

NOTICE OF PUBLIC HEARING BY THE
PLANNING BOARD

ON APPLICATION FOR TWO (2) SPECIAL PERMITS

HEARING DATE CHANGED TO THURSDAY, SEPTEMBER 6, 2018

Notice is hereby given that the Belmont Planning Board will hold a public hearing on TUESDAY, SEPTEMBER 6, 2018, at 7:00 PM in the Board of Selectmen's Meeting Room, Town Hall, 455 Concord Ave., to consider the application of DONG YANG, for TWO (2) SPECIAL PERMITS (size of addition and side setback) under Section 1.5 (increasing the size of a nonconforming structure more than 30% of the Gross Floor Area) and Section 4.2.2 (allowed side setback: 10.0'; existing and proposed: 8.2) IN ORDER TO CONSTRUCT A SECOND FLOOR at 22 HOUGHTON ROAD located in a Single Residence C Zoning District.

Planning Board

RECEIVED
TOWN CLERK
BELMONT, MA

CASE NO. 18-15

2018 AUG -2 PM 2:57

NOTICE OF PUBLIC HEARING BY THE
PLANNING BOARD

ON APPLICATION FOR TWO (2) SPECIAL PERMITS

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TOWN CLERK
BELMONT, MA

2018 AUG -2 PM 2: 57



Town of Belmont
Planning Board

APPLICATION FOR A SPECIAL PERMIT

Date: 7/02/2018

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 22 HOUGHTON ROAD 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 _____

SECOND FLOOR 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

Shuang Wu

Print Name

Shuang Wu

Address

22 HOUGHTON RD

BELMONT, MA 02478

Daytime Telephone Number

857-204-6566



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 11, 2018

Mr. Dong Yang
190 Parmenter Road
Newton, MA 02465

RE: Denial to Construct Second Story at 22 Houghton Road

Dear Mr. Yang:

The Office of Community Development is in receipt of your building permit application for the construction of a second floor and deck 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 proposed addition does not conform to the side setback requirement (10.0' allowed, 8.2' existing and proposed). Additionally, your property does not conform to the minimum lot area requirement (required: lot area - 9,000 sq. ft., existing and proposed 7,044 sq. ft.) and is therefore considered nonconforming.

You may alter your plans to conform to the Zoning By-Law and resubmit for a building permit or you may request two (2) Special Permits from the Planning Board ((1) addition increases the size of your home by more than 30% of the gross floor area; (2) maintain side setback). If you choose this option, please call the Office of Community Development at (617)-993-2666 to schedule an appointment with Planning Board staff to discuss the Special Permit process.

Sincerely,

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

Request for Special Permit Re: 3 special permits

Submitted by
Shuang Wu & Dong Yang

Owners of
22 Houghton Road, Belmont MA 02478

We purchased our single story 3-bedroom ranch style home last year with the intent of growing our family and Belmont roots in the home of our dreams. The three small bedrooms and single full bath currently provide insufficient space and privacy for our family and frequent houseguests. We have been working carefully with a local architect to develop an ascetically balanced design that meets our needs and fits in with the developing neighborhood. The new design will allow for all our sleeping areas on the second floor and additional bathroom space. Lastly, our home was built in 1953 when closets were built very small. Our family needs additional finished storage space as well.

We propose to add a second story complying as closely as possible with Belmont's zoning criteria. The new addition only covers a portion of the existing house leaving the garage, back sun room and front porch of the house at a single story. The new roof provided for this addition has a height of only 26.6' which is 3.4' below the allowed 30' height. The new second floor space will include four bedrooms, an office, two bathrooms, closets, and a laundry area. We would like to note that we have spoken with and acquired signatures of support from our neighbors and have endeavored to create a design which minimizes the height of the new roof to minimize the impact of the non-conforming side yard area. We explored the option of building over the conforming garage side of through house but given the shape of existing house and the lack of proper footings under the garage and back porch we positioned the new floor where it made the most sense both ascetically and functionally. It is our belief that the proposed addition is in keeping with the character of the neighborhood and not detrimental to the community.

The original building permit application was declined because the minimum required side setback in SRC is 10'0" under section 4.2.2. When the house was built in 1953 the south side was constructed 8.2' (1.8' over) from the property line which we intend to add a second story above without increasing the non-conformity. In addition, we are seeking a special permit allowing for an increased gross area exceeding the 30% allowable by right. The design calls for increasing the gross area by 1652sqft (568 of which is located in the attic accessible only by pull down ladder). Our proposed addition raises the height of the roof from an average height above grade of 18.54' to 26.6' to the peak, which is almost three and a half feet under zoning height requirements. We are asking the Planning Board of Appeals to grant us a special permit allowing us to build this small addition to the roof of our home.

29 Livermore Road



Corner of Houghton and Livermore

38 Livermore Road



End of Houghton

39 Livermore Road



End of Houghton Road

97 Shaw Road



Back Yard Neighbor 1 (w/ rear addition)

85 Shaw Road





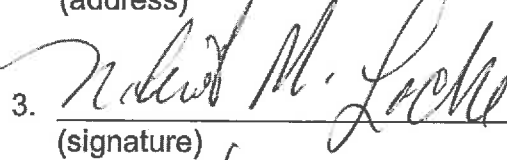



Back Yard Neighbor 2

74 Shaw Road



Neighbor (1 house away)

We, the neighbors of Shuang Wu & Don Yang of 22 Houghton Road, Belmont MA have reviewed their plans to add a second floor at the above mentioned address. Furthermore, we support their petition for a special permit allowing them to proceed with this addition.

1.  QING CAO
(signature) (name)
63 Shaw Rd. Belmont.
(address)
2.  CLAIRE KINDER
(signature) (name)
39 Livermore Rd Belmont.
(address)
3.  ROBERT M. LOCKE
(signature) (name)
44 LIVERMORE RD. BELMONT.
(address)
4.  Jing Lin
(signature) (name)
38 Livermore Rd Belmont
(address)
5.  SHANT BANOS
(signature) (name)
24 LIVERMORE RD
(address)
6.  Sue Spielman
(signature) (name)
32 Livermore Rd, Belmont
(address)

7. Sandra Coppola Sandra Coppola
(signature) (name)
16 Houghton Road
(address)

8. Eleanor P. Scialese
(signature) (name)
10 Houghton Rd.
(address)

9. Ann Marie Val Ann Marie Val
(signature) (name)
97 Shaw Rd
(address)

10. Luananya K. J. Luananya K. J.
(signature) (name)
103 Shaw Rd
(address)

11. Zao Yu Zao Yu
(signature) (name)
92 Shaw Rd
(address)

12. Ronald van Hal Ronald van Hal
(signature) (name)
21 Houghton Road
(address)

13. Donna Stratford Donna Stratford
(signature) (name)
9 Houghton Rd Belmont
(address)

14. Lucas Sullivan Lucas Sullivan
(signature) (name)

15 Houghton Rd
(address)

15. Patricia Cereceda PATRICIA CERECEDA
(signature) (name)

80 Shaw Rd
(address)

16. Erica Tennyson Erica Tennyson
(signature) (name)

80 Shaw Road
(address)

17. Louisa Afzelius LOUISA AFZELIUS
(signature) (name)

85 Shaw Rd
(address)

18. Mei Wang MEI WANG
(signature) (name)

112 Shaw
(address)



HALF STORY CALCULATION	
PROPOSED SECOND FLOOR AREA	1481 SQFT
ATTIC AREA OVER 5' HIGH	737 SQFT
1/2 HALF STORY CALCULATION	148 / 1034 = 14.3%
47.9% PROPOSED < 60% ALLOWED = COMPLIES	

EXPANDED AREA CALCULATION	
EXISTING FIRST FLOOR GROSS AREA	1821 SQFT
EXISTING SECOND FLOOR GROSS AREA OVER 6' HIGH	397 SQFT
EXISTING TOTAL GROSS AREA	2212 SQFT
ADDITIONAL SECOND FLOOR GROSS AREA	1084 SQFT
NEW ATTIC ABOVE 6'-0" HIGH	568 SQFT
NEW GROSS AREA	1652 SQFT
1652 SQFT (NEW) / 2212 SQFT (EXISTING) = 75% ADDITIONAL GROSS AREA	
NEW GROSS AREA	3864 SQFT

PLANNING REVIEW SET
APRIL 3, 2018

PROJECT DESCRIPTION:
ADD NEW (2ND) FLOOR TO EXISTING RANCH HOME AND REMODEL
EXISTING KITCHEN AND PORTIONS OF 1ST FLOOR AND BASEMENT

DRAWING LIST

- A1 COVER SHEET
- A2 FOUNDATION DEMO PLAN
- A3 FIRST FLOOR DEMO PLAN
- A4 ROOF DEMO PLAN
- A5 ELEVATION DEMO PLAN
- A6 ELEVATION DEMO PLAN
- A7 FOUNDATION FLOOR LAYOUT
- A8 FIRST FLOOR LAYOUT
- A9 SECOND FLOOR LAYOUT
- A10 ROOF PLAN
- A11 NEW ELEVATIONS
- A12 NEW ELEVATIONS
- A13 WALL SECTION

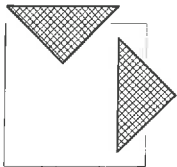
SYMBOL LEGEND

- 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
BELMONT ZONING DISTRICT SR-C:

FRONT YARD SETBACK: 22.5' REQUIRED (22.2' EXISTING)
REAR YARD SETBACK: 30'-0" (UNCHANGED)
SIDE YARD SETBACK: 10'-0" (10' - UNCHANGED & 8.2' EXISTING
NONCONFORMING)
FRONTAGE: 75'-0" (EXISTING 75.5 COMPLIANT) - UNCHANGED
LOT AREA: 9000 (7044SQFT NON CONFORMING (UNCHANGED))
MAX HEIGHT: 35'2.5 STORIES (EXISITNG 18.54' CONFORMING - PROPOSED
26.6' CONFOMRING)
SEE SITE PLAN FOR BASEMENT CALC'S
LOT COVERAGE (MAX): 25% - SEE SURVEY
OPEN AREA (MIN): 50% - SEE SURVEY
SEE CHART SHEET A1 FOR GROSS AREA INCREASE (75%)

MILLER
DESIGN LLC

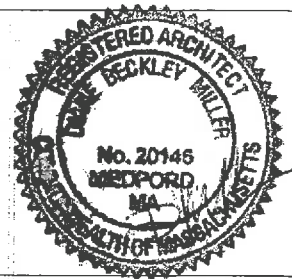


52 STATLER ROAD
BELMONT, MA 02478
TEL: 617.993.3157

Architect:
Miller Design LLC
52 Statler Road
Belmont MA 02478
617-993-3157

Date: Issued for:
08/29/16 SCHEMATIC DESIGN

03/14/18 PLANNING BOARD
04/03/18 REVISION 2



WU RESIDENCE
22 HOUGHTON ROAD
BELMONT MA

COVER SHEET

Sheet
Number:

A1

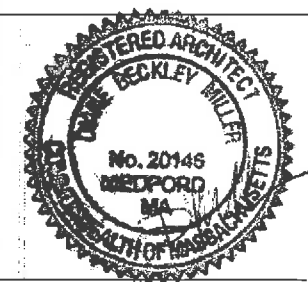


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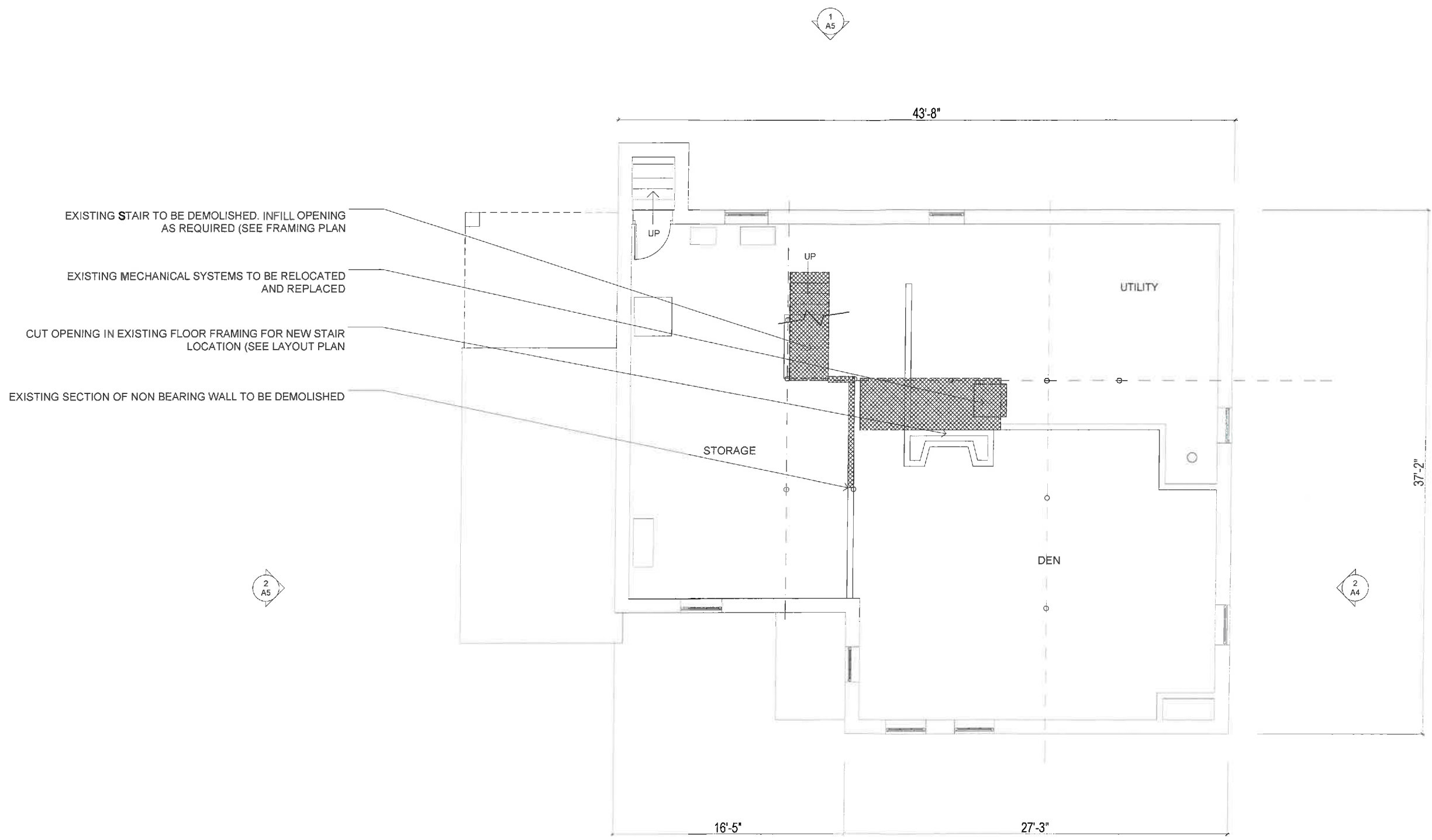


WU RESIDENCE
22 HOUGHTON ROAD
BELMONT MA

EXISTING CELLAR
FLOOR PLAN

Sheet
Number:

A2



EXISTING
BASEMENT PLAN

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

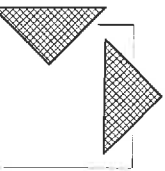


**EXISTING
FIRST FLOOR PLAN**

1 FIRST FLOOR DEMOLITION PLAN
SCALE: 1/8" = 1'



**MILLER
DESIGN LLC**



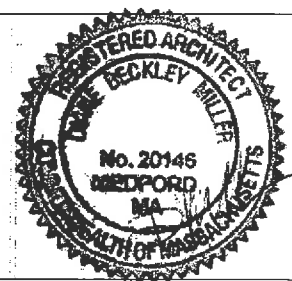
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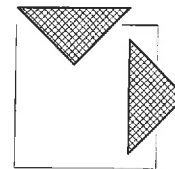
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22 HOUGHTON ROAD
BELMONT MA

**EXISTING FIRST
FLOOR PLAN**

Sheet
Number:

A3

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DESIGN LLC



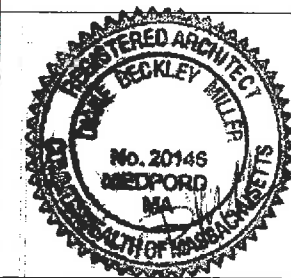
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22 HOUGHTON ROAD
BELMONT MA

EXISTING ROOF PLAN

Sheet
Number:

A4



TOP OF EXISTING CHIMNEY TO BE DEMOLISHED
FOR NEW CHIMNEY EXTENSION

SECTION OF EXISTING ROOF TO BE DEMOLISHED AT NEW
SECOND FLOOR LOCATION. SHORE AND BRACE REMAINING
ROOF AS REQUIRED

HIGHLIGHTED AREA FOR GROSSING CALCULATIONS
ONLY

DEMOLISH AND SHORE SECTION OF EXISTING GARAGE
ROOF AS REQUIRED FOR NEW WALL.

EXISTING FIRST FLOOR OVERHANG TO BE REBUILT
TO MATCH NEW ELEVATION PROFILE (SEE LAYOUT PLANS)

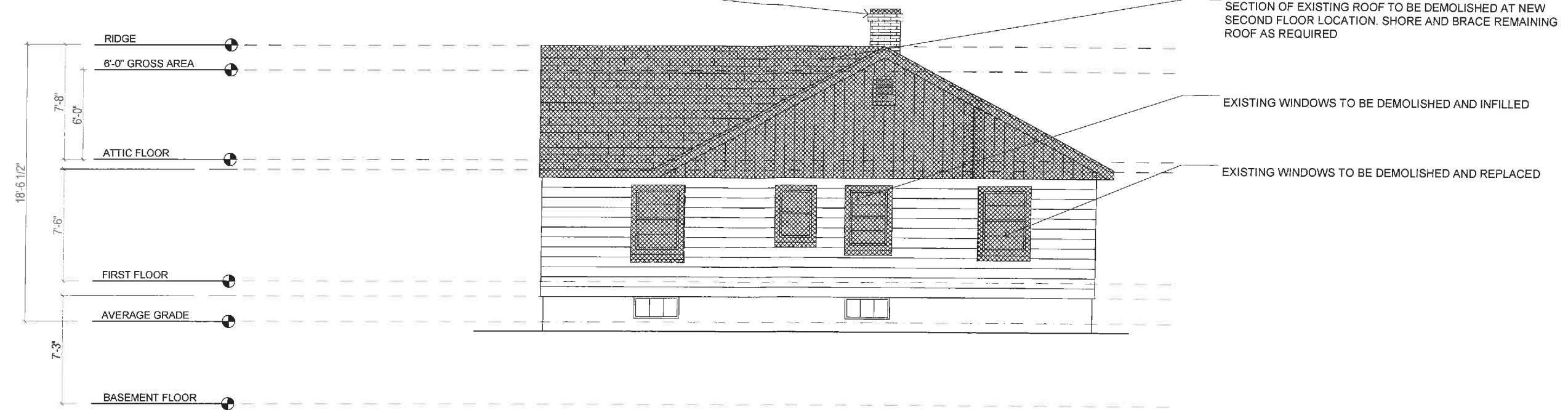


EXISTING ROOF PLAN

1 FIRST FLOOR DEMOLITION PLAN
SCALE: 1/8" = 1'

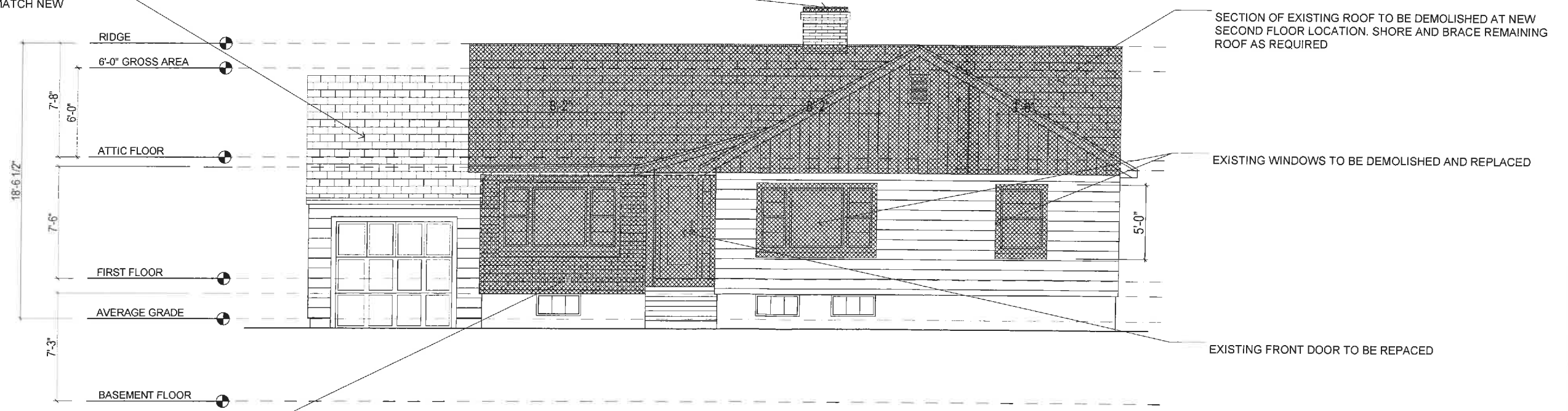


* TOP OF EXISTING CHIMNEY TO BE DEMOLISHED
FOR NEW CHIMNEY EXTENSION



TOP OF EXISTING CHIMNEY TO BE DEMOLISHED
FOR NEW CHIMNEY EXTENSION

EXISTING GARAGE EXTERIOR SHINGLES TO BE
REPLACED TO MATCH NEW



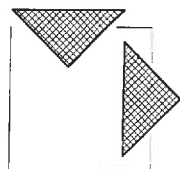
EXISTING ELEVATIONS

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

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



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DESIGN LLC



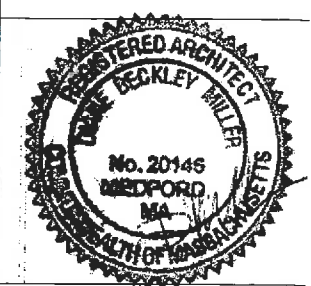
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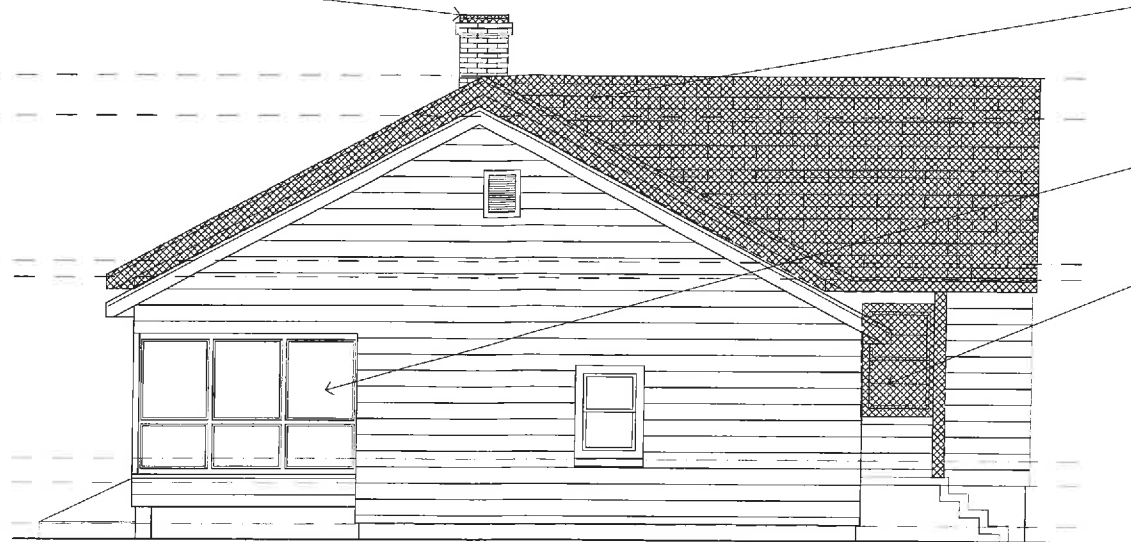
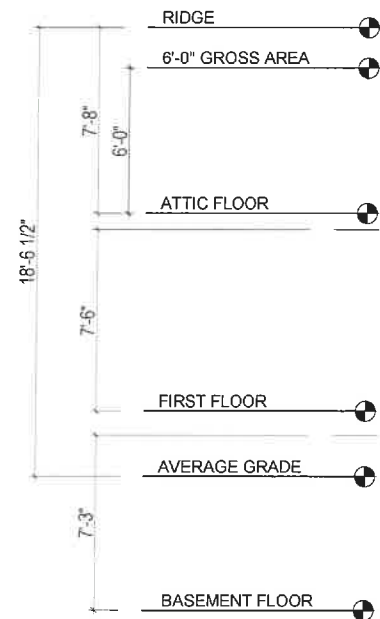
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22 HOUGHTON ROAD
BELMONT MA

EXISTING ELEVATION

Sheet
Number:

A5

TOP OF EXISTING CHIMNEY TO BE DEMOLISHED
FOR NEW CHIMNEY EXTENSION



SECTION OF EXISTING ROOF TO BE DEMOLISHED AT NEW
SECOND FLOOR LOCATION. SHORE AND BRACE REMAINING
ROOF AS REQUIRED

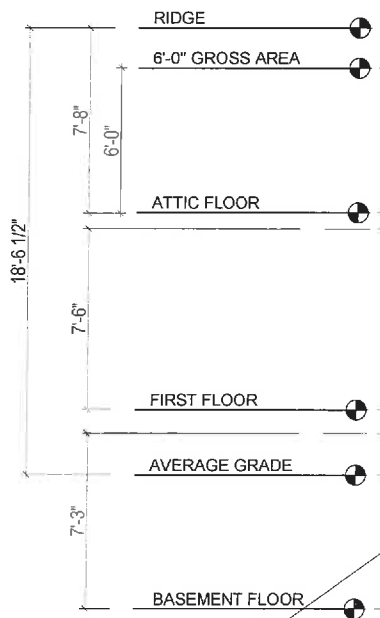
PORCH AND SCREENS TO REMAIN

EXISTING WINDOWS TO BE DEMOLISHED AND REPLACED

EXISTING SIDING TO BE REPLACED
WITH NEW PER ELEVATION

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

SECTION OF EXISTING ROOF TO BE
DEMOLISHED AT NEW SECOND FLOOR
LOCATION. SHORE AND BRACE REMAINING
ROOF AS REQUIRED



TOP OF EXISTING CHIMNEY TO BE DEMOLISHED
FOR NEW CHIMNEY EXTENSION

EXISTING GARAGE EXTERIOR SHINGLES TO BE
REPLACED TO MATCH NEW

EXISTING WINDOWS TO BE DEMOLISHED SECTION
OF WALL TO BE REMOVED FOR NEW LARGER WINDOW

PORCH AND SCREENS TO REMAIN

EXISTING WINDOWS TO BE DEMOLISHED
SECTION OF WALL TO BE REMOVED FOR
NEW LARGER WINDOW

EXISTING SECTION OF EXTERIOR WALL TO BE
DEMOLISHED FOR NEW DOOR SHORE
AND BRACE AS REQUIRED

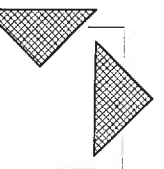
EXISTING BRICK AND WINDOW TO BE
DEMOLISHED

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

EXISTING ELEVATIONS



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DESIGN LLC



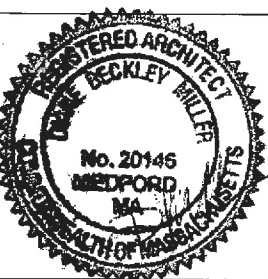
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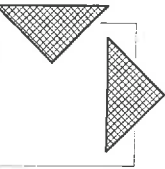
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22 HOUGHTON ROAD
BELMONT MA

EXISTING ELEVATION

Sheet
Number:

A6

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BELMONT, MA 02478
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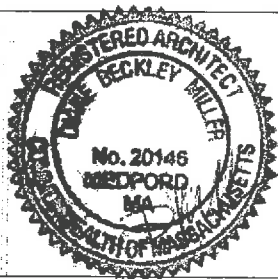
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08/29/16 SCHEMATIC DESIGN

03/14/18 PLANNING BOARD

04/03/18 REVISION 2



WU RESIDENCE
22 HOUGHTON ROAD
BELMONT MA

BASEMENT
FLOOR PLAN

Sheet
Number:

A7

1
A11

2
A11

2
A10

1
A10

NEW 3'-6" WIDE FINISH HARDWOOD STAIRS:
W/ MATCHING HARDWOOD RAILINGS PER CODE
STYLE AND FINISH TO BE SELECTED BY OWNER
PT 2X12 STRINGERS AT 2' OC
(11) 10" TREADS W/ 1" NOSING, (12) 8" RISERS (VIF)
FINISH WOOD CLAD POST AT GROUND LEVEL

STORAGE

UTILITY

DEN

FRONT YARD SETBACK LINE

SIDE YARD SETBACK LINE

1 BASEMENT LAYOUT PLAN
SCALE: 1/8" = 1'

PROPOSED BASEMENT FLOOR PLAN



NOTE:
UNLESS OTHERWISE NOTED
ALL RECESSED LIGHTS ARE
TO BE LED TYPE ON DIMMER
SWITCHES

NOTE 2:
PAINT ALL INTEIRIOR AND
EXTERIOR FINISHES AS
REQUIRED & SELECTED BY
OWNER

NOTE 3:
ALL INTERIOR TRIM/BASE
PROFILES TO MATCH EXISTING
IN RESPECT TO PROFILE, SIZE
AND FINISH

NOTE 4:
PROVIDE NEW HARDWOOD
FLOOR TME. FEATHER IN NEW
BOARDS WHERE REQUIRED.
SAND & REFINISH EXISTING.

NOTE 5:
PROVIDE SMOKE AND CARBON
DETECTORS AS REQUIRED BY
CODE THROUGHOUT

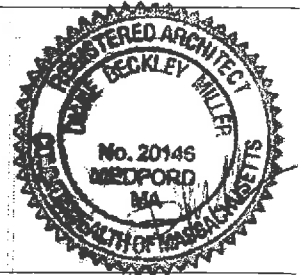
MILLER
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Date:	Issued for:
02/18/18	SCHEMATIC DESIGN
02/21/18	REVISION 1
03/14/18	PLANNING BOARD
04/03/18	REVISION 2
06/05/18	REVISION 3
07/02/18	REVISION 4



WU RESIDENCE
22 HOUGHTON ROAD
BELMONT MA

FIRST FLOOR
LAYOUT PLAN

Sheet
Number:

A8

WINDOW SCHEDULE			PELLA 450 SERIES -MUTTONS TO MATCH ELEVATIONS
KEY	SIZE	DISCRIPTION	
A	5'-0" X 5'-2"	(2)DOUBLE HUNG WINDOW (MATCH HEADERS)	
B	3'-0" X 5'-2"	DOUBLE HUNG WINDOW (MATCH HEADERS)	
C	3'-0" X 3'-8"	DOUBLE HUNG WINDOW (MATCH HEADERS)	
D	6'-0" X 3'-8"	(2)DOUBLE HUNG WINDOW (MATCH HEADERS)	
E	7'-6" X 5'-2"	(2)DOUBLE HUNG WINDOW W/FIXED (MATCH HEADERS)	
F	2'-6" X 5'-2"	DOUBLE HUNG WINDOW (MATCH HEADERS)	
G	6'-0" X 1'-6"	INTERIOR TRANSOM WINDOW (MATCH HEADER)	
H	2'-0" X 2'-6"	CASEMENT (MATCH HEADER)	
I	5'-0" X 4'-8"	(2)DOUBLE HUNG WINDOW (MATCH HEADERS)	
J	3'-0" X 4'-8"	DOUBLE HUNG WINDOW (MATCH HEADERS)	
K	2'-4" X 3'-8"	DOUBLE HUNG WINDOW (MATCH HEADERS)	

NEW 3'-6" WIDE FINISH HARDWOOD STAIRS:
W/ MATCHING HARDWOOD RAILINGS PER CODE
STYLE AND FINISH TO BE SELECTED BY OWNER
PT 2X12 STRINGERS AT 2' OC
(14)10" TREADS W/1" NOSING, (15) 8" RISERS (VIF)
FINISH WOOD CLAD POST AT GROUND LEVEL

BATHROOM 3:
SHOWER, VANITY, TOILET, LIGHTING AS SHOWN,
PANASONIC (OAE) MECHANICAL VENT
PER CODE WITH INTEGRAL HEAT OPTION,
EXTEND NEW MACHANICAL SYSTEMS AS REREQUIRED
BLOCKING FOR TOWEL BARS AND
TOILET PAPER HOLDERS (COORDINATE W/ OWNER)

BATHROOM 3: CONT.
TILE FLOOR (TO BE SELECTED BY OWNER)
3'-0" WIDE VANITY WITH MIRROR/RECESSED CAB.
1 BASIN (TO BE SELECTED BY OWNER)
2'-6"X5'-0" FULL TILE SHOWER
PLATE GLASS DOOR AND WALLS
W/STANDARD DRAIN AND COPPER PAN
TOILET (LOW PROFILE)
TO BE SELECTED BY OWNER
FULL TILE IN SHOWER W/2 RECESSES
MRGWB OR PLASTER CEILING;
LIGHTING AS SHOWN.

FRONT YARD SETBACK LINE
SIDE YARD SETBACK LINE

1 FIRST FLOOR LAYOUT PLAN
SCALE: 1/8" = 1'



PROPOSED FIRST FLOOR PLAN

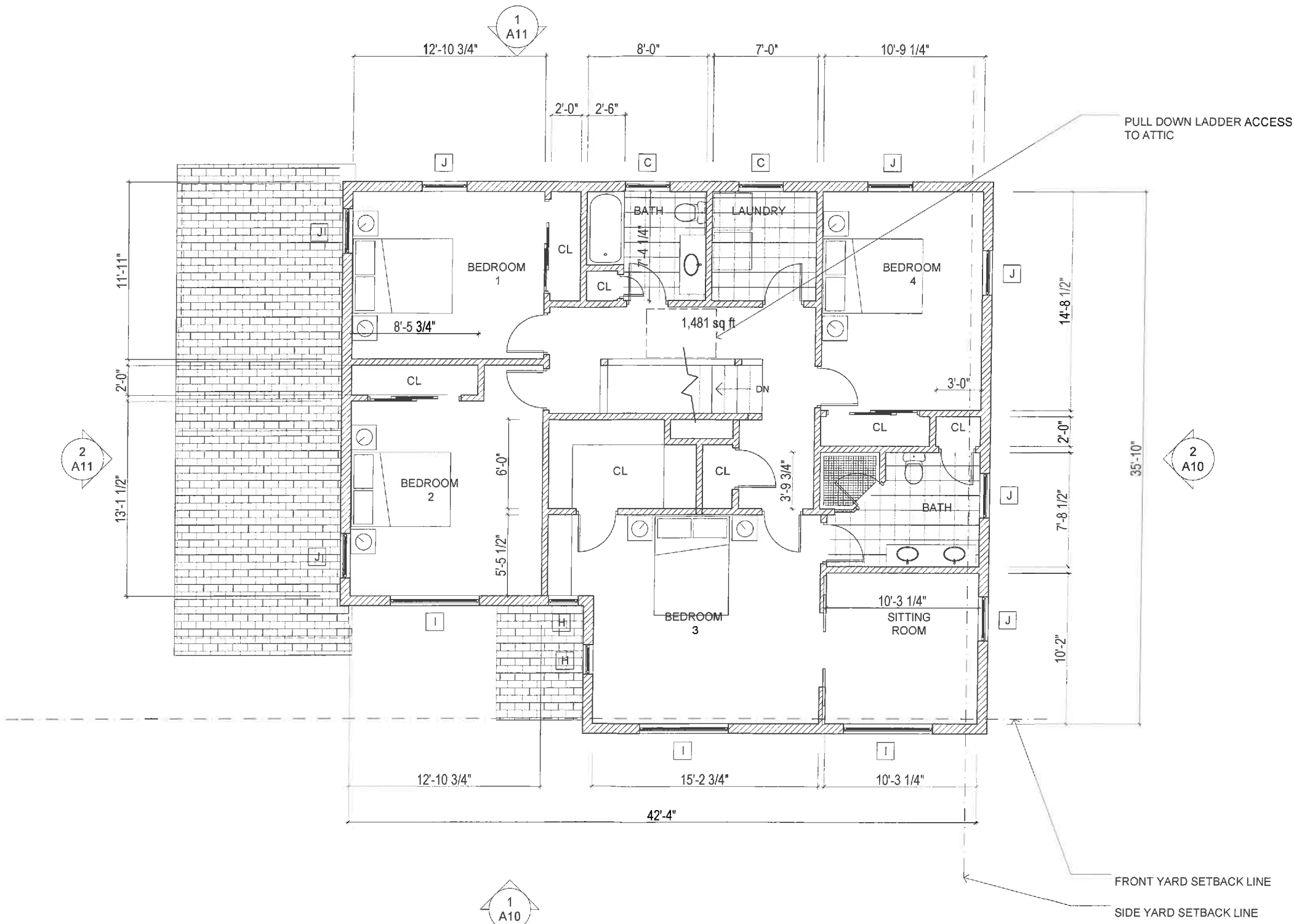
NOTE:
UNLESS OTHERWISE NOTED
ALL RECESSED LIGHTS ARE
TO BE LED TYPE ON DIMMER
SWITCHES

NOTE 2:
PAINT ALL INTERIOR AND
EXTERIOR FINISHES AS
REQUIRED & SELECTED BY
OWNER

NOTE 3:
ALL INTERIOR TRIM/BASE
PROFILES TO MATCH EXISTING
IN RESPECT TO PROFILE, SIZE
AND FINISH

NOTE 4:
PROVIDE NEW HARDWOOD
FLOOR TME. FEATHER IN NEW
BOARDS WHERE REQUIRED.
SAND & REFINISH EXISTING.

NOTE 5:
PROVIDE SMOKE AND CARBON
DETECTORS AS REQUIRED BY
CODE THROUGHOUT



PROPOSED SECOND FLOOR PLAN

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



**MILLER
DESIGN LLC**

52 STATLER ROAD
BELMONT, MA 02478
TEL: 617.993.3157

Architect:
Miller Design LLC
52 Statler Road
Belmont MA 02478
617-993-3157

Date:	Issued for:
02/18/18	SCHEMATIC DESIGN
02/21/18	REVISION 1
03/14/18	PLANNING BOARD
04/03/18	REVISION 2
07/02/18	REVISION 4

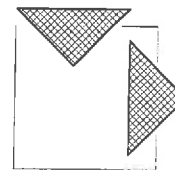
WU RESIDENCE
22 HOUGHTON ROAD
BELMONT MA

SECOND FLOOR
LAYOUT PLAN

Sheet
Number:

A9

MILLER
DESIGN LLC



52 STATLER ROAD
BELMONT, MA 02478
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Belmont MA 02478
617-993-3157

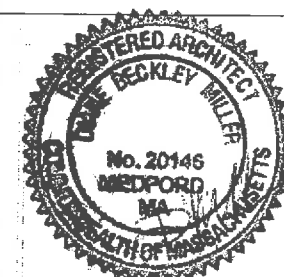
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02/18/18 SCHEMATIC DESIGN

02/21/18 REVISION 1

03/14/18 PLANNING BOARD

04/03/18 REVISION 2

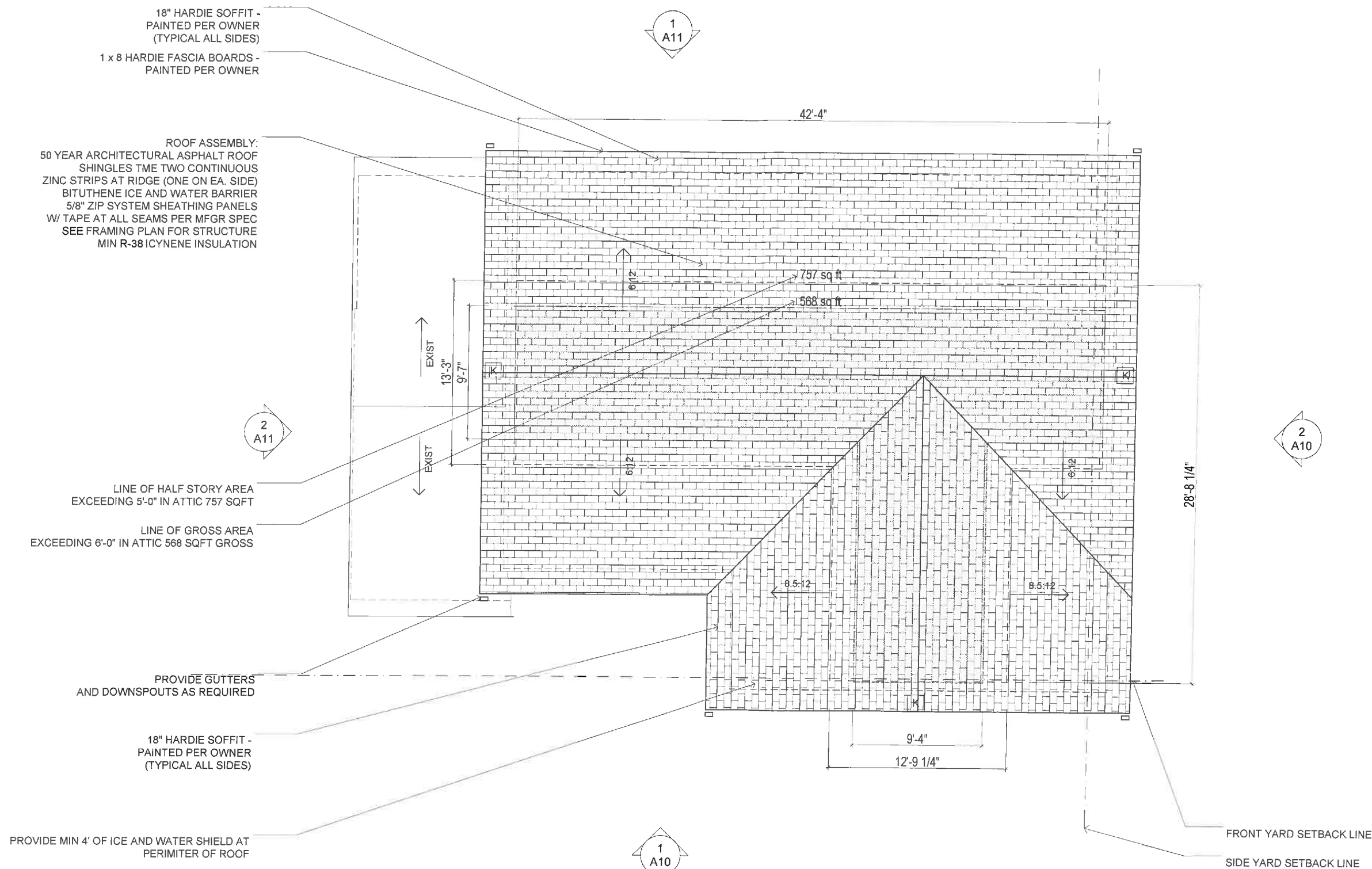


WU RESIDENCE
22 HOUGHTON ROAD
BELMONT MA

SECOND FLOOR
LAYOUT PLAN

Sheet
Number:

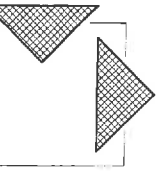
A10



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



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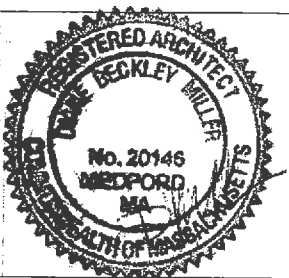
Date: Issued for:

08/29/16 SCHEMATIC DESIGN

03/14/18 PLANNING BOARD

04/03/18 REVISION 2

06/05/18 REVISION 3

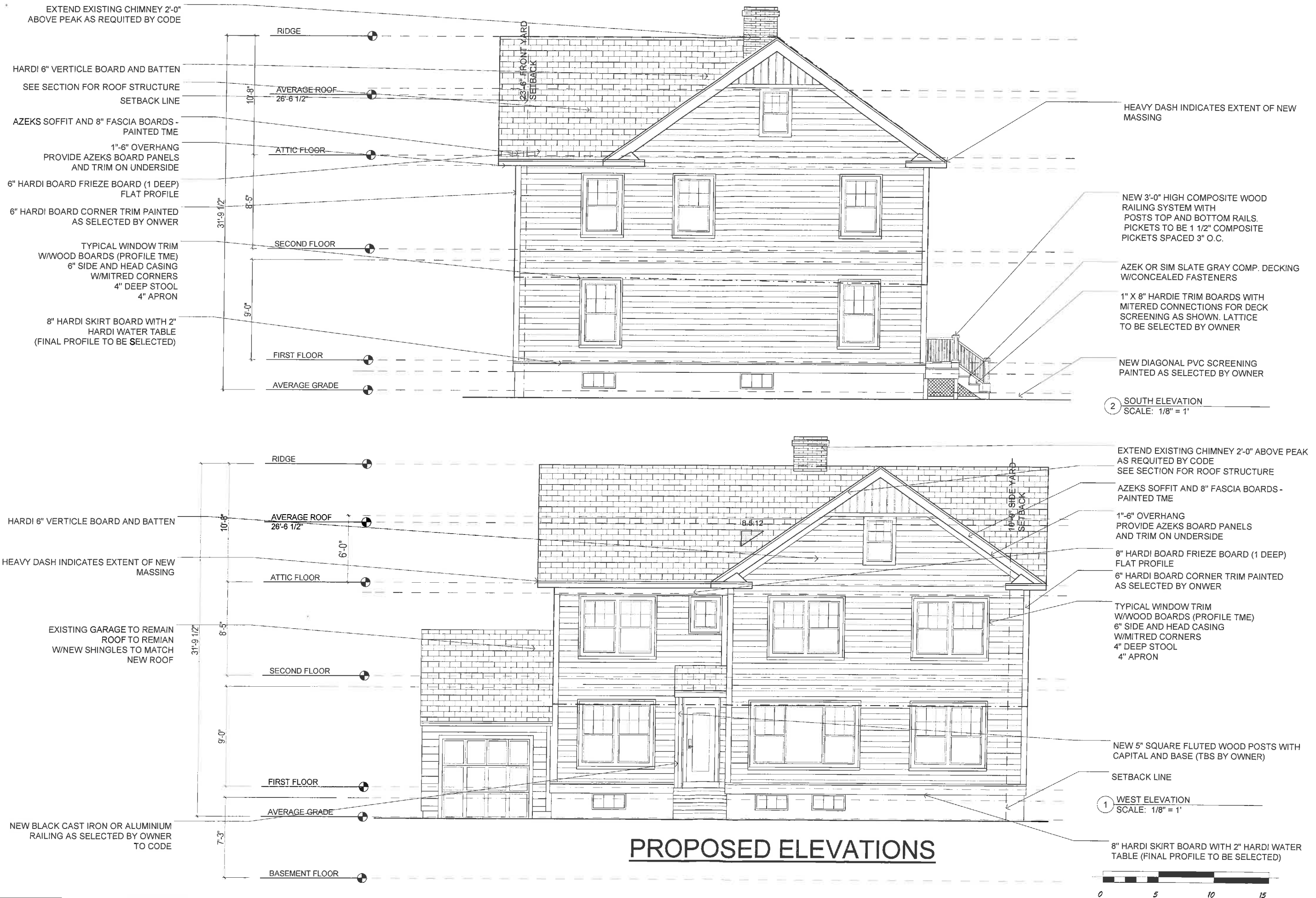


WU RESIDENCE
22 HOUGHTON ROAD
BELMONT MA

PROPOSED
ELEVATIONS

Sheet
Number:

A11



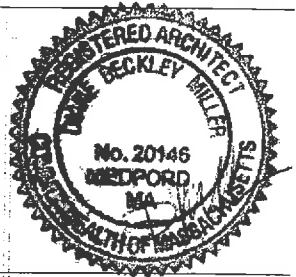
MILLER
DESIGN LLC



52 STATLER ROAD
BELMONT, MA 02478
TEL: 617.993.3157

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 Miller Design LLC
 52 Statler Road
 Belmont MA 02478
 617-993-3157

Date:	Issued for:
08/29/16	SCHEMATIC DESIGN
03/14/18	PLANNING BOARD
04/03/18	REVISION 2
06/05/18	REVISION 3



WU RESIDENCE
 22 HOUGHTON ROAD
 BELMONT MA

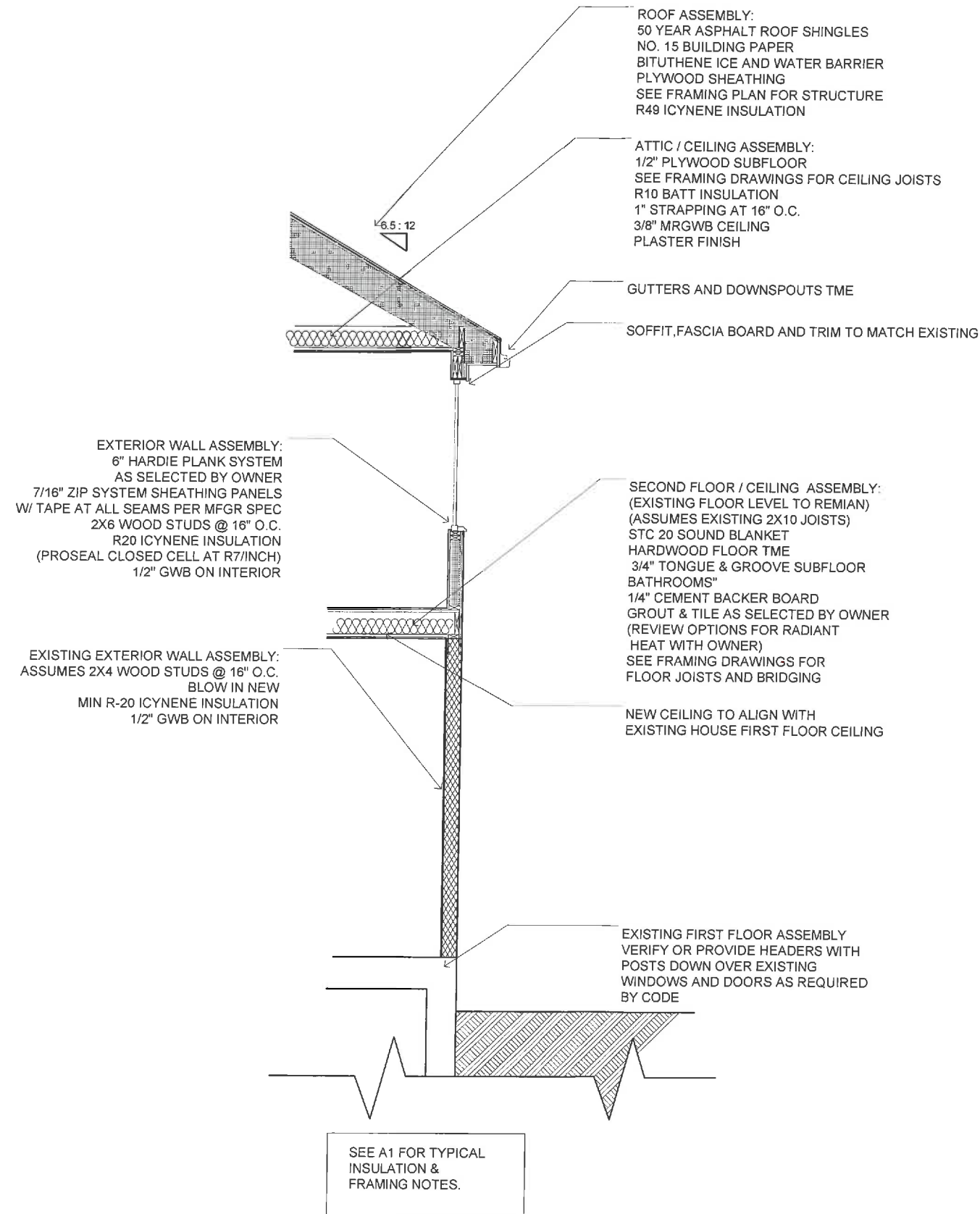
PROPOSED
 ELEVATIONS

Sheet
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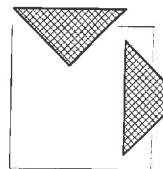
A12



PROPOSED ELEVATIONS



MILLER
DESIGN LLC



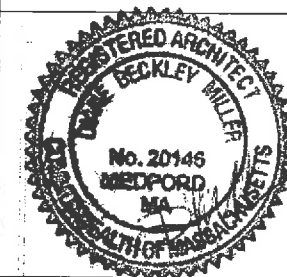
52 STATLER ROAD
BELMONT, MA 02478
TEL: 617.993.3157

Architect:
Miller Design LLC
52 Statler Road
Belmont MA 02478
617-993-3157

Date: Issued for:

08/29/16 SCHEMATIC DESIGN

03/14/18 PLANNING BOARD



WU RESIDENCE
22 HOUGHTON ROAD
BELMONT MA

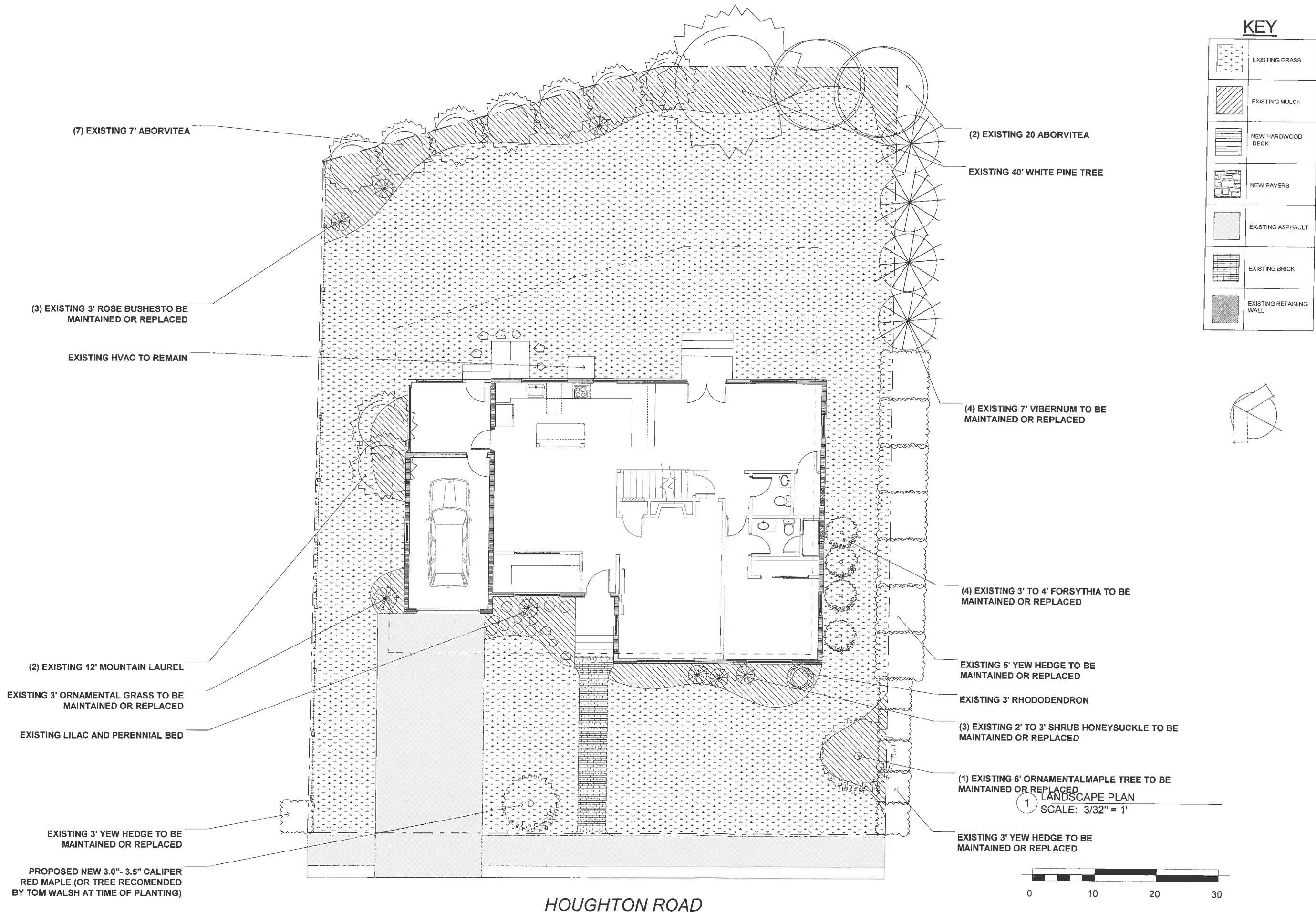
BUILDING WALL
SECTION

Sheet
Number:

A13

1 HOUSE SECTION DETAIL
SCALE: 1/4" = 1'





KEY

	EXISTING GRASS
	EXISTING MULCH
	NEW HARDWOOD DECK
	NEW PAVERS
	EXISTING ASPHALT
	EXISTING BRICK
	EXISTING RETAINING WALL

**MILLER
DESIGN LLC**

52 STATLER ROAD
BELMONT, MA 02478
TEL: 617.993.3157

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

Date: Issued for:

04/23/18 PLANNING REVIEW R1

07/02/18 PLANNING REVIEW R2



WU RESIDENCE
22 HOUGHTON ROAD
BELMONT MA

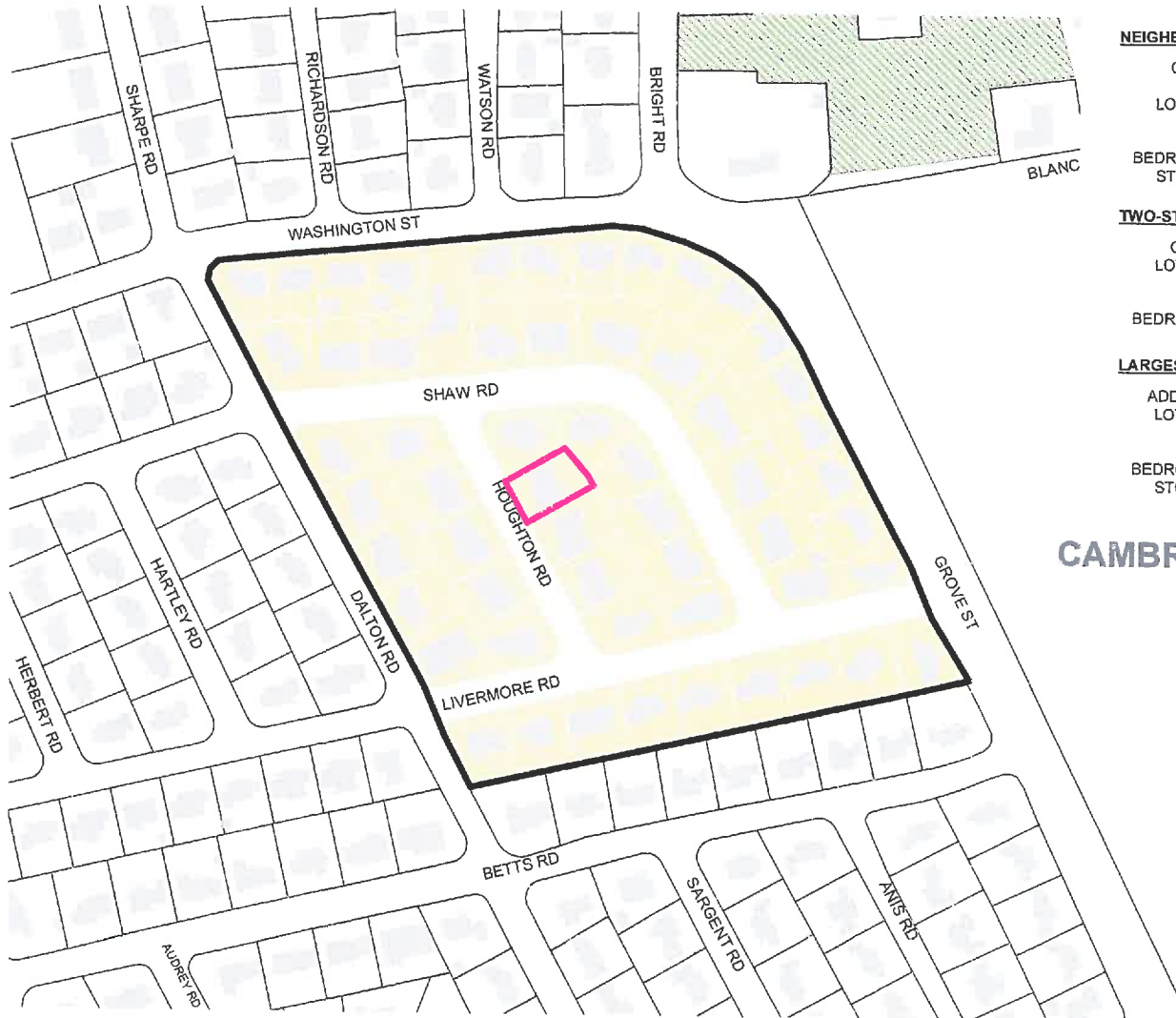
LANDSCAPE PLAN

Sheet
Number:

L1

22 HOUGHTON ROAD NEIGHBORHOOD ANALYSIS | EXISTING AND PROPOSED USE

Date: 8/27/2018



NEIGHBORHOOD AVERAGES:

COUNT: 57
USE: 1-Family
LOT SIZE: 7,057
TLA: 1,888
FAR: 0.27
BEDROOMS: 3.4
STORIES: 1.6

TWO-STORY AVERAGES:

COUNT: 33
LOT SIZE: 6,946
TLA: 2,093
FAR: 0.30
BEDROOMS: 3.6

LARGEST HOUSE:

ADDRESS: 39 Livermore Rd.
LOT SIZE: 7,328
TLA: 3,174
FAR: 0.43
BEDROOMS: 4
STORIES: 2.0

22 HOUGHTON RD. EXISTING:

USE: 1-Family
LOT SIZE: 7,044
TLA: 1,447
FAR: 0.21
BEDROOMS: 3
STORIES: 1

22 HOUGHTON RD. PROPOSED:

USE: 1-Family
LOT SIZE: 7,044
TLA: 2,813
FAR: 0.40
BEDROOMS: 4
STORIES: 2.5

CAMBRIDGE

Legend

- 22 Houghton Road
- USE
- 1-Family (57)
- Other Parcels
- Buildings
- Open Space
- Neighborhood Boundary

N
1 in = 160 ft

22 HOUGHTON ROAD NEIGHBORHOOD ANALYSIS | EXISTING AND PROPOSED LOT SIZE

Date: 8/27/2018



NEIGHBORHOOD AVERAGES:

COUNT: 57
USE: 1-Family
LOT SIZE: 7,057
TLA: 1,888
FAR: 0.27
BEDROOMS: 3.4
STORIES: 1.6

TWO-STORY AVERAGES:

COUNT: 33
LOT SIZE: 6,946
TLA: 2,093
FAR: 0.30
BEDROOMS: 3.6

LARGEST HOUSE:

ADDRESS: 39 Livmore Rd.
LOT SIZE: 7,328
TLA: 3,174
FAR: 0.43
BEDROOMS: 4
STORIES: 2.0

22 HOUGHTON RD. EXISTING:

USE: 1-Family
LOT SIZE: 7,044
TLA: 1,447
FAR: 0.21
BEDROOMS: 3
STORIES: 1

22 HOUGHTON RD. PROPOSED:

USE: 1-Family
LOT SIZE: 7,044
TLA: 2,813
FAR: 0.40
BEDROOMS: 4
STORIES: 2.5

CAMBRIDGE

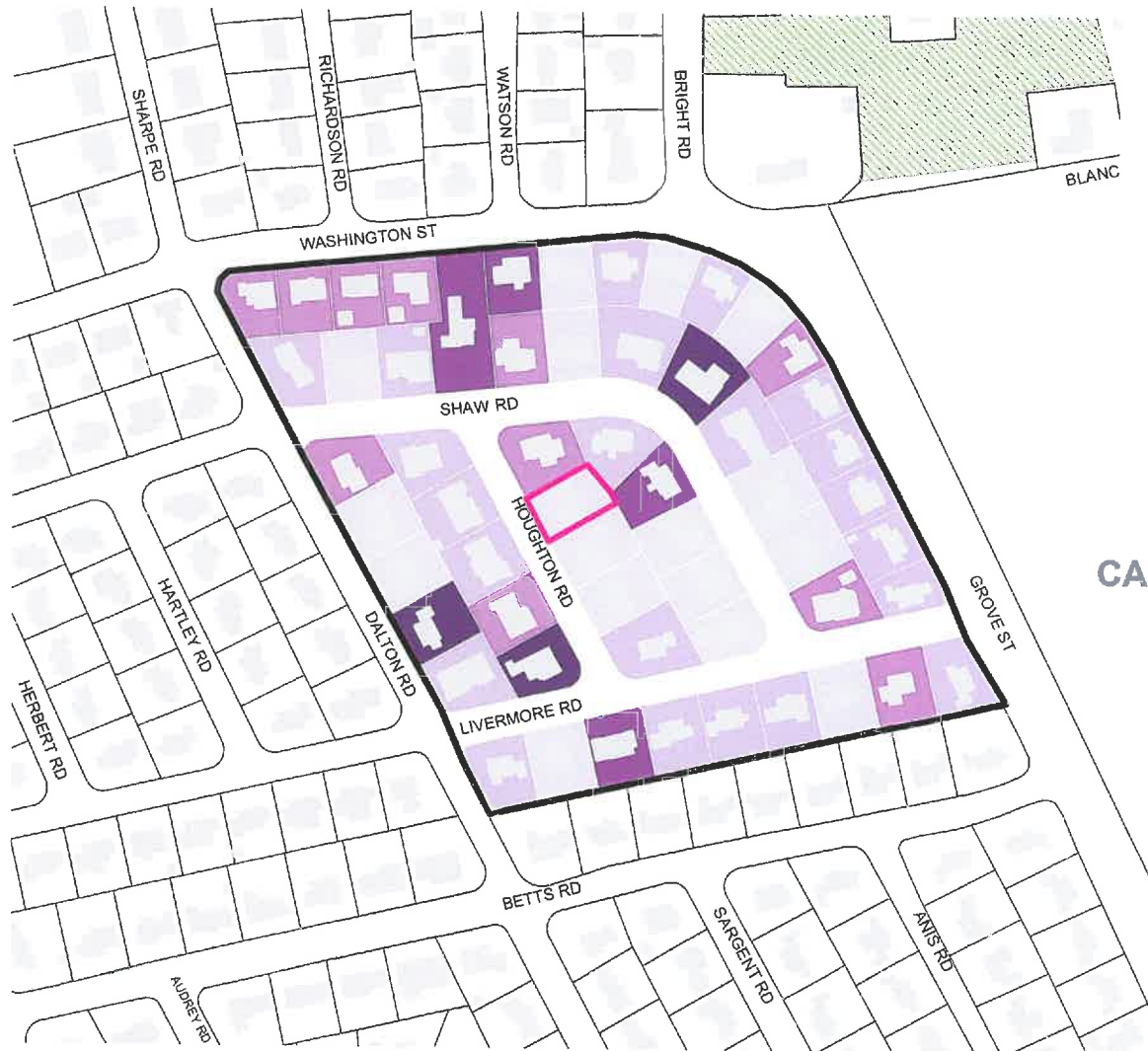
Legend

- 22 Houghton Road
- Lot Size
 - 5,780 - 7,000 (31)
 - 7,001 - 8,000 (22)
 - 8,001 - 9,000 (0)
 - 9,001 - 10,000 (3)
 - 10,001 - 12,934 (1)
- Other Parcels
- Buildings
- Open Space
- Neighborhood Boundary

N
1 in = 160 ft

22 HOUGHTON ROAD NEIGHBORHOOD ANALYSIS | EXISTING TLA

Date: 8/27/2018



NEIGHBORHOOD AVERAGES:

COUNT: 57
USE: 1-Family
LOT SIZE: 7,057
TLA: 1,888
FAR: 0.27
BEDROOMS: 3.4
STORIES: 1.6

TWO-STORY AVERAGES:

COUNT: 33
LOT SIZE: 6,946
TLA: 2,093
FAR: 0.30
BEDROOMS: 3.6

LARGEST HOUSE:

ADDRESS: 39 Livermore Rd.
LOT SIZE: 7,328
TLA: 3,174
FAR: 0.43
BEDROOMS: 4
STORIES: 2.0

22 HOUGHTON RD. EXISTING:

USE: 1-Family
LOT SIZE: 7,044
TLA: 1,447
FAR: 0.21
BEDROOMS: 3
STORIES: 1

22 HOUGHTON RD. PROPOSED:

USE: 1-Family
LOT SIZE: 7,044
TLA: 2,813
FAR: 0.40
BEDROOMS: 4
STORIES: 2.5

CAMBRIDGE

Legend

- 22 Houghton Road
- TLA
 - 1,200 - 1,595 (17)
 - 1,596 - 1,890 (22)
 - 1,891 - 2,384 (11)
 - 2,385 - 2,779 (4)
 - 2,780 - 3,174 (3)
- Other Parcels
- Buildings
- Open Space
- Neighborhood Boundary

N
1 in = 160 ft

22 HOUGHTON ROAD NEIGHBORHOOD ANALYSIS | PROPOSED TLA

Date: 8/27/2018



NEIGHBORHOOD AVERAGES:

COUNT: 57
USE: 1-Family
LOT SIZE: 7,057
TLA: 1,888
FAR: 0.27
BEDROOMS: 3.4
STORIES: 1.6

TWO-STORY AVERAGES:

COUNT: 33
LOT SIZE: 6,946
TLA: 2,093
FAR: 0.30
BEDROOMS: 3.6

LARGEST HOUSE:

ADDRESS: 39 Livermore Rd.
LOT SIZE: 7,328
TLA: 3,174
FAR: 0.43
BEDROOMS: 4
STORIES: 2.0

22 HOUGHTON RD. EXISTING:

USE: 1-Family
LOT SIZE: 7,044
TLA: 1,447
FAR: 0.21
BEDROOMS: 3
STORIES: 1

22 HOUGHTON RD. PROPOSED:

USE: 1-Family
LOT SIZE: 7,044
TLA: 2,813
FAR: 0.40
BEDROOMS: 4
STORIES: 2.5

CAMBRIDGE

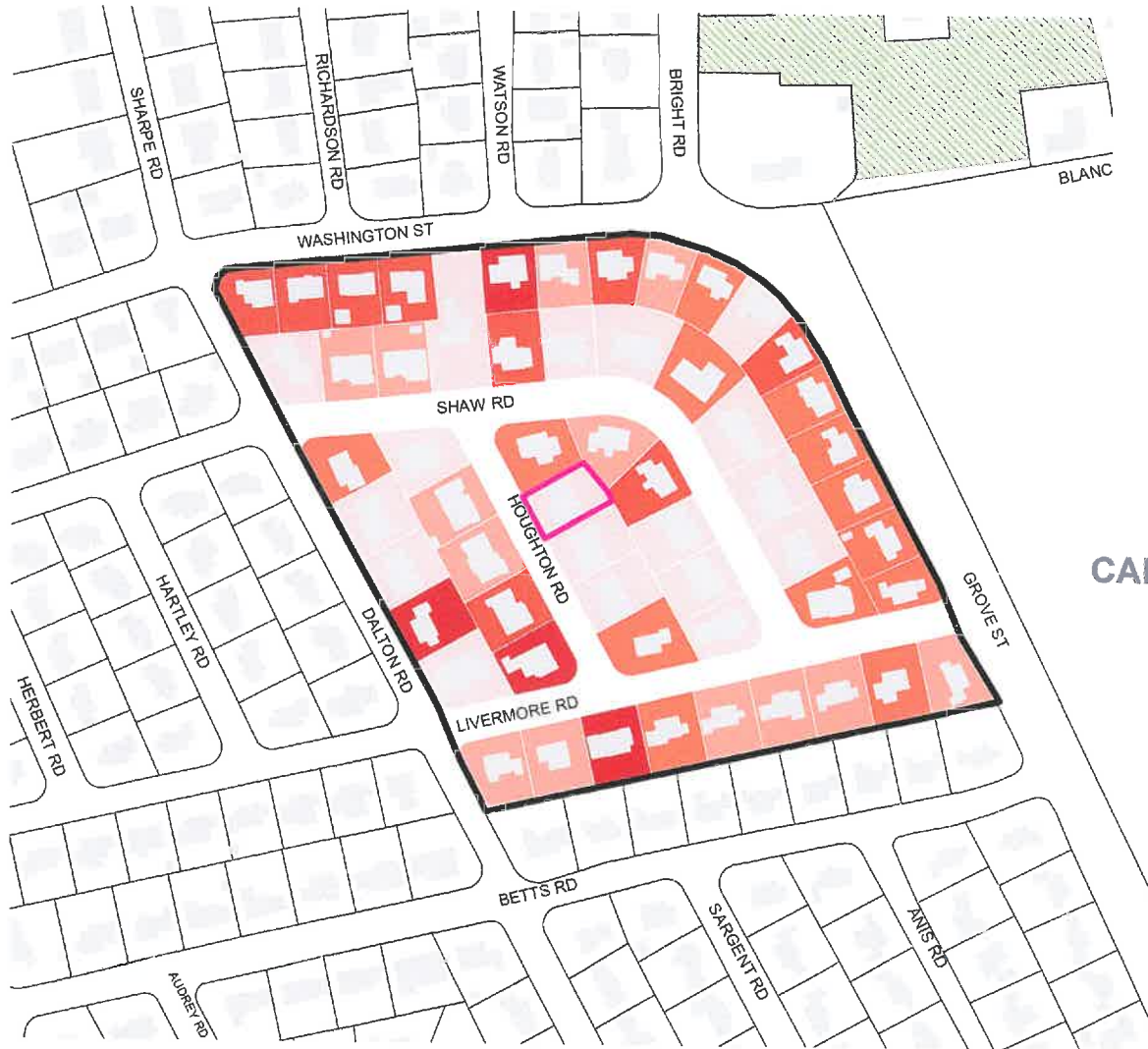
Legend

- 22 Houghton Road
- TLA
- 1,200 - 1,695 (17)
- 1,696 - 1,990 (22)
- 1,991 - 2,384 (11)
- 2,385 - 2,779 (4)
- 2,780 - 3,174 (3)
- Other Parcels
- Buildings
- Open Space
- Neighborhood Boundary

N
1 in = 150 ft

22 HOUGHTON ROAD NEIGHBORHOOD ANALYSIS | EXISTING FAR

Date: 8/27/2018



NEIGHBORHOOD AVERAGES:

COUNT: 57
USE: 1-Family
LOT SIZE: 7,057
TLA: 1,888
FAR: 0.27
BEDROOMS: 3.4
STORIES: 1.6

TWO-STORY AVERAGES:

COUNT: 33
LOT SIZE: 6,946
TLA: 2,093
FAR: 0.30
BEDROOMS: 3.6

LARGEST HOUSE:

ADDRESS: 39 Livermore Rd.
LOT SIZE: 7,328
TLA: 3,174
FAR: 0.43
BEDROOMS: 4
STORIES: 2.0

22 HOUGHTON RD. EXISTING:

USE: 1-Family
LOT SIZE: 7,044
TLA: 1,447
FAR: 0.21
BEDROOMS: 3
STORIES: 1

22 HOUGHTON RD. PROPOSED:

USE: 1-Family
LOT SIZE: 7,044
TLA: 2,813
FAR: 0.40
BEDROOMS: 4
STORIES: 2.5

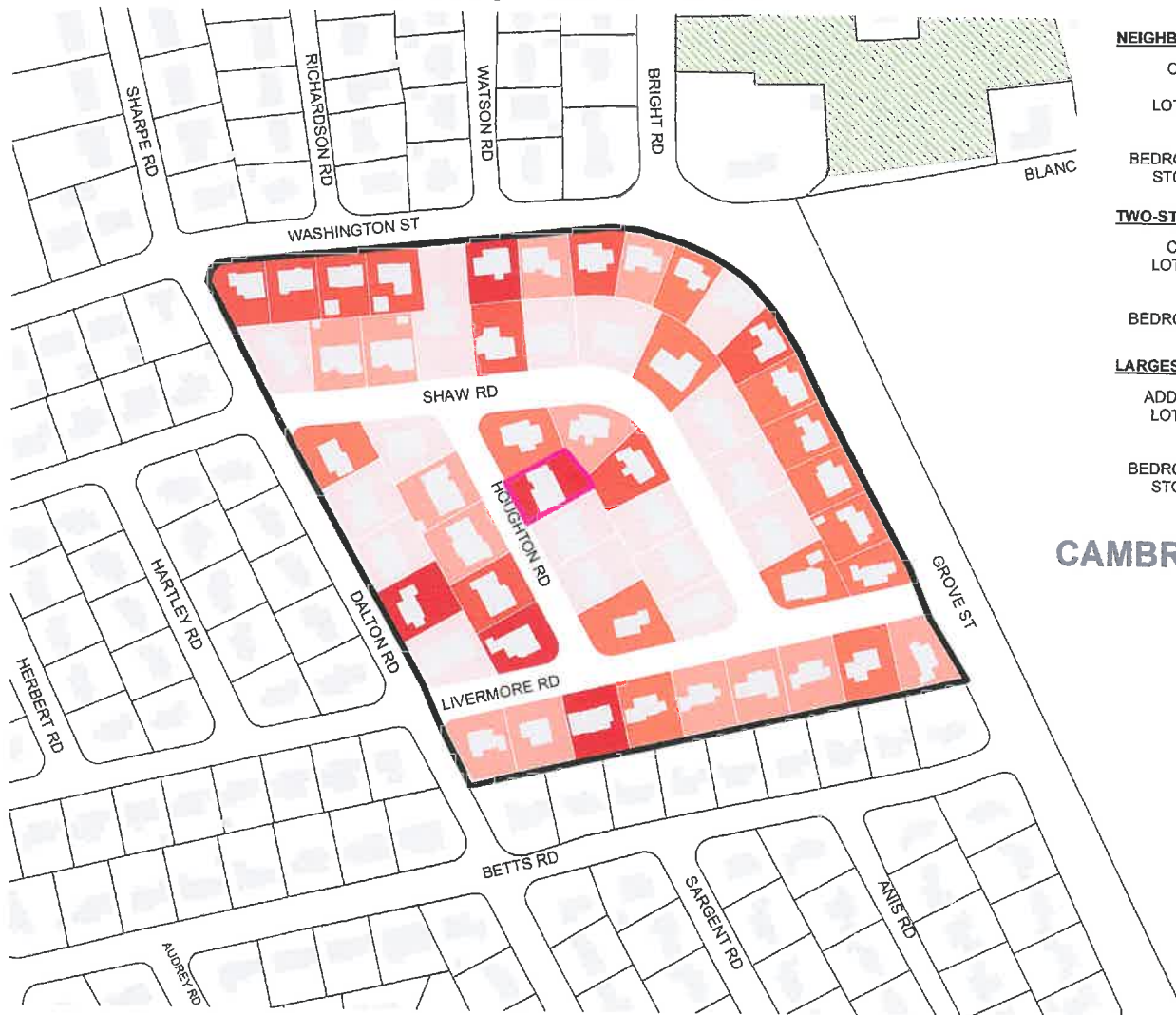
CAMBRIDGE

Legend

- 22 Houghton Road
- FAR**
- 0.18 - 0.23 (18)
- 0.24 - 0.28 (13)
- 0.29 - 0.33 (13)
- 0.34 - 0.38 (9)
- 0.39 - 0.43 (4)
- Other Parcels
- Buildings
- Open Space
- Neighborhood Boundary

N
1 in = 150 ft

22 HOUGHTON ROAD NEIGHBORHOOD ANALYSIS | PROPOSED FAR



Date: 8/27/2018

NEIGHBORHOOD AVERAGES:

COUNT: 57
USE: 1-Family
LOT SIZE: 7,057
TLA: 1,888
FAR: 0.27
BEDROOMS: 3.4
STORIES: 1.6

TWO-STORY AVERAGES:

COUNT: 33
LOT SIZE: 6,946
TLA: 2,093
FAR: 0.30
BEDROOMS: 3.6

LARGEST HOUSE:

ADDRESS: 39 Livermore Rd.
LOT SIZE: 7,328
TLA: 3,174
FAR: 0.43
BEDROOMS: 4
STORIES: 2.0

22 HOUGHTON RD. EXISTING:

USE: 1-Family
LOT SIZE: 7,044
TLA: 1,447
FAR: 0.21
BEDROOMS: 3
STORIES: 1

22 HOUGHTON RD. PROPOSED:

USE: 1-Family
LOT SIZE: 7,044
TLA: 2,813
FAR: 0.40
BEDROOMS: 4
STORIES: 2.5

CAMBRIDGE

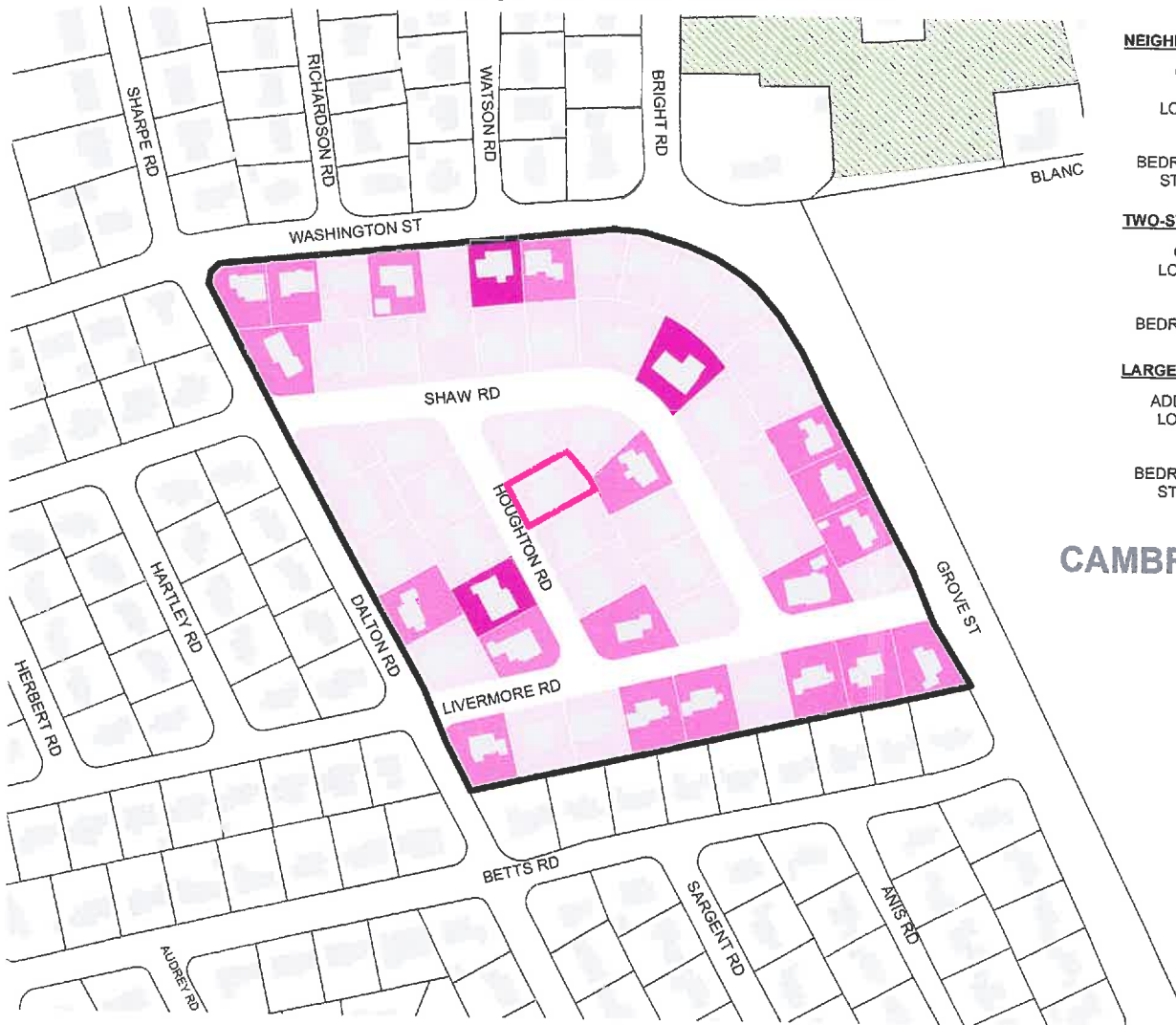
Legend

- 22 Houghton Road
- FAR
 - 0.18 - 0.23 (18)
 - 0.24 - 0.28 (13)
 - 0.29 - 0.33 (13)
 - 0.34 - 0.38 (9)
 - 0.39 - 0.43 (4)
- Other Parcels
- Buildings
- Open Space
- Neighborhood Boundary

N
1 in = 150 ft

22 HOUGHTON ROAD NEIGHBORHOOD ANALYSIS | EXISTING BEDROOMS

Date: 8/27/2018



NEIGHBORHOOD AVERAGES:

COUNT: 57
USE: 1-Family
LOT SIZE: 7,057
TLA: 1,888
FAR: 0.27
BEDROOMS: 3.4
STORIES: 1.6

TWO-STORY AVERAGES:

COUNT: 33
LOT SIZE: 6,946
TLA: 2,093
FAR: 0.30
BEDROOMS: 3.6

LARGEST HOUSE:

ADDRESS: 39 Livermore Rd.
LOT SIZE: 7,328
TLA: 3,174
FAR: 0.43
BEDROOMS: 4
STORIES: 2.0

22 HOUGHTON RD. EXISTING:

USE: 1-Family
LOT SIZE: 7,044
TLA: 1,447
FAR: 0.21
BEDROOMS: 3
STORIES: 1

22 HOUGHTON RD. PROPOSED:

USE: 1-Family
LOT SIZE: 7,044
TLA: 2,813
FAR: 0.40
BEDROOMS: 4
STORIES: 2.5

Legend

- 22 Houghton Road
- BEDS
 - 3 (35)
 - 4 (19)
 - 5 (3)
- Other Parcels
- Buildings
- Open Space
- Neighborhood Boundary

N
1 in = 150 ft

22 HOUGHTON ROAD NEIGHBORHOOD ANALYSIS | PROPOSED BEDROOMS

Date: 8/27/2018



NEIGHBORHOOD AVERAGES:

COUNT: 57
USE: 1-Family
LOT SIZE: 7,057
TLA: 1,888
FAR: 0.27
BEDROOMS: 3.4
STORIES: 1.6

TWO-STORY AVERAGES:

COUNT: 33
LOT SIZE: 6,946
TLA: 2,093
FAR: 0.30
BEDROOMS: 3.6

LARGEST HOUSE:

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TLA: 3,174
FAR: 0.43
BEDROOMS: 4
STORIES: 2.0

22 HOUGHTON RD. EXISTING:

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LOT SIZE: 7,044
TLA: 1,447
FAR: 0.21
BEDROOMS: 3
STORIES: 1

22 HOUGHTON RD. PROPOSED:

USE: 1-Family
LOT SIZE: 7,044
TLA: 2,813
FAR: 0.40
BEDROOMS: 4
STORIES: 2.5

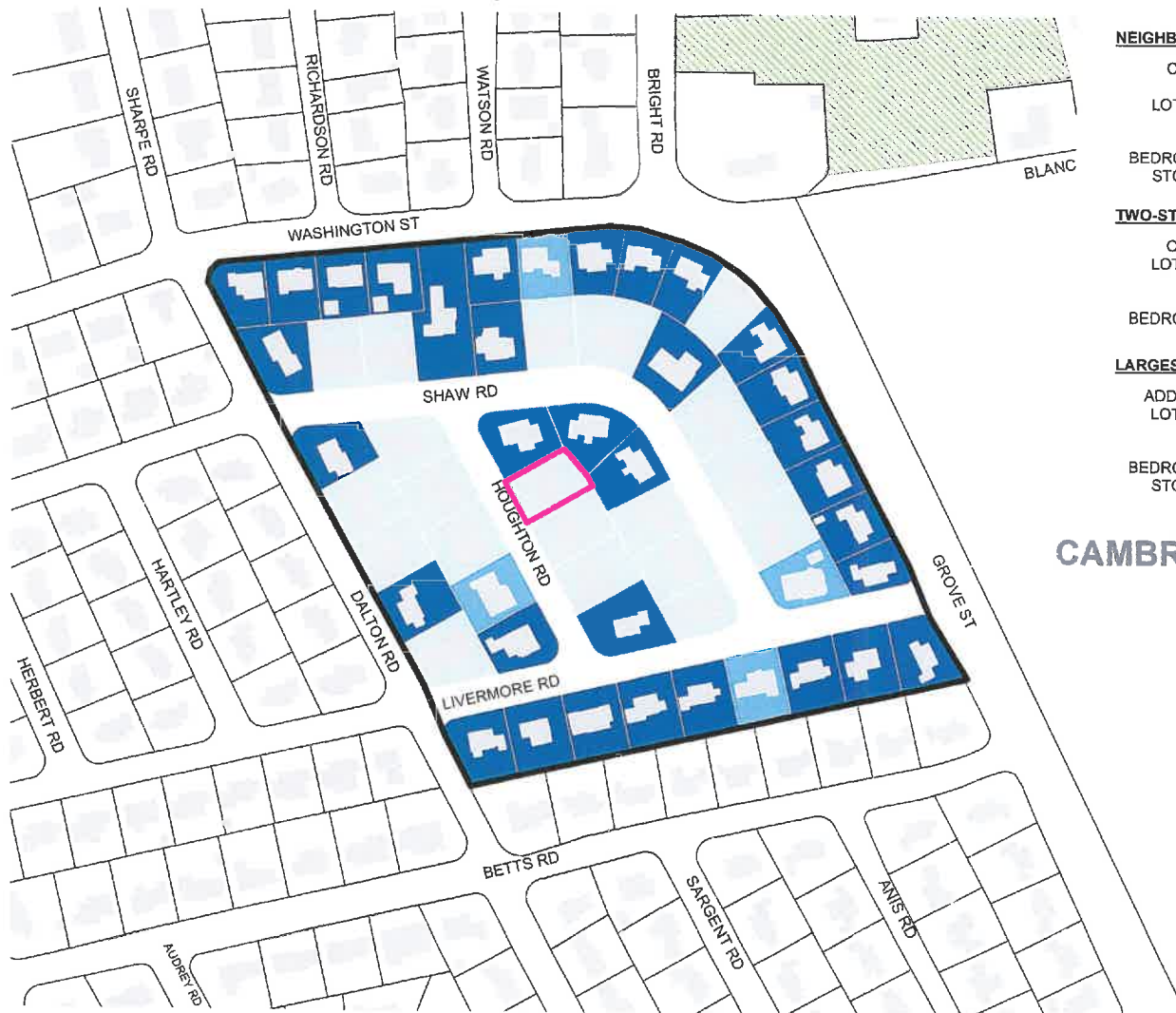
CAMBRIDGE

Legend

- 22 Houghton Road
- BEDS**
- 3 (35)
- 4 (19)
- 5 (3)
- Other Parcels
- Buildings
- Open Space
- Neighborhood Boundary

N
1 in = 150 ft

22 HOUGHTON ROAD NEIGHBORHOOD ANALYSIS | EXISTING STORIES



Date: 8/27/2018

NEIGHBORHOOD AVERAGES:

COUNT: 57
USE: 1-Family
LOT SIZE: 7,057
TLA: 1,888
FAR: 0.27
BEDROOMS: 3.4
STORIES: 1.6

TWO-STORY AVERAGES:

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LOT SIZE: 6,946
TLA: 2,093
FAR: 0.30
BEDROOMS: 3.6

LARGEST HOUSE:

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FAR: 0.43
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STORIES: 2.0

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USE: 1-Family
LOT SIZE: 7,044
TLA: 1,447
FAR: 0.21
BEDROOMS: 3
STORIES: 1

22 HOUGHTON RD. PROPOSED:

USE: 1-Family
LOT SIZE: 7,044
TLA: 2,813
FAR: 0.40
BEDROOMS: 4
STORIES: 2.5

CAMBRIDGE

Legend

- 22 Houghton Road
- STORIES**
- 1.0 (20)
- 1.1 - 1.5 (4)
- 1.6 - 2.0 (33)
- Other Parcels
- Buildings
- Open Space
- Neighborhood Boundary

N
1 in = 150 ft

22 HOUGHTON ROAD NEIGHBORHOOD ANALYSIS | PROPOSED STORIES

Date: 8/27/2018



NEIGHBORHOOD AVERAGES:

COUNT: 57
USE: 1-Family
LOT SIZE: 7,057
TLA: 1,888
FAR: 0.27
BEDROOMS: 3.4
STORIES: 1.6

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FAR: 0.21
BEDROOMS: 3
STORIES: 1

22 HOUGHTON RD. PROPOSED:

USE: 1-Family
LOT SIZE: 7,044
TLA: 2,813
FAR: 0.40
BEDROOMS: 4
STORIES: 2.5

CAMBRIDGE

Legend

- 22 Houghton Road
- STORIES**
- 1.0 (20)
- 1.1 - 1.5 (4)
- 1.6 - 2.0 (33)
- Buildings
- Other Parcels
- Open Space
- Neighborhood Boundary

N
1 in = 150 ft