



Town of Belmont
Planning Board

APPLICATION FOR A SPECIAL PERMIT

Date: October 5, 2020

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 28 Pierce 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 _____
the expansion of the existing single family residence via multiple additions. See
attached description in narrative statement. The existing structure has a side setback of
8.1 feet.

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

Address

Daytime Telephone Number

Jonathan F. Britt
Jonathan F. Britt
28 Pierce Road
Belmont, MA 02478
617-484-3749



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

August 31, 2020 (Revised)

Mr. Jonathan and Ms. Michele Britt
28 Pierce Road
Belmont, MA 02478

RE: Denial to Construct a Second Story above the Garage and a Two-Story Addition at the Rear of the Home at 28 Pierce Road

Dear Mr. and Ms. Britt

The Office of Community Development is in receipt of your building permit application for the construction of a second story above the garage and a two-story addition at the rear of the home at 28 Pierce Road 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 side setback requirement and is therefore considered nonconforming (allowed 10.0'; existing and proposed 8.1').

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

Sincerely,

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

3. Narrative Statement describing the proposal for 28 Pierce Road

We, Jonathan and Michele Britt, are writing to request that the Belmont Planning Board approve our application for a special permit to increase our non-conforming structure by more than 30% of the gross floor area. Our property, located at 28 Pierce Road, is deemed a non-conforming structure on account of the existing garage wall being 8.1 feet from the property line, which does not meet the current ten-foot side setback zoning requirement.

Michele is a lifelong resident of Belmont. Other than attending college, she has not lived anywhere else. We purchased our home in June 2004 from Frederick Mosteller, the original owner, just eight months after being married. The property is a three bedroom and 2 ½ bath center entrance colonial with 1,788 square foot TLA on a 9,832 square foot lot (Town records). The Walnut Hill neighborhood is special to us because Michele's father and grandfather both grew up here.

We dreamed of raising a family in the same neighborhood where Michele's family has its roots, but life took a few unexpected turns. Now sixteen years later we are both working from home and using each bedroom as a partial home office. Michele's job was full-time remote before the coronavirus pandemic, and Jonathan's employer has a generous teleworking policy, so office space is a long-term need for our family. Furthermore, we are currently making plans for Jonathan's parents to move in with us.

The house was built in 1949 and since that time there have been no discernable renovations or upgrades. We have been working with a local Cambridge architect to: bring modern technology to our 71 year old home; create a space that will suit our immediate and long-term needs; design a structure that will blend well with the existing conditions; and to provide a home where extended family can gather for memorable get-togethers. Jonathan's sister, brother-in-law, and their four children live in mid Maine and visit regularly. With Jonathan's parents planning to move into our home in the future, these visits are expected to become more frequent.

The proposed renovations to 28 Pierce Road consist of four aspects: adding a nine-foot deep single-story addition to the rear of the house; adding a fourth bedroom to the second floor; extending the garage bays; and adding an attic dormer.

Nine-foot addition – There exists a 9' x 12.5' covered porch on the back of our house. We would like to enclose this as living area and expand this space across the back of the house (453 square feet), as an open floor plan concept. This added space on the rear of the house will: expand our current 10' x 10' family room (at the top of the cellar stairs) so that our larger / growing family can gather in one space; expand our 11' x 14' kitchen to include an island and eating area for our family; and include a mud room with direct access to the garage. We currently step outside to access the garage. This single-story addition will have negligible effects on the rear abutter. Not only does the existing covered porch have a similar footprint as the proposed addition, there is

mature landscaping along the rear property line, including fifteen-foot-tall hemlocks, that hamper the rear abutter from seeing our house. See attached photos.

Fourth bedroom – We need an additional bedroom to accommodate Jonathan’s parents when they downsize and move in with us. We are proposing to add a bedroom over the first-floor garage and mudroom (757 square feet). We considered developing over the first-floor rear addition to reduce costs but extending the current hallway to the garage wall is a better design and room layout. The second-floor bedroom walls align with the garage and mudroom walls on the first floor. If first and second floor walls do not align, special structural considerations are needed to support the ridge. The proposed addition introduces a new gable facing Pierce Road which breaks up the massing ridge and introduces visual interest. The overall effect is in harmony with the architecture and scale of the neighborhood. Smaller bedroom windows facing the abutter, located above the bed, were chosen to preserve privacy. This garage area of the property is heavily shaded from mature trees. Adding a second story to the garage will minimally impact the natural lighting to the side abutter. See attached photo.

Extending garage – In order for Jonathan’s 2017 GMC pickup truck to fit inside the garage, additional space is needed. We are proposing to add six feet to each garage bay (112 square feet), and to have the outside wall be at the 8.1 foot setback so that the deeper bay is functional. Extending the rear of the garage will not be seen by the abutter due to an existing retaining wall combined with an existing six-foot fence that blocks their view of the garage at ground level. See attached photo.

Attic Dormer – We are proposing to add an attic dormer on to the rear of the house (260 square feet) for unfinished attic storage. The existing ridge allows a four-foot-wide area that has 6’6” head room clearance. Jonathan is excessively tall. More head room is needed so that he can access other parts of the attic with ease. The walk-up attic stairs hinder access to half of the eaves along the front of the house, shifting most storage space towards the rear. Because there are at least five (5) homes in our immediate area that have rear attic dormers (including front and rear abutters), adding an attic dormer is in characteristic of the neighborhood. See attached photos showing attic dormers on neighboring structures. See attached list of addresses that have dormers.

Other renovations – The forced hot air heating system will be upgraded. The existing one zone of heat servicing the entire house is inadequate and inefficient. Central air conditioning units will be added. The units’ location meet the Town guidelines. The oil furnace will be replaced with a gas furnace. The chimney in the center of the house will be removed, and replaced with a first-floor bath, and a second-floor closet. The existing 6’ x 9’ master bath will become a second-floor laundry room. The existing bulkhead to the cellar will be moved to behind the mudroom.

The property is well landscaped, with a lush, green lawn. We intend to keep as much of the existing landscaping as possible. Plant and shrub descriptions, and location, are identified on the landscaping plan. Bushes that are damaged from construction will be replaced.

Jonathan worked with Jeffrey Wheeler on which streets are considered part of the Pierce Road Neighborhood. Mr. Wheeler explained how a neighborhood is determined, and provided a list of addresses, including property statistics, that pertain to the neighborhood relevant 28 Pierce Road.

The proposed design adds 1,222 square feet of finished living space to the existing home, leading to a 3,028 square foot house that will compliment nicely to the Pierce Road neighborhood. The proposed renovations have been designed to reflect the architectural character of the neighborhood and are consistent with renovations to nearby homes. The proposed design is in harmony with the neighborhood vernacular, and the size of the proposed home is consistent with one third of houses on Pierce road, and many in the neighborhood. Photos of the surrounding properties are included, along with similar properties in the neighborhood. The proposed design is in keeping with the intent of Town Meeting and the Planning Board Special permit criteria (Section 1.5.4.B) and is not substantially detrimental to the neighborhood.

We have shared our ideas with our immediate neighbors and received enthusiastic support. We will be providing a signed petition demonstrating neighborhood support.

We look forward to creating a house and home that is an asset to the Town and that complements the neighborhood. Thank you for consideration on this matter.

9. Additional Material

- Page 1 - 28 Pierce Road Front - artist rendition before & after
- Page 2 - 28 Pierce Road Rear - artist rendition before & after
- Page 3 - 28 Pierce Road Front picture and side along Brettwood Road picture
- Page 4 - 28 Pierce Road backyard. Can not see rear abutter (55 Hastings Road)
- Page 5 - 28 Pierce Road side / rear, existing 9' x 12.5' porch, far abutter tree(s)
- Page 6 - Abutter 22 Pierce Rd side yard in shade, and 28 Pierce Rd garage not visible due to wall and six ft fence
- Page 7 - Abutter 22 Pierce Road rear bedroom window aligns with 28 Pierce garages.
- Page 8 - 28 Pierce Rd artist rendition of garage / master bedroom side showing windows
28 Pierce Rd view from driveway – towards 48 Brettwood Rd
- Page 9 - 48 Brettwood Rd – across the street from 28 Pierce Rd
- Page 10 - 22 Pierce Rd – side abutter to 28 Pierce Rd
- Page 11 - 55 Hastings Rd – rear abutter to 28 Pierce Rd
- Page 12 - Pierce Rd street view
- Page 13 - 17 Pierce Road diagonally across from 28 Pierce Rd
- Page 14 - 8 Pierce Road – third house from 28 Pierce Rd. FAR = 0.37
- Page 15 - 18 Hastings Road – FAR = 0.49
- Page 16 - 41 Homer Road – FAR = 0.36
- Page 17 - 47 Homer Road – FAR = 0.29
- Page 18 - 44 Hastings Road - FAR = 0.33
- Page 19 - 48 Hastings Road developed over the garage. FAR 0.308
- Page 20 - 28 Homer Road developed over the garage, and dormer
- Page 21 - 81 Brettwood Road developed over the garage
- Page 22 - 69 Brettwood road – across Brettwood Rd from 28 Pierce Rd side yard
- Page 23 - List of addresses that developed over the garage
- Page 24 - List of addresses that have dormers
- Page 25 - List of addresses sorted by FAR



28 Pierce Road Front and side along Brettwood Road. Can not see rear abutter.





28 Pierce Road backyard. Can not see rear abutter (55 Hastings Road)





28 Pierce Road – Brettwood Road side & rear. Can not see rear abutter through tall tree
28 Pierce Road – existing 9' x 12.5' porch. Far abutter dense tree(s)





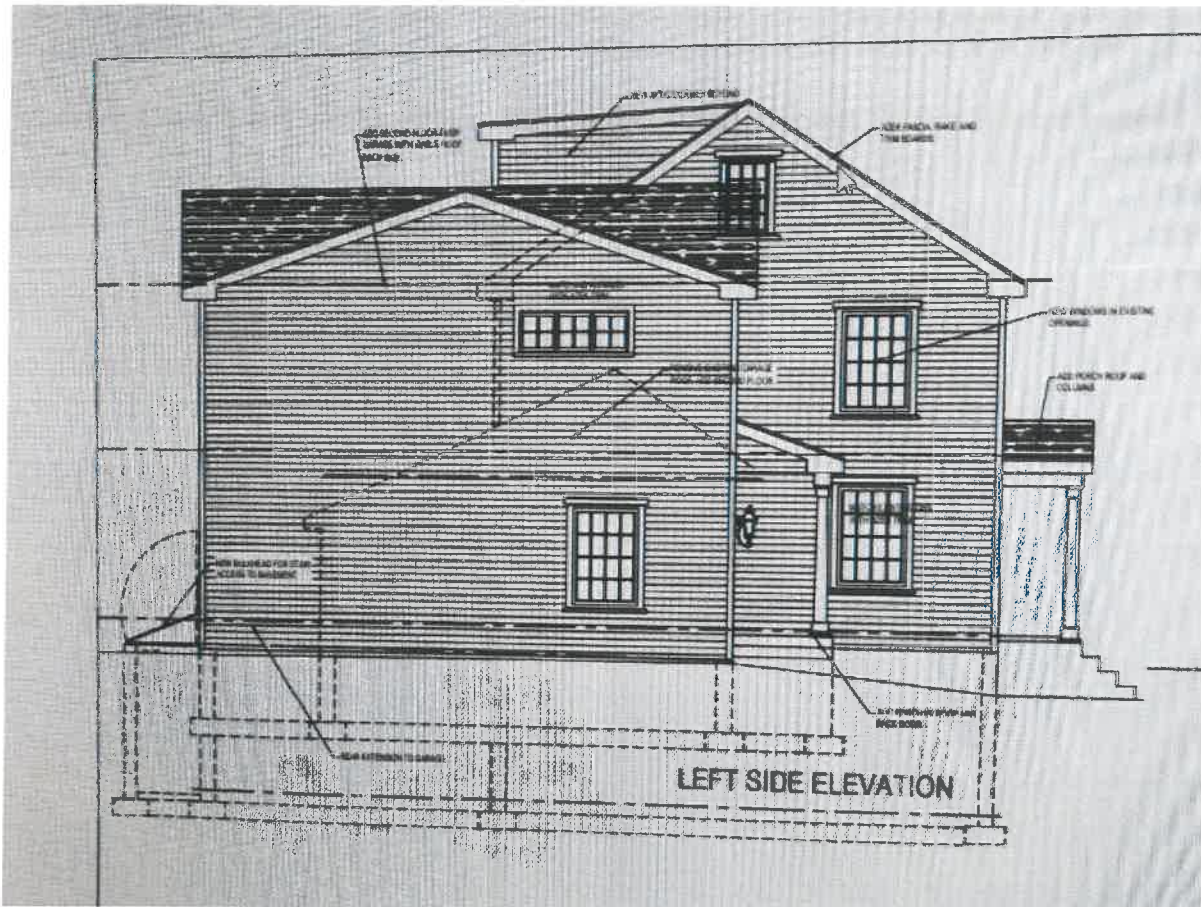
22 Pierce Road (abutter) side yard in shade

28 Pierce Rd garage (rear corner shown) not visible to abutter due to wall and six foot fence





Side abutter 22 Pierce Road -- rear bedroom window aligns with front corner of 28 Pierce garage



28 Pierce Rd artist rendition of left garage & master bedroom side. Bedroom windows were designed to be smaller and above the bed to preserve privacy with side abutter. View from 28 Pierce Driveway – towards neighbor across street (48 Brettwood Road)





48 Brettwood Rd (across from 28 Pierce)
5 bedrooms 3,038 sq ft TLA 11,591 sq ft lot FAR 0.26





22 Pierce Road – side abutter to 28 Pierce Road
4 bedrooms 2,072 sq ft TLA 8,075 sq ft lot FAR 0.26





55 Hastings Road – rear abutter to 28 Pierce Road
3 bedrooms 1,851 sq ft TLA 11,594 sq ft lot FAR 0.16



In front of 28 Pierce Rd – looking towards Homer Road



In front of 28 Pierce Rd – looking towards Brettwood Road





17 Pierce Road diagonally across from 28 Pierce. Aerial photo from Google Maps
5 bedrooms 3,080 sq ft TLA 9,168 sq ft lot FAR 0.34





8 Pierce Road (third house from 28 Pierce). Photos from Google Maps
4 bedrooms 2,985 sq ft TLA 8,075 sq ft lot FAR 0.37





18 Hastings Road. Aerial photo from Google Maps
4 bedrooms 5,119 sq ft TLA 10,367 sq ft lot FAR 0.49





41 Homer Road. Aerial photo from Google Map
5 bedrooms 3,527 sq ft TLA 9,682 sq ft lot FAR 0.36





47 Homer Road. Aerial photo of 41 & 47 Homer Rd from Google Maps
4 bedrooms 2,980 sq ft TLA 10,178 sq ft lot FAR 0.29





44 Hastings Road. Photos from Google Maps

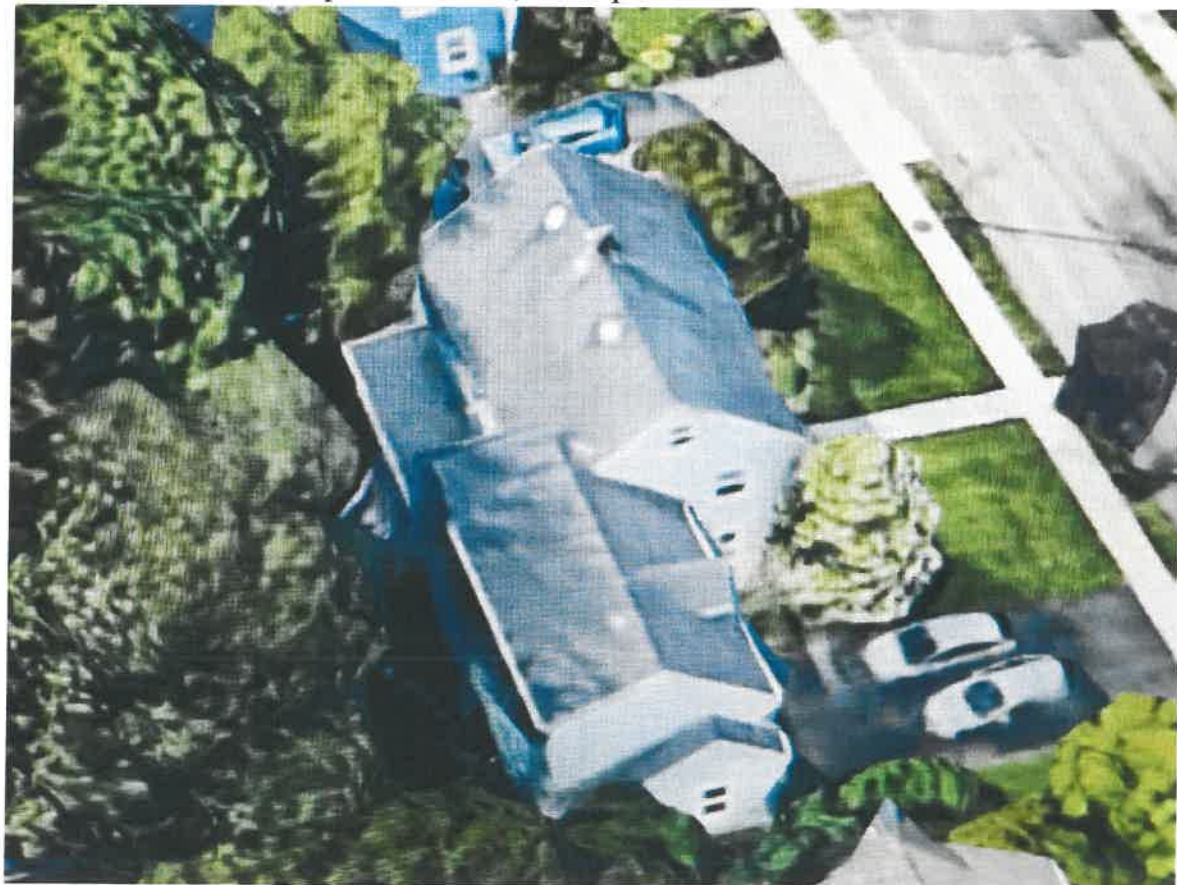
4 bedrooms 2,772 sq ft TLA 8,522 sq ft lot FAR 0.33





48 Hastings Road. Photos from Google Maps

4 bedrooms 2,633 sq ft TLA 8,540 sq ft lot FAR 0.308





28 Homer Road. Photos from Google Maps

5 bedrooms 3,706 sq ft TLA 15,634 sq ft lot FAR 0.24





81 Brettwood Road. Photos from Google Maps
5 bedrooms 2,773 sq ft TLA 11,929 sq ft lot FAR 0.23





69 Brettwood Road. Aerial photo from Google Maps

3 bedrooms 2,343 sq ft TLA 9,633 sq ft lot FAR 0.24



Addresses that developed over the garage:

17 Brettwood Road

81 Brettwood Road

18 Hastings Road

23 Homer Road

28 Homer Road

48 Hastings Road

28 Pierce Road									
List of Addresses That Have Dormers									
map	Address	USE	LOT	TLA	FAR	BED	STORIES	YEAR_BUILT	DORMER ?
17-66	12 BRETTWOOD RD	101	10,683	1,998	0.1870	3	1.75	1950	Yes
17-63	17 BRETTWOOD RD	101	10,500	3,234	0.3080	4	2	1932	Yes
17-83	28 BRETTWOOD RD	101	9,928	2,686	0.2705	4	1.5	1953	Yes
17-84	36 BRETTWOOD RD	101	12,242	2,805	0.2291	4	1.5	1950	Yes
17-85	48 BRETTWOOD RD	101	11,591	3,038	0.2621	5	1.75	1950	Yes
17-58	51 BRETTWOOD RD	101	9,000	1,542	0.1713	2	1.5	1950	Yes
17-81	239 COMMON ST	101	11,787	3,638	0.3086	5	2	1915	Yes
17-76	279 COMMON ST	101	10,256	2,384	0.2324	5	1.5	1947	Yes
17-75	285 COMMON ST	101	10,459	2,383	0.2278	3	1.75	1948	Yes
17-121	18 HASTINGS RD	101	10,367	5,119	0.4938	4	2.5	2010	Yes
17-73	21 HASTINGS RD	101	13,030	3,014	0.2313	5	2	1938	Yes
17-122	24 HASTINGS RD	101	9,183	2,382	0.2594	4	2	1938	Yes
17-126	48 HASTINGS RD	101	8,540	2,633	0.3083	4	2	1948	Yes
17-127	52 HASTINGS RD	101	8,221	1,727	0.2101	4	1.5	1953	Yes
17-91	55 HASTINGS RD	101	11,594	1,851	0.1597	3	1.5	1949	Yes
17-128	58 HASTINGS RD	101	9,831	2,509	0.2552	4	1.75	1953	Yes
17-71	15 HOMER RD	101	8,956	2,162	0.2414	3	2	1945	Yes
17-89	28 HOMER RD	101	15,634	3,706	0.2370	5	2.5	1941	Yes
17-70	29 HOMER RD	101	9,352	2,555	0.2732	4	2	1928	Yes
17-68	41 HOMER RD	101	9,692	3,527	0.3639	5	2.5	1940	Yes
17-67	47 HOMER RD	101	10,178	2,980	0.2928	4	2	1940	Yes

Average 10,231 2,519 0.250 4 2

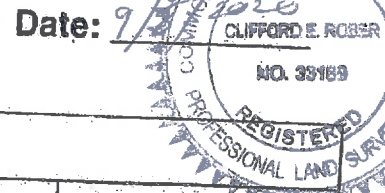
28 Pierce Road								
List of Addresses sorted by FAR								
map	Address	USE	LOT	TLA	FAR	BED	STORIES	YEAR_BUILT
17-121	18 HASTINGS RD	101	10,367	5,119	0.4938	4	2.5	2010
17-97	8 PIERCE RD	101	8,075	2,985	0.3697	4	2	1940
17-68	41 HOMER RD	101	9,692	3,527	0.3639	5	2.5	1940
17-86	17 PIERCE RD	101	9,168	3,080	0.3360	5	2	1930
17-125	44 HASTINGS RD	101	8,522	2,772	0.3253	4	2	1938
17-82	22 BRETTWOOD RD	101	10,864	3,442	0.3168	5	2	1941
17-123	30 HASTINGS RD	101	8,558	2,656	0.3104	4	2	1935
17-81	239 COMMON ST	101	11,787	3,638	0.3086	5	2	1915
17-126	48 HASTINGS RD	101	8,540	2,633	0.3083	4	2	1948
17-63	17 BRETTWOOD RD	101	10,500	3,234	0.3080	4	2	1932
17-100	28 PIERCE RD renovated	101	9,832	3,028	0.3080	4	2	1949
17-67	47 HOMER RD	101	10,178	2,980	0.2928	4	2	1940
17-61	31 BRETTWOOD RD	101	9,000	2,555	0.2839	5	2	1950
17-65	227 COMMON ST	101	10,536	2,991	0.2839	3	2	1935
17-69	33 HOMER RD	101	9,566	2,669	0.2790	4	2	1940
17-70	29 HOMER RD	101	9,352	2,555	0.2732	4	2	1928
17-83	28 BRETTWOOD RD	101	9,928	2,686	0.2705	4	1.5	1953
17-85	48 BRETTWOOD RD	101	11,591	3,038	0.2621	5	1.75	1950
17-72	7 HOMER RD	101	9,406	2,441	0.2595	4	2	1928
17-122	24 HASTINGS RD	101	9,183	2,382	0.2594	4	2	1938
17-93	43 HASTINGS RD	101	9,000	2,319	0.2577	4	2	1941
17-99	22 PIERCE RD	101	8,075	2,072	0.2566	4	2	1941
17-98	14 PIERCE RD	101	8,075	2,066	0.2559	4	2	1939
17-128	58 HASTINGS RD	101	9,831	2,509	0.2552	4	1.75	1953
17-96	10 HOMER RD	101	9,444	2,390	0.2531	4	2	1940
17-87	11 PIERCE RD	101	8,500	2,104	0.2475	4	2	1940
17-92	49 HASTINGS RD	101	9,000	2,211	0.2457	4	2	1941
17-62	25 BRETTWOOD RD	101	9,000	2,200	0.2444	3	2	1940
17-55	69 BRETTWOOD RD	101	9,633	2,343	0.2432	3	2	1949
17-71	15 HOMER RD	101	8,956	2,162	0.2414	3	2	1945
17-124	38 HASTINGS RD	101	8,544	2,051	0.2401	4	2	1935
17-95	29 HASTINGS RD	101	10,803	2,578	0.2386	5	2	1938
17-89	28 HOMER RD	101	15,634	3,706	0.2370	5	2.5	1941
17-119	303 COMMON ST	101	10,937	2,558	0.2339	4	2	1929
17-60	37 BRETTWOOD RD	101	10,925	2,542	0.2327	4	2	1935
17-53	81 BRETTWOOD RD	101	11,929	2,773	0.2325	5	2	1950
17-76	279 COMMON ST	101	10,256	2,384	0.2324	5	1.5	1947
17-73	21 HASTINGS RD	101	13,030	3,014	0.2313	5	2	1938
17-84	36 BRETTWOOD RD	101	12,242	2,805	0.2291	4	1.5	1950
17-64	9 BRETTWOOD RD	101	10,000	2,276	0.2276	3	2	1934
17-88	22 HOMER RD	101	10,343	2,201	0.2128	3	2	1941
17-74	293 COMMON ST	101	12,455	2,528	0.2030	4	2	1938
17-78	263 COMMON ST	101	13,410	2,582	0.1925	3	2	1942
17-100	28 PIERCE RD original	101	9,832	1,788	0.1819	3	2	1949
17-54	75 BRETTWOOD RD	101	10,995	1,692	0.1539	3	2	1948
17-120	12 HASTINGS RD	101	14,000	2,118	0.1513	4	2	1938
		Average	9,960	2,448	0.245	4	2	

Zoning Compliance Check List

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

Property Address: 28 Pierce Road

Surveyor Signature and Stamp: 



Date: 9/1/2020

Per §4.2 of the Zoning By-Law

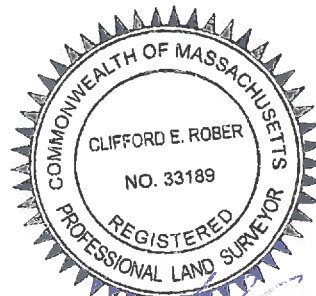
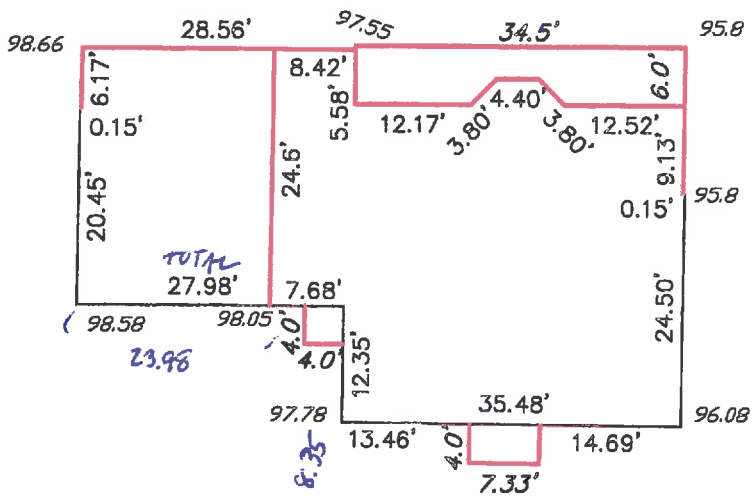
		REQUIRED	EXISTING	PROPOSED
Lot Area (sq. ft.)		9,000	9,836	—
Lot Frontage (feet)		75'	88.65'	—
Lot Coverage (% of lot)		25%	15.2%	21.8%
Open Space (% of lot)		50%	75.3%	68.7%
Setbacks: (feet)	➤ Front (a) <u>PIERCE</u> <u>BRETTWOOD</u>	25'	27.2'	23.1'
	➤ Side/Side	22.7'	26.2'	34.0'
	➤ Rear	10'	8.1'	8.1'
		28.5'	34.9'	28.8'
Building Height:	➤ Midpoint (feet)			
	➤ Ridge (feet)			
	➤ Stories	2 1/2	2	2 1/2
1/2 Story (feet) (Per §1.4)	➤ Perimeter (50%)			
	➤ Area (60%)			
	➤ Length (75%)			
HVAC (b)	Prohibited in Front Yard and Side and Rear Setbacks and shall be screened			

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

(b) Includes all outdoor mechanical equipment and fuel storage systems.

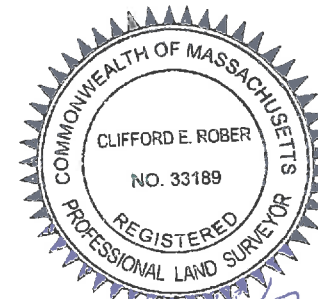
SUBMIT CALCULATIONS for all of the requirements listed above on a separate piece of paper(s) to verify how they were calculated.

#28 PIERCE ROAD



9/3/19

Segment	Segment From Existing Grade	Segment From New Grade	Segment To Existing Grade	Segment To New Grade	Segment Length	Avg Existing	Avg New	Difference	
A	98.58	98.58	98.05	98.05	23.98	2357.594	2357.594	0.00	Ceiling Height: 7.7
B	98.05	98.05	98.05	98.05	4	392.2	392.2	0.00	Basement Floor Elevation 91.5
B	98.05	98.05	98.05	98.05	4	392.2	392.2	0.00	Ceiling Elevation 99.2
B	98.05	98.05	97.78	97.78	8.35	817.5903	817.5903	0.00	Perimeter Total Length 213.84
C	97.78	97.78	97.78	97.78	13.46	1316.119	1316.119	0.00	Total Perimeter Square Foot 1646.57
D	97.78	97.78	97.78	97.78	4	391.12	391.12	0.00	Average Existing Grade 97.30
C	97.78	97.78	96.08	96.08	7.33	710.4969	710.4969	0.00	New Average Grade 97.30
D	96.08	96.08	96.08	96.08	4	384.32	384.32	0.00	Difference in Grade in feet 0.00
E	96.08	96.08	96.08	96.08	14.69	1411.415	1411.415	0.00	
E	95.8	95.8	95.8	95.8	24.5	2350.53	2350.53	0.00	
F	95.8	95.8	95.8	95.8	0.15	14.37	14.37	0.00	% Covered using Avg Grade 75.28%
G	95.8	95.8	95.8	95.8	9.13	874.654	874.654	0.00	
H	95.8	95.8	95.8	95.8	6	574.8	574.8	0.00	
I	97.55	97.55	97.55	97.55	34.5	3335.288	3335.288	0.00	
M	97.55	97.55	97.55	97.55	0.42	40.971	40.971	0.00	
N	98.66	98.66	98.66	98.66	28.56	2801.879	2801.879	0.00	
O	98.66	98.66	98.66	98.66	6.17	608.7322	608.7322	0.00	
P	98.66	98.66	98.66	98.66	0.15	14.799	14.799	0	
		98.66	98.58	98.58	20.45	2016.779	2016.779	0	
					213.84	20805.86	20805.86	0	

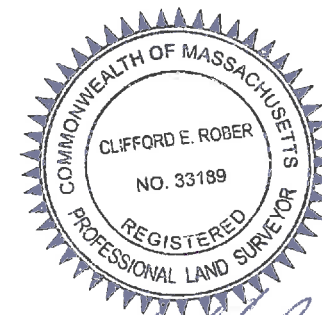


Clifford E. Rober
9/3/19

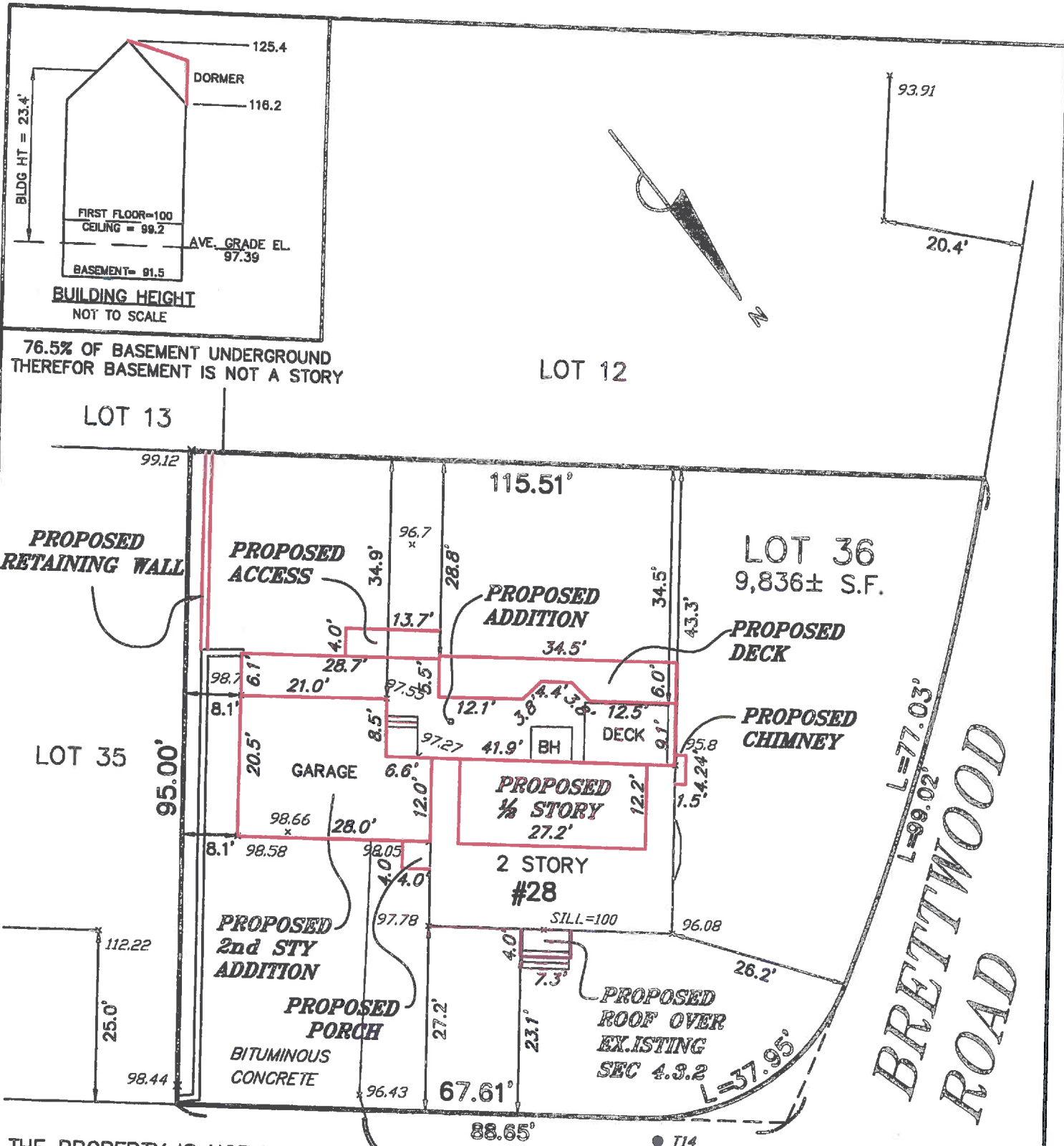
Segment	Ceiling Elevation	Elevation From	Elevation To	Ceiling Length	Ceiling Height	Square Footage	Exposed Square Footage	% Covered
A	99.2	98.05	98.05	7.68	7.7	59.14	8.83	85.06%
B	99.2	98.05	97.78	12.35	7.7	95.10	15.87	83.31%
C	99.2	97.78	96.08	35.48	7.7	273.20	80.54	70.52%
D	99.2	96.08	95.8	24.50	7.7	188.65	79.87	57.66%
E	99.2	95.8	95.8	0.15	7.7	1.16	0.51	55.84%
F	99.2	95.8	95.8	9.13	7.7	70.301	31.042	55.84%
G	99.2	95.8	95.8	12.52	7.7	96.404	42.568	55.84%
H	99.2	95.8	97.55	3.8	7.7	29.26	9.595	67.21%
I	99.2	97.55	97.55	4.4	7.7	33.88	7.26	78.57%
J	99.2	97.55	97.55	3.8	7.7	29.26	6.27	78.57%
K	99.2	97.55	97.55	12.17	7.7	93.709	20.0805	78.57%
L	99.2	97.55	97.55	5.58	7.7	42.966	9.207	78.57%
M	99.2	97.55	97.75	8.42	7.7	64.834	13.051	79.87%
N	99.2	99.2	99.2	24.6	7.7	189.42	0	100.00%
	99.2			164.58	7.7	1267.27	324.69	74.38%

Ceiling Height:	7.7	<- enter
Basement Floor Elevation	91.5	<- enter
Ceiling Elevation	99.2	
Perimeter Total Length	164.58	
Total Perimeter Square Foot	1267.27	
Exposed Square Footage	324.69	
% Covered	74.38%	<- 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
#REF!	#REF!	#REF!	#REF!
#REF!	#REF!	#REF!	#REF!
#REF!	#REF!	#REF!	#REF!
#REF!	#REF!	#REF!	#REF!
#REF!	#REF!	#REF!	#REF!



Clifford E. Rober
9/3/19



THE PROPERTY IS NOT LOCATED
WITHIN WETLANDS AS SHOWN
ON THE TOWN OF BELMONT
WETLANDS ATLAS.

PIERCE ROAD

ZONING DISTRICT:	SC (SINGLE RESIDENCE C)		
		REQ.	EXIST. PROP.
FRONT SETBACK: PIERCE	25'	27.2'	23.1'
FRONT SETBACK: BRETTWOOD	22.7'	26.2'	34.0'
SIDE SETBACK:	10'	8.1'	8.1'
REAR SETBACK: PIERCE	28.5'	34.9'	28.8'
MAXIMUM LOT COVERAGE:	25%	15.2%	21.8%
MINIMUM OPEN SPACE:	50%	75.3%	68.7%
LOT FRONTAGE:		88.65'	
TOTAL LOT AREA:	9,836± S.F.		

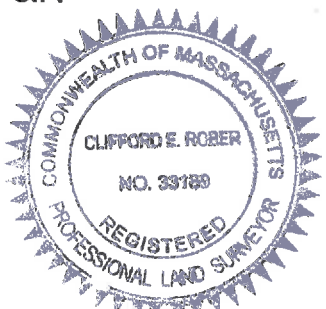
OWNER: JONATHAN & MICHELE BRITT
CERT. 231213
ASSESSORS MAP 17 - PARCEL 100

PROPOSED PLOT PLAN
#28 PIERCE ROAD
IN
BELMONT, MA
(MIDDLESEX COUNTY)

SCALE: 1" = 20' DATE: 9/3/2019



ROBER SURVEY
1072 MASSACHUSETTS AVENUE
ARLINGTON, MA 02476
(781) 648-5533
DWG. NO. 5968PP2.DWG



[Signature]
CLIFFORD E. ROBER, PLS DATE 9/2/2020

[illegible]

Project :

BRITT
Residence

28 PIERCE RD.
BELMONT, MA

Date :	JAN. 6, 2020
Scale :	1/4" = 1'-0"
Project Number	
Drawn By :	KG
Checked By :	KBG

Drawing Title :

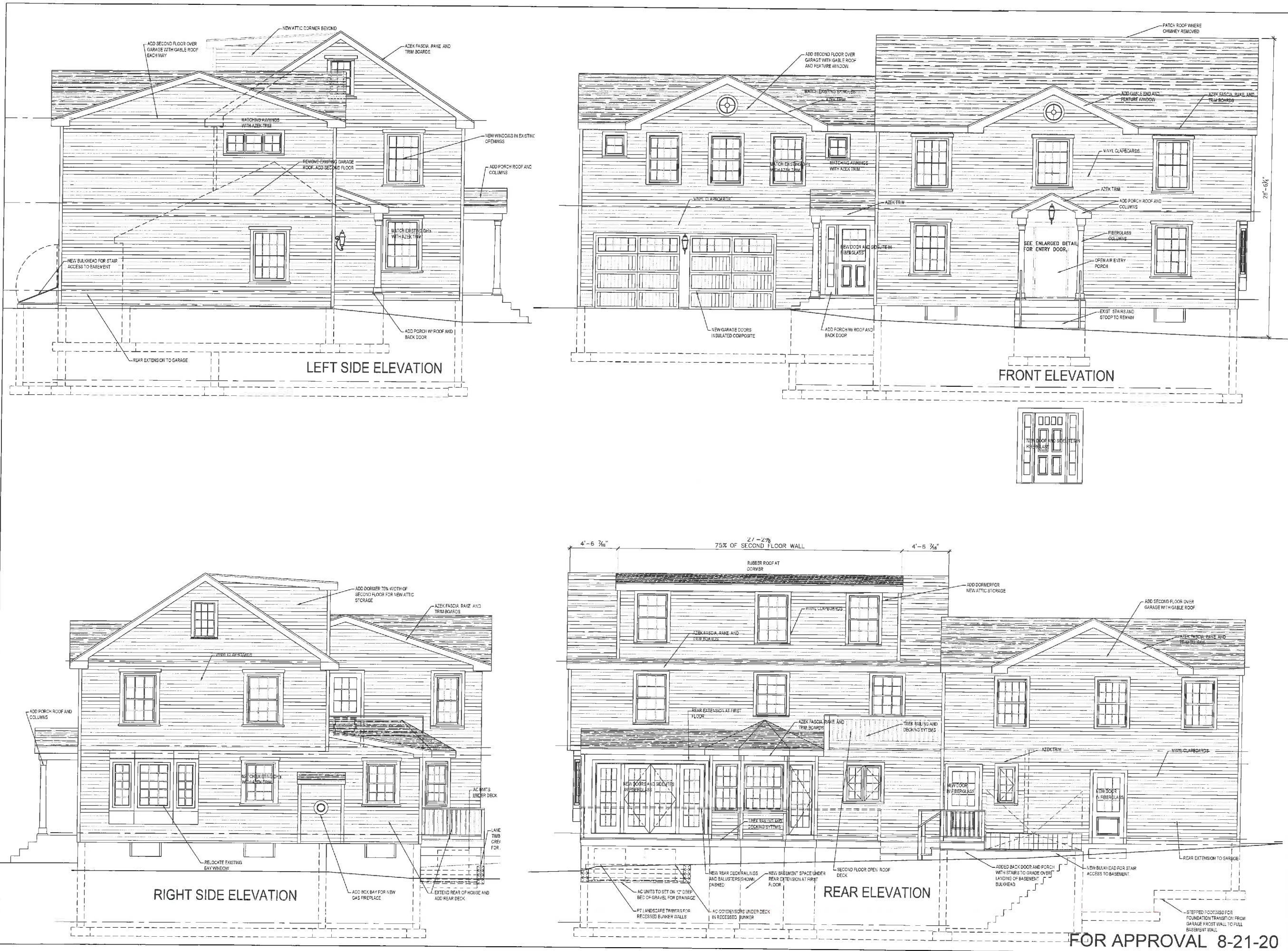
PROPOSED ELEVATIONS

Real :



Sheet No. :

A2.0



FOR APPROVAL 8-21-20


Keith B. Gross, RA
34 Silver Hill Road
Weston, MA 02493
617-461-4505

Revisions		
No.	Date	Remarks
1	10-2-20	TLA CALCS

Project:
BRITT
Residence
28 PIERCE RD.
BELMONT, MA

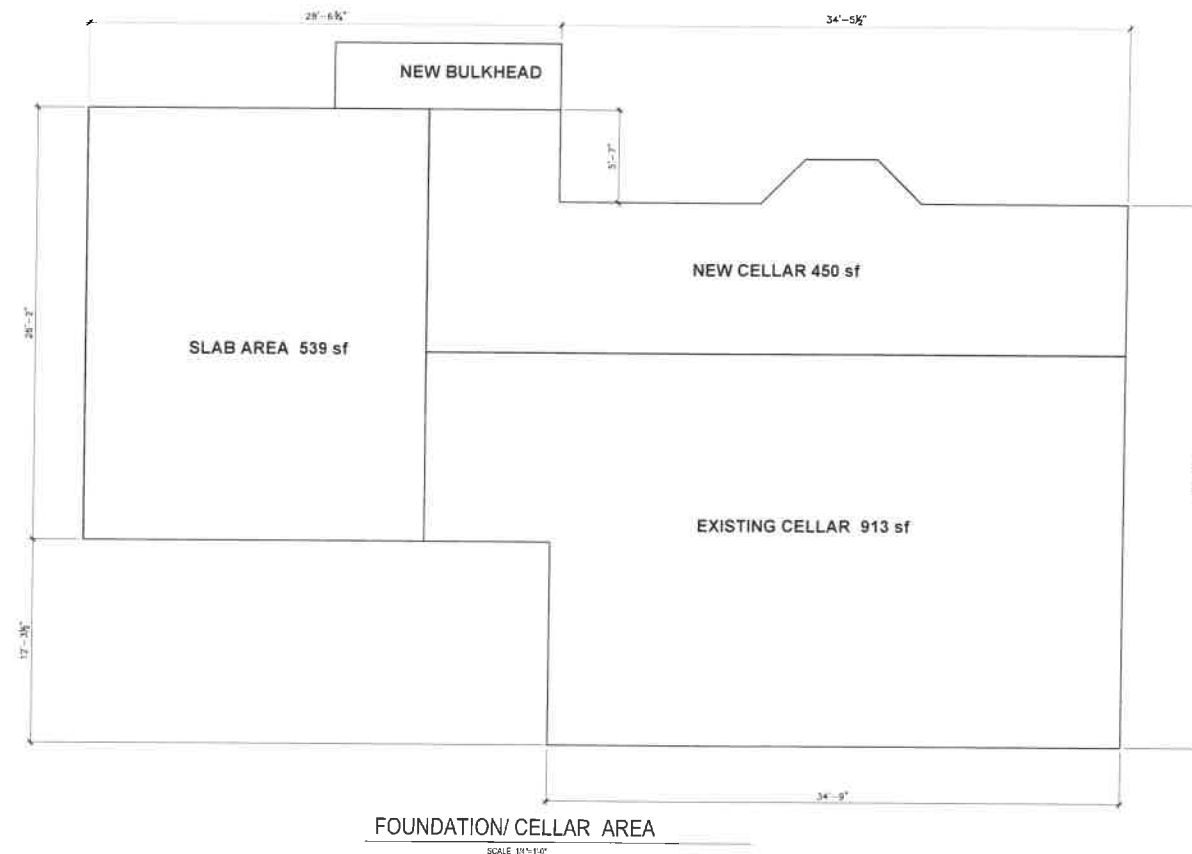
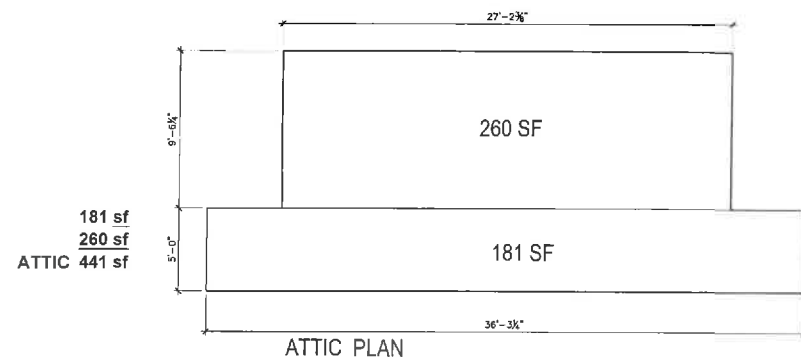
Date: JAN 6, 2020
Scale: 3/16" = 1'-0"
Project Number:
Drawn By: KG
Checked By: KBG

Drawing Title:
PROPOSED
TLA
PLANS

Seal:

Sheet No

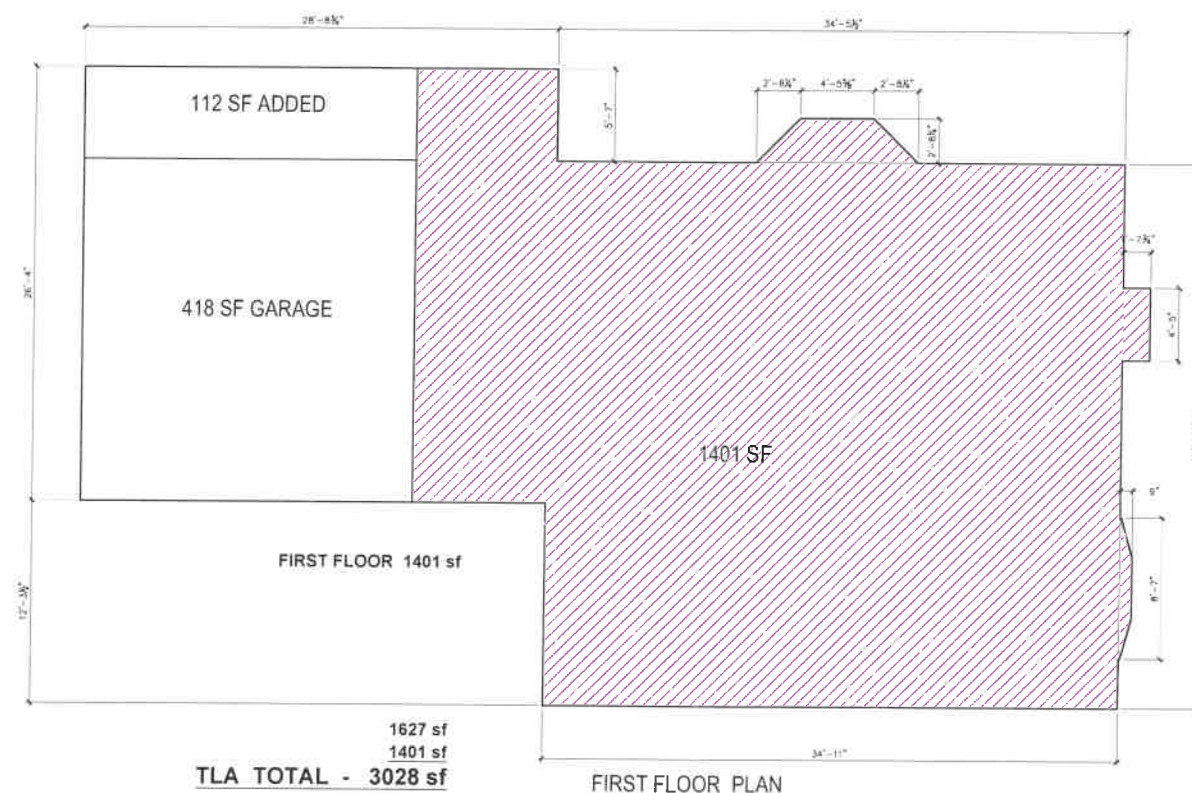
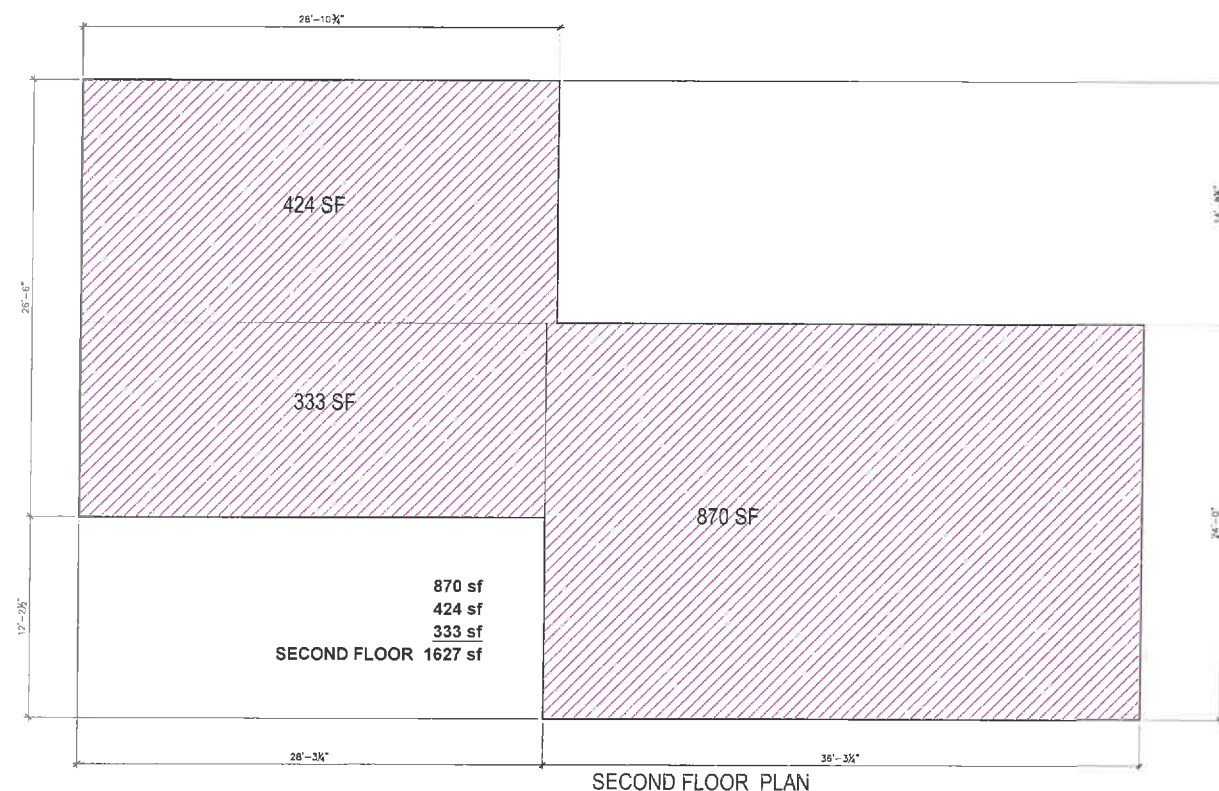
A0.2

FOR APPROVAL 8-21-20



EXISTING HOUSE
870 sf TLA SECOND FLOOR
936 sf TLA FIRST FLOOR
1,806 TOTAL TLA

PROPOSED
1627 sf TLA SECOND FLOOR
1401 sf TLA FIRST FLOOR
3028 sf TLA
3028 - 1806 = 1222 sf INCREASE TLA
1222/1806 sf TLA = 67.7% INCREASE



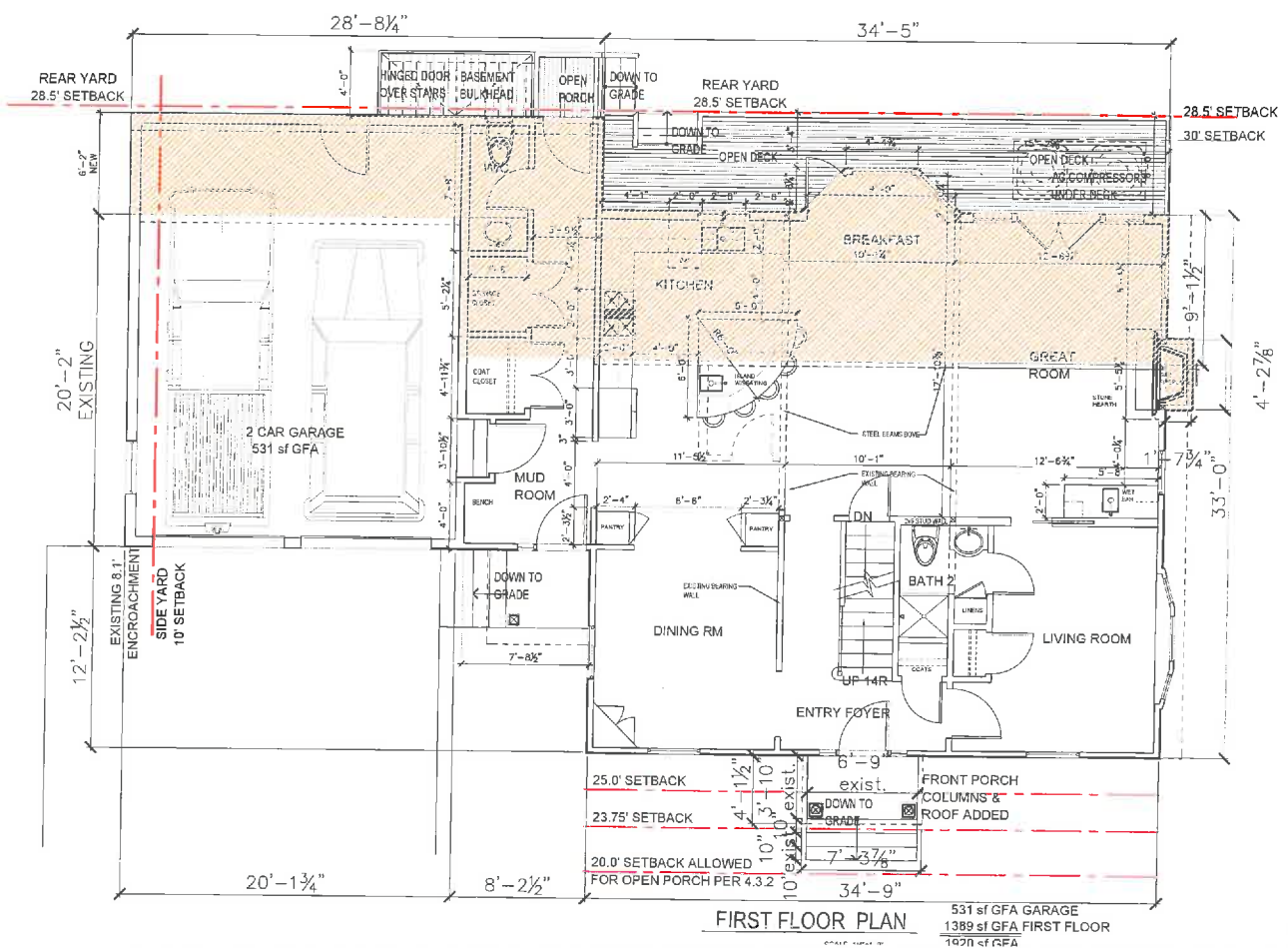
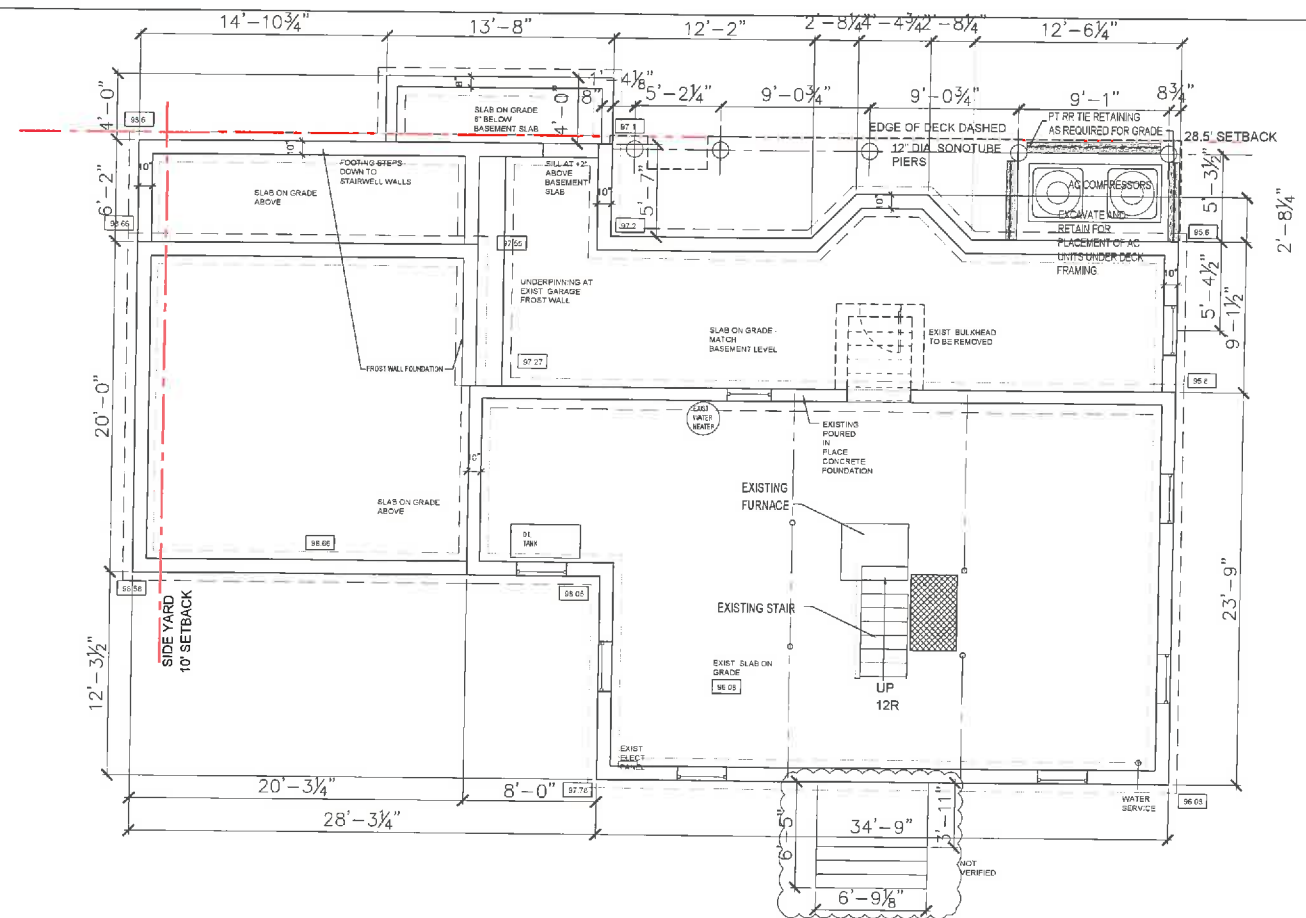
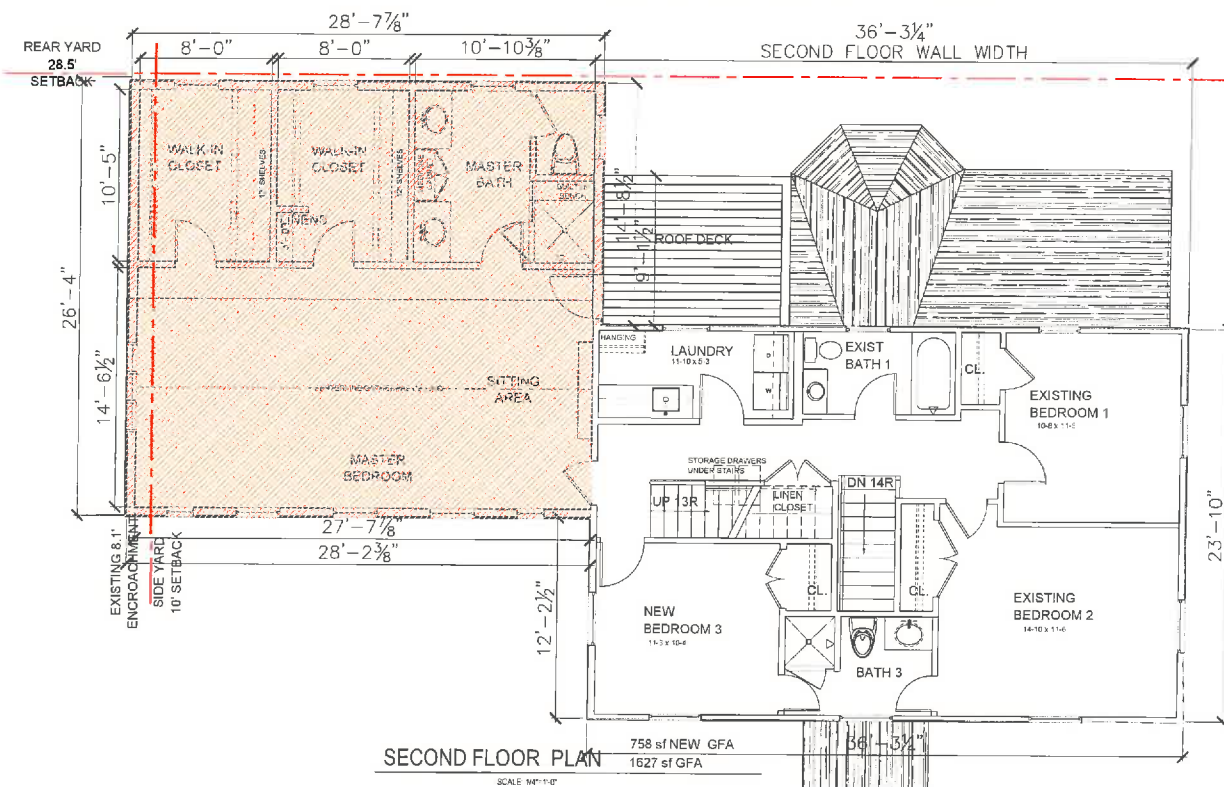
1627 sf
1401 sf
TLA TOTAL - 3028 sf



2,401 TOTAL GFA

441 sf GFA ATTIC
1627 sf GFA SECOND FLOOR
1389 sf GFA FIRST FLOOR
531 sf GFA GARAGE

3988 sf GFA
3988 - 2401=1587 sf INCREASE GFA
1587/2401 sf GFA = 66.1% INCREASE



HDS
ARCHITECTURE

625 Mount Auburn St
Cambridge, MA 02138

www.hdsarchitecture.com
hds@hdsarchitecture.com

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[illegible]

Project :

**BRITT
Residence**

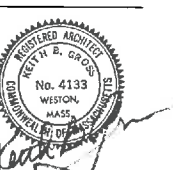
28 PIERCE RD.
BELMONT, MA

Date	JAN 6, 2020
Scale	3/16" = 1'-0"
Project Number	
Drawn By	KG
Checked By	KBG

Drawing Title

**PROPOSED
GFA
PLANS**

Deal :



Sheet No. : _____

A0.1

FOR APPROVAL 8-21-20

Project : **BRITT
Residence**
28 PIERCE RD.
BELMONT, MA

Drawing Title :

PROPOSED FLOOR PLANS

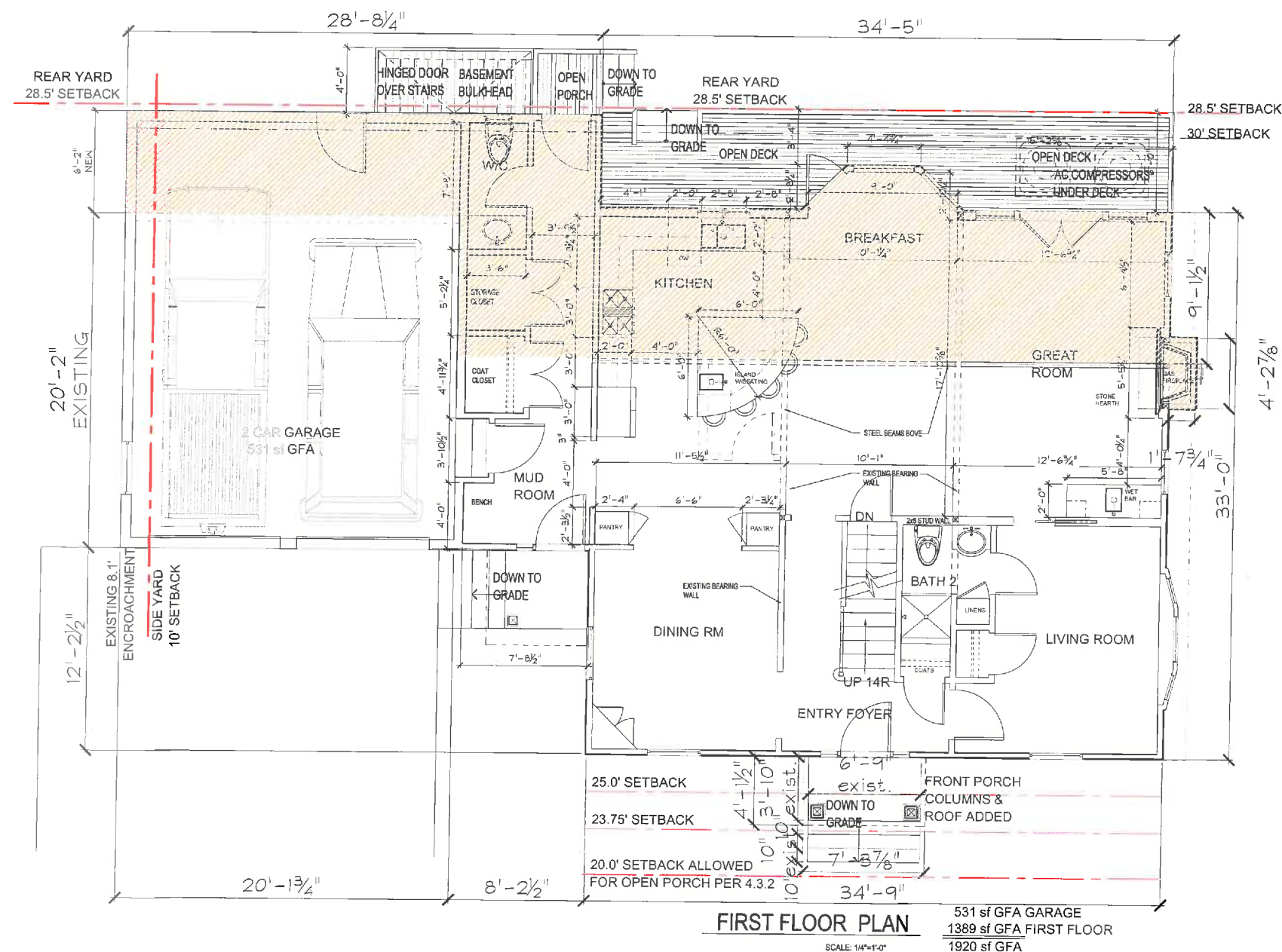
Seal :



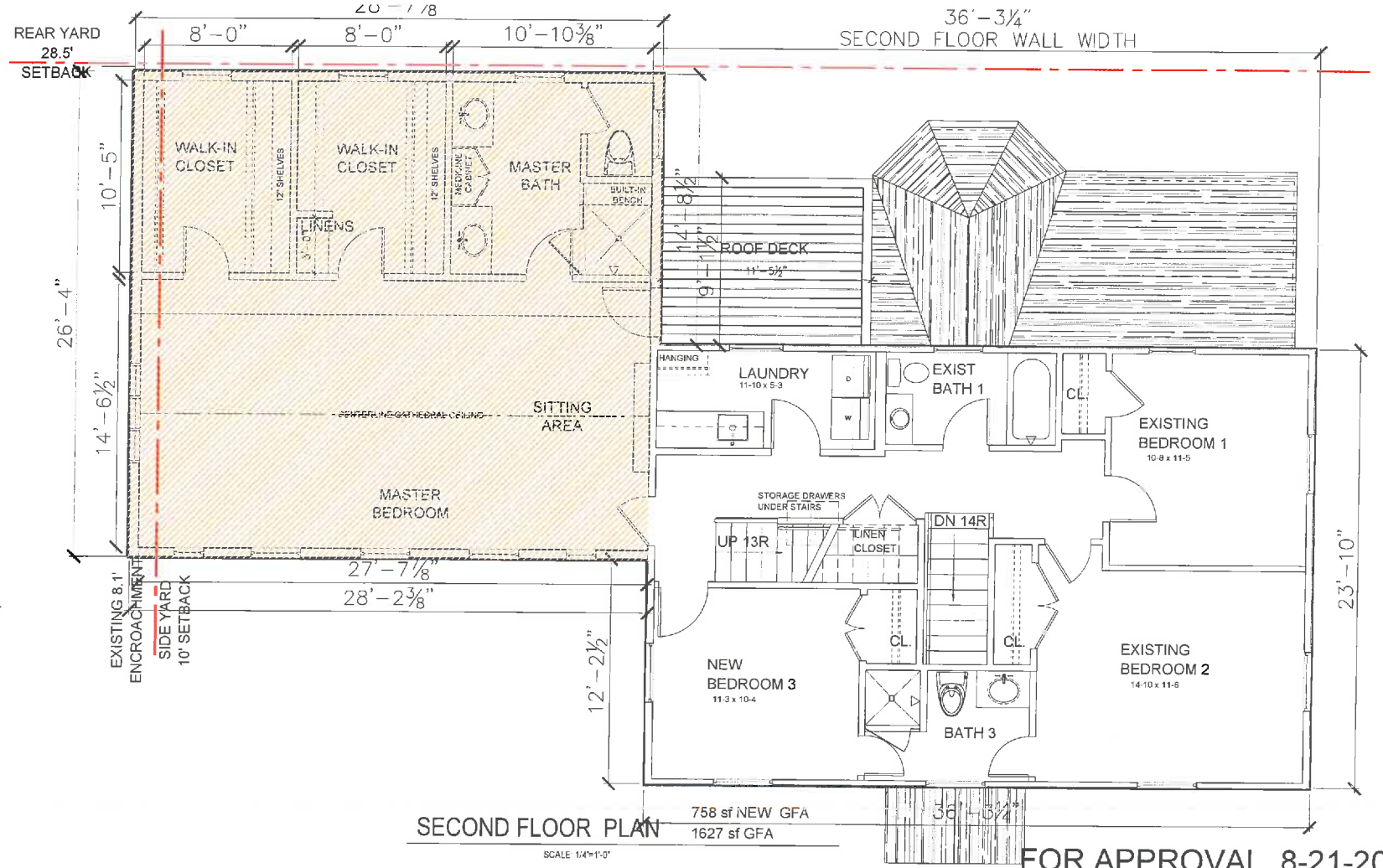
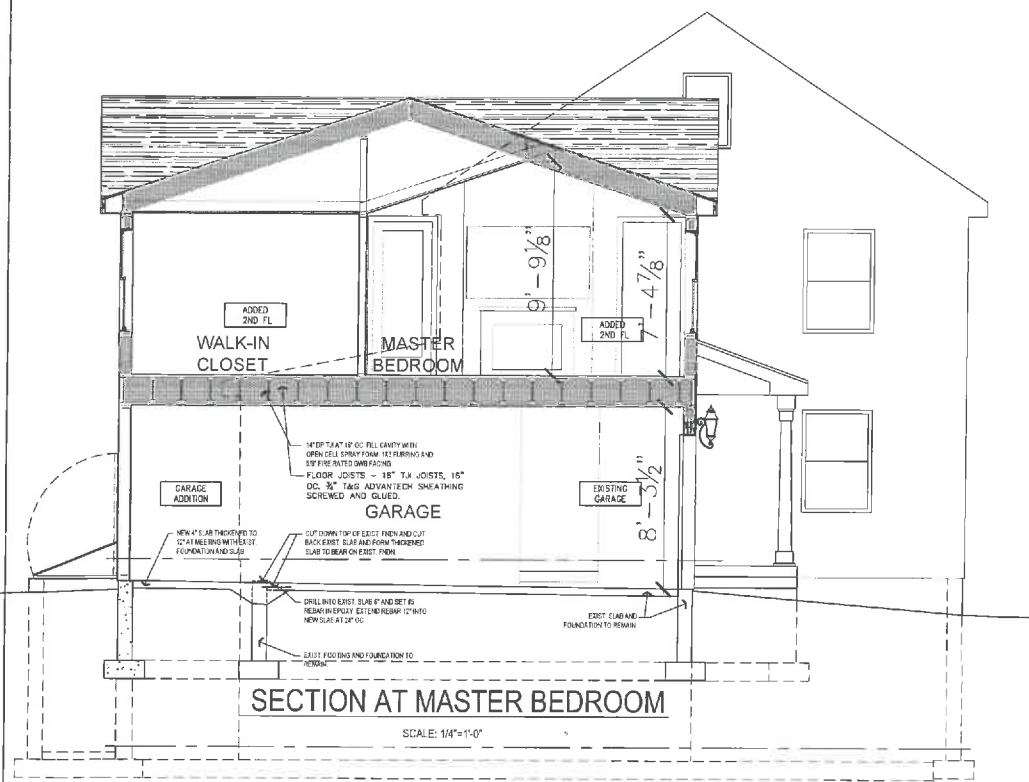
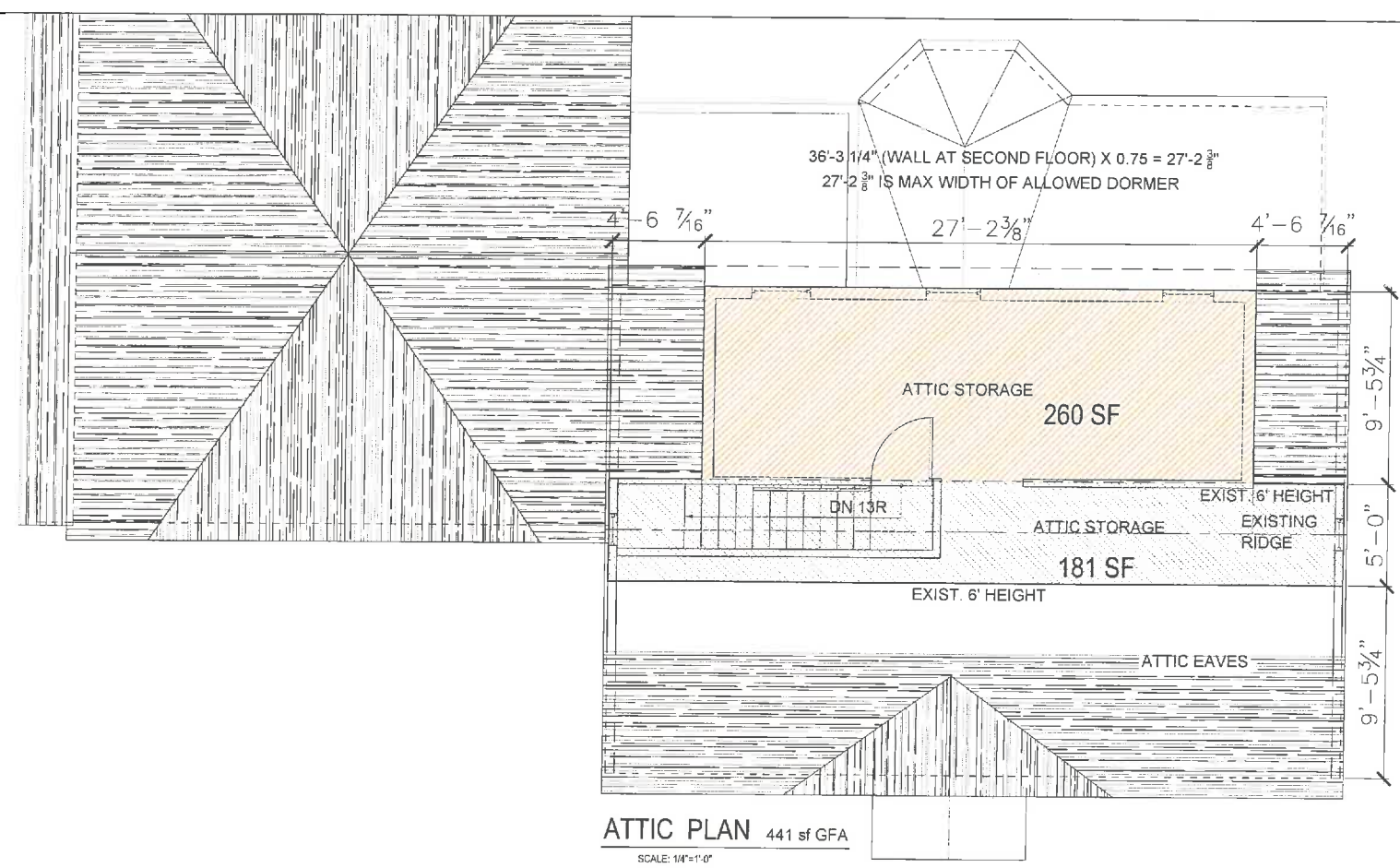
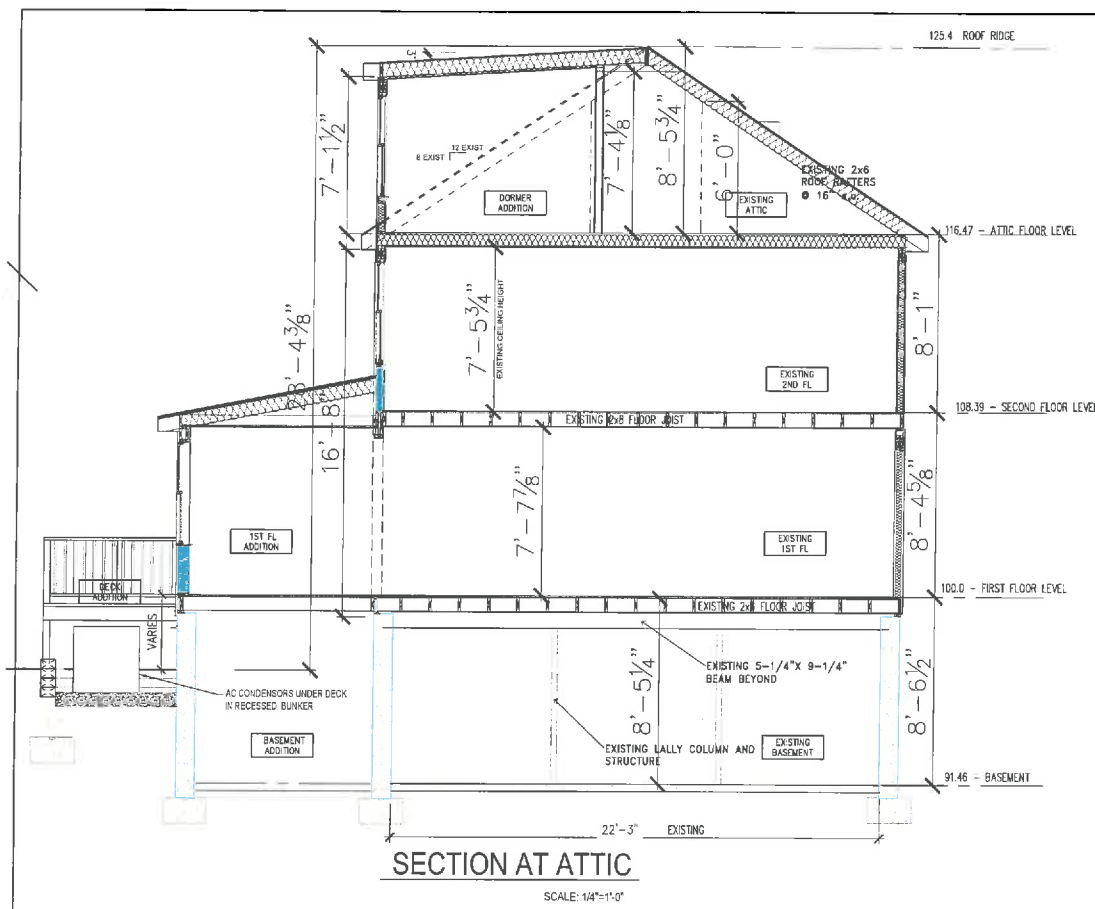
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A1.0

FOR APPROVAL 8-21-20



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Revisions		
No.	Date	Remarks
1	8-7-20	PLAN CLARIFICATIONS
2	10-2-20	GRAPHICS

Project
BRITT Residence
28 PIERCE RD.
BELMONT, MA

Date: JAN 6, 2020
Scale: 1/4" = 1'-0"
Project Number:
Drawn By: KG
Checked By: KBG

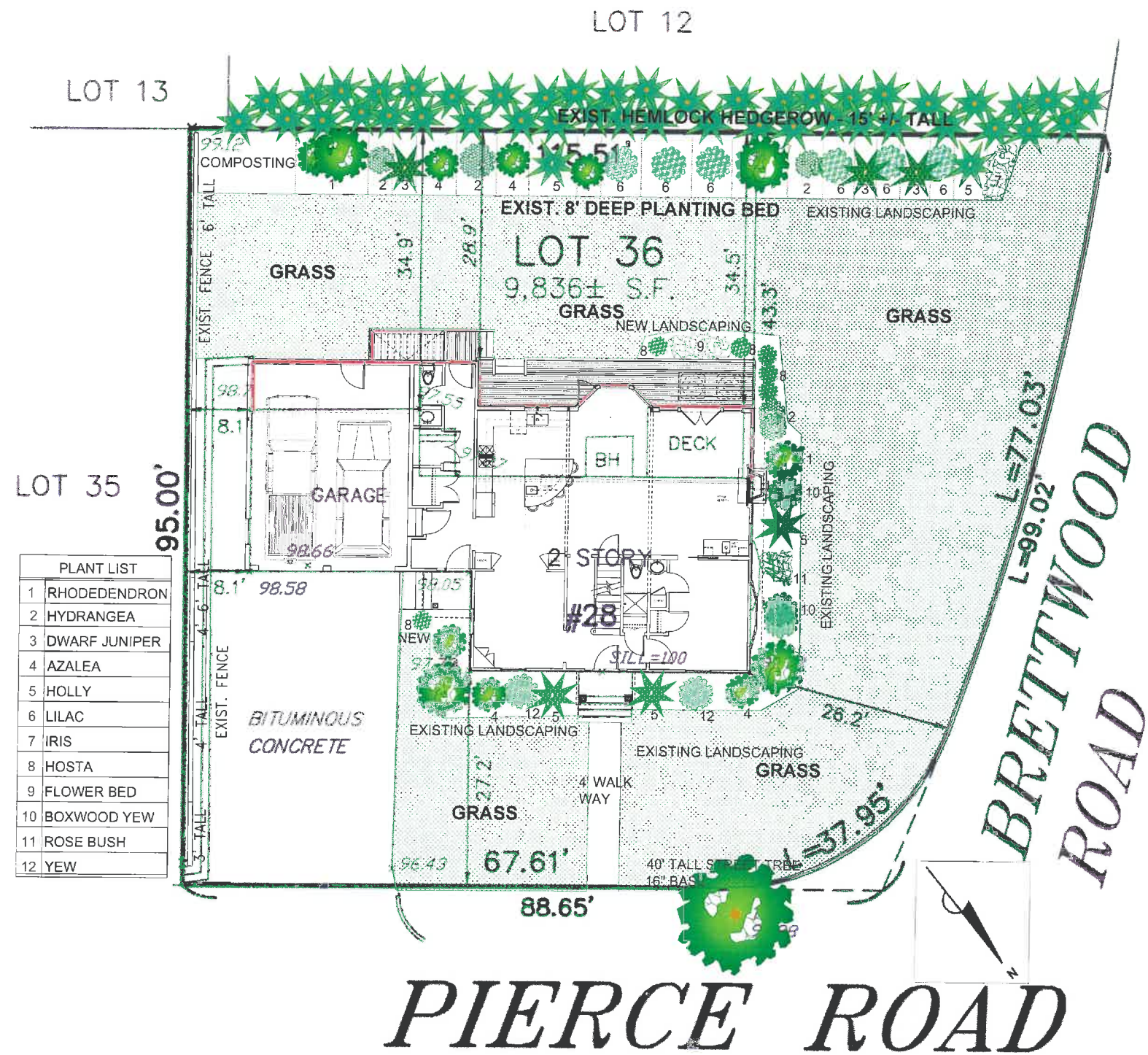
Drawing Title:
PROPOSED PLANS & SECTIONS

Seal:

Sheet No:

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FOR APPROVAL 8-21-20



LANDSCAPE PLAN

$$\frac{1}{8}'' = 1'-0''$$

FOR APPROVAL 8-21-20

Keith B. Gross, RA
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Weston, MA 02493
617-461-4505

Revisions :		
No. :	Date :	Remarks :
1	8-28-20	PLAN CREATION

Project :
**BRITT
Residence**
28 PIERCE RD.
BELMONT, MA

Date :	JAN. 6, 2020
Scale :	1/8" = 1'-0"
Project Number :	
Drawn By :	KG
Checked By :	KBG

Drawing Title :

PROPOSED LANDSCAPE PLANS

Seal :



Sheet No. :

L1.0