Other existing plant material are to be removed and replanted accordingly
 - Existing Yew Hedge along rear property line to be preserved and pruned properly.



BRIGHTON STREET

WAGON WHEEL NURSERY
927 WALTHAM ST.
LEXINGTON, MA 02421

LANDSCAPE PLAN BRODIGAN RESIDENCE	
SCALE: 1" = 20'	APPROVED BY:
DATE:	DRAWN BY: J.M.F.
REVISED 7/6/17	
175 BRIGHTON ST.	
BELMONT, MA.	DRAWING NUMBER 3