

NOTICE OF PUBLIC HEARING BY THE  
TOWN OF BELMONT PLANNING BOARD

ON APPLICATION FOR THREE SPECIAL PERMITS

Notice is hereby given that the Planning Board will hold a public hearing on Thursday, April 8, 2021 at 7:00 PM by remote access through the Zoom app. to consider the application of Ms. Christine Arthur and Mr. Eugene Klein to construct a second family unit and an addition at 201 Lexington Street located in General Residence (GR) Zoning District. Special Permits: 1.- §1.5.4A of the Zoning By-Law allows alteration and expansions of larger than 300 square feet in the GR district be a Special Permit granted by the Planning Board. 2.- §3.3 of the By-Law allows the construction of a two family (or a conversion of a single family to a two family) by a Special Permit. §4.2.2 of the By-Law requires a minimum side setback of 10.0', the existing and proposed side setback is 7.5'.

**Note: Application submittals, meeting agenda & instructions on remote access can be found on the Town's website: <https://www.belmont-ma.gov/planning-board>**

TOWN OF BELMONT PLANNING BOARD



Town of Belmont  
Zoning Board of Appeals

**APPLICATION FOR A SPECIAL PERMIT**

Date: 3/2/2021

Zoning Board of Appeals  
Homer Municipal Building  
19 Moore Street  
Belmont, MA 02478

To Whom It May Concern:

Pursuant to the provisions of Massachusetts General Laws, Chapter 40A, Section 9, as amended, and the Zoning By-Laws of the Town of Belmont, I/we the undersigned, being the owner(s) of a certain parcel of land (with the buildings thereon) situated on 201 Lexington St 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 two (2) special permits: (1) second dwelling unit and (2) alter a non conforming structure,

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

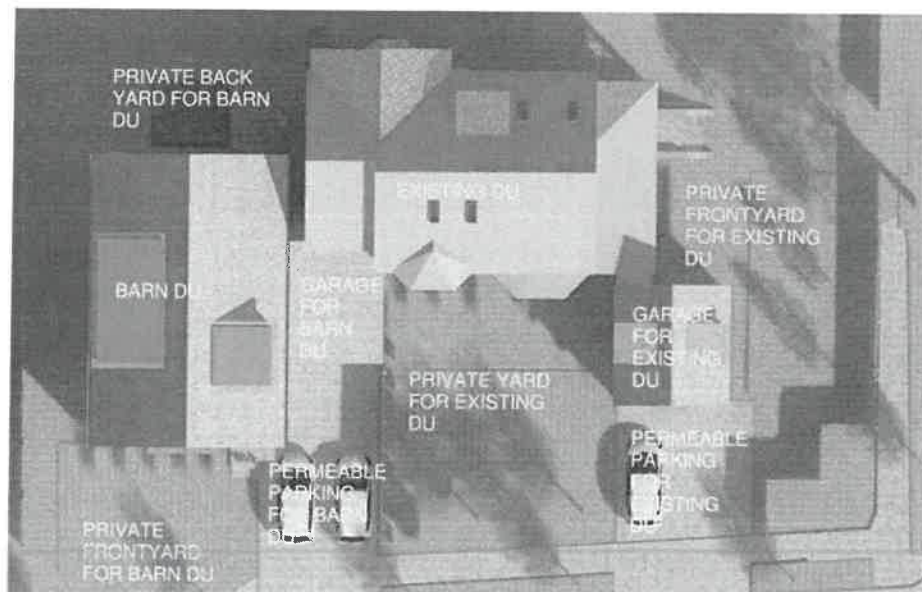
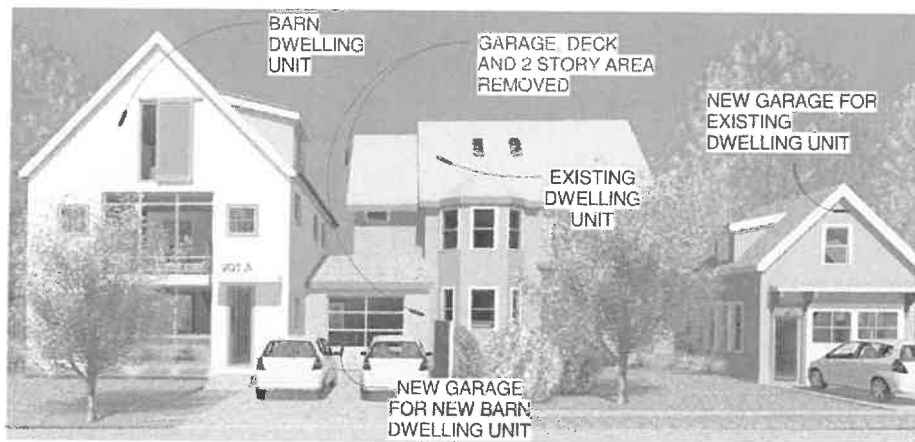
Signature of Petitioner Christine Arthur  
Print Name CHRISTINE ARTHUR  
Address 201 LEXINGTON ST  
BELMONT MA 02478  
Daytime Telephone Number 617. 458. 9301

**Project Synopsis for 201 Lexington St in Belmont**  
02.09.2021

Our existing home is a 2 ½ story, 1870's shingled, single-family residence located on the corner of Lexington St and Laurel St in the GR district in Belmont, very close to the Watertown border. The buildings in the area are mixed in height and use, as there are duplex style homes, vertical duplex style homes, single family homes, multifamily homes, townhouses, large churches, a school, and a few group homes in the surrounding neighborhood.

We are proposing a vertical style duplex based on a New England prototype, the Main House with a Barn. The idea is to have the Barn look as if it was built when the house was built and recently renovated. In Belmont, a past farming community, there would likely have been many homes with adjacent barns. Our goal is to create a harmonious complex that supports the neighborhood through its look, use, setbacks, structure and height.

The barn's massing is separated from the existing house, except at the ground floor, to give it a barn like feel. Each dwelling unit has a garage with permeable parking area on Laurel Street so as to not add curb cuts on Lexington Street. This vignette shows the Laurel Street side without some of the street trees and landscaping for clarity.



In late 2019, we met with two members of the Planning Board and Spencer Gober to discuss the project. Both the Planning Board members really liked the project and wanted it to move forward. They were delighted that the project was well designed. They were at first concerned that the barn was taller than the existing home, but it was not, and is not. The way Belmont measures height is to  $\frac{1}{2}$  the height of a sloped roof or to the top of a dormer. Since the Barns dormer is taller than the existing homes dormer, it seemed like the barn was taller in the survey information. The barn is 1'-0" shorter than the existing home measured to the top of the roof peak from the ground plane.



From our meeting we had thought the project would move forward quickly. Within a few weeks we received a missive from Spencer saying that the project would have difficulty on a few fronts. In the letter he mentioned that Total Living Area (TLA) was much larger than typical duplexes in the neighborhood. However, this is a vertical style duplex, like that at 316-318 Trapelo Road, which allows an attached garage and 2  $\frac{1}{2}$  stories and thus creates a much larger floor plate and TLA.

Lot coverage was also a concern to Spencer, although the lot coverage was below the 30% max required by the code for all projects in the GR district. Again, this is similar to the vertical style duplex on Trapelo Rd. Our project also keeps more open space than required and has mature trees that will not be bulldoze



Here is another example of a vertical style duplex in our neighborhood in Watertown. This duplex at 63 Holt Street was recently completed, and each unit has 3,750 sf of interior area, large garages with parking in front for each unit and 2  $\frac{1}{2}$  stories above the garage level.

The Staff also recommended that we look at 172 and 174 Lexington Street, which demolished a 2 $\frac{1}{2}$  story grand vertical style duplex from the 1870's and replaced it with two single-family, two-story homes that have garages in the back of the houses. Since we have a larger lot size than 8,000 sf, we too would likely be allowed to tear down the existing 1870's house to build two new houses. Although this is a nice project, we hope that you will see the value of keeping an 1870's home as a baseline to a design rather than having to demolish it to allow development of a site.



Height was also brought up as an issue, and these two houses, I was told, represent the TOB issue with the  $\frac{1}{2}$  story 3<sup>rd</sup> floor. We were told to keep the project to 2 stories, like this project did. The height of 2  $\frac{1}{2}$  stories is allowed by the current code and works well along the arterial streets that are wider and lined with typically taller buildings. To our north, east and south are other 1870's 2  $\frac{1}{2}$  story homes. Laurel Street has a few 2  $\frac{1}{2}$  story homes.

In January 2020, we sent emails to Spencer asking about the next requirements to move the project forward. He did not reply. After a while, I realized Spencer had always replied, so I looked him up and found out he had moved to another city in another state and no longer worked for the TOB. I then contacted Jeffrey Wheeler about the project. By that time, we were in quarantine, so we set up zoom meetings. We talked twice early in the pandemic, but he did not reply to any forms of communication past that second meeting. He obviously had more on his mind than my project, and I did not know he was ill. I asked others in the department but there were no answers.

We are resubmitting this proposal as is because the project works well and we are responding to the issues that were brought up by the Town. Likely, if we had asked to tear down the existing home, we would have been given permission to build two dwelling units by now. Although more complex, we feel our proposed project is the better solution, one that appreciates the value of the old and complements that with the new. Please let us know your thoughts and concerns. Chris Arthur and Trey Klein



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

July 22, 2019

Ms. Christine Arthur & Mr. Eugene Klein  
201 Lexington Street  
Belmont, MA 02478

RE: Denial to Construct a Second Dwelling Unit

Dear Ms. Arthur and Mr. Klein,

The Office of Community Development is in receipt of your building permit application for your proposal to construct a second dwelling unit at 201 Lexington Street located in a General Residence Zoning District.

Your application has been denied because it does not comply with the Town of Belmont Zoning By-Law. More specifically, Section 3.3 of the Zoning By-Law allows a two family dwelling in a General Residence Zoning District by a Special Permit from the Planning Board. In addition, Section 4.2.2 of the Zoning By-Law requires a minimum side setback of 10.0'. The existing and proposed side setback is 7.5' +/- and therefore the structure is considered nonconforming.

You may alter your plans to conform to the current Town of Belmont Zoning By-Law and resubmit for a building permit, or you may request two (2) Special Permits from the Planning Board: (1) second dwelling unit and (2) alter a nonconforming structure. If you choose this option, please contact the Office of Community Development to schedule an appointment with a member of the Planning staff at (617) 993-2666 in order to begin the process.

Sincerely,

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



**OFFICE OF COMMUNITY DEVELOPMENT  
TOWN OF BELMONT**

19 Moore Street  
Homer Municipal Building  
Belmont, Massachusetts 02478-0900

**Special Permit Application Meeting | 201 Lexington Street**

August 15, 2019 (Revised September 19, 2019)

**RE: Planning Staff comments for a potential Applicant seeking a Special Permit for a change in use from 1-family to 2-family, and another Special Permit for altering a nonconforming structure in the General Residence Zoning District**

**Criteria for Granting a Special Permit**

It is important to keep in mind as you move forward with the Special Permit process that the standards by which the Planning Board (the Board) must make their decision are outlined in Section 6D.6 of the Zoning By-Law (the By-Law), and in addition to specific performance standards the Board must find that the project is:

1. *Generally in harmony with the neighborhood; and,*
2. *Neither generates excessive traffic, parking, noise, or density impacts on the abutters, or creates other detrimental effects on the neighborhood.*

**Case-Specific Red Flag Concerns**

The following have been identified by Planning Staff (Staff) as “Red Flag Concerns” and are anticipated to be topics of serious concern for the Board that may impact the probability of receiving approval for the Special Permit.

**1. Proposed Total Livable Area**

The Total Livable Area (TLA) is one tool that the Board uses to determine (in a quantifiable way) if a proposed project is more detrimental to the neighborhood than what currently exists. The Board considers the TLA of each project on a case by case basis and does not have a prescribed range that it deems appropriate. Instead, a project’s TLA is compared to the surrounding neighborhood to determine if the proposed TLA is comparable to that of the neighborhood.

As existing, 201 Lexington Street has a TLA of 3,099 sf, which is significantly higher than the average home in the surrounding neighborhood. The proposed alterations will increase the TLA of the structure by approximately 2,750 sf. This will bring the TLA to 5,851 sf, which would make this the largest house in the neighborhood.

Additionally, the average TLA for a 2-family home in Belmont is approximately 2,600 sf, which is 3,251 sf less than what is currently proposed.

2. Proposed Lot Coverage

The By-Law allows for a maximum lot coverage of 30 percent. The existing lot coverage is 22.9 percent, and the proposed lot coverage is equal to the maximum allowed. Additionally, the existing floor-area-ratio (FAR) is 0.32 and the proposed is 0.61, as compared to the neighborhood average of 0.39.

While the By-Law allows a lot coverage of 30 percent for a by-right project, for Special Permits the Board is required to consider if what is being proposed is “compatible with the surrounding built environment,” and does not create “other detrimental effects on the neighborhood.” Staff is concerned that the proposal to maximize the lot coverage is a significant hurdle for this project and inconsistent with the neighborhood.

3. Proposed Rear Setback

~~The existing rear setback is 30.9’ and the required rear setback, per the Zoning Compliance Checklist, is 24’. However, the proposed setback is 10.3’, which equates to the creation of a new nonconformity. The Board has taken the position that it will not allow the increase to an existing nonconformity nor the creation of a new nonconformity.~~

4. Proposed Building Height

The existing home is 28.7’ tall and the maximum height allowed in this district is 33’. The proposed height of 32.23’ is taller than the existing structure and just below the maximum allowed by-right.

Given that the existing structure, which is already determined to be large compared to the neighborhood, is 28.7’ tall, Staff strongly recommends that any proposed addition not exceed the existing height.

**Staff Recommendation**

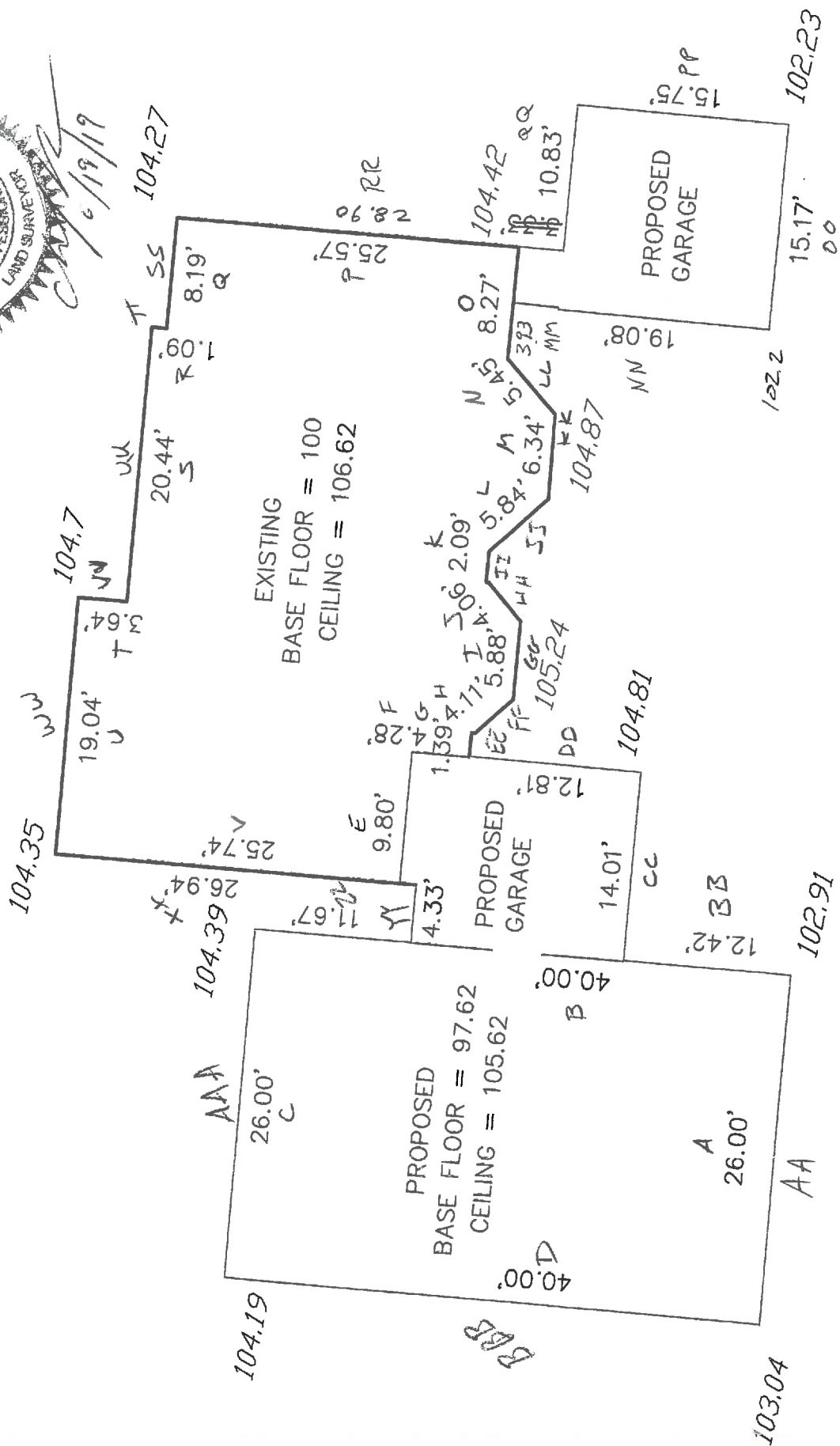
Staff recommends revising the plans to address/mitigate the above mentioned red flags, and scheduling a follow-up meeting to discuss the revisions prior to moving forward with a Special Permit application.

**Case Studies to Consider**

Staff reviewed the following case files at the application meeting, and encourages the applicant to also review recordings of these hearings at [www.belmontmedia.org](http://www.belmontmedia.org):

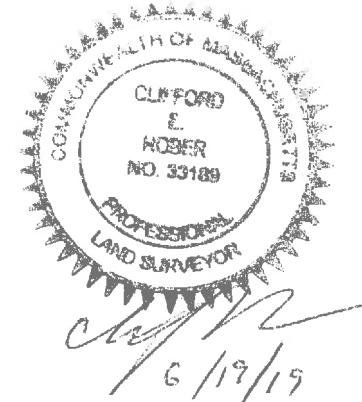
1. 172 and 174 Lexington Street (approved).

The hearing dates for each can be found on the Planning Board’s website at [www.belmont-ma.gov/planning-board](http://www.belmont-ma.gov/planning-board).



Segment	Ceiling Elevation	Elevation From	Elevation To	Length	Ceiling Height	Square Footage	Exposed Square Footage	% Covered
A	105.62	103.04	102.91	26.00				
B	105.62	102.91	104.39	40.00		8	208.00	66.94%
C	105.62	104.39	104.19	26.00		8	320.00	75.37%
D	105.62	104.19	103.04	40.00		8	208.00	83.37%
E	105.62	104.39	104.55	9.80		8	320.00	74.94%
F	105.62	105.24	105.24	4.28		8	80.20	85.62%
G	106.62	105.24	105.24	1.39		8	78.40	95.25%
H	106.62	105.24	105.24	4.11	6.62	34.24	1.63	99.15%
I	106.62	105.24	105.24	4.11	6.62	9.20	1.92	79.15%
J	106.62	105.24	105.24	5.88	6.62	27.21	5.67	79.15%
K	106.62	105.24	105.24	4.06	6.62	38.93	8.11	79.15%
L	106.62	105.24	104.87	2.09	6.62	26.88	5.60	79.15%
M	106.62	104.87	104.87	5.84	6.62	13.84	3.27	76.36%
N	106.62	104.87	104.84	6.34	6.62	38.6608	10.22	73.56%
O	106.62	104.87	104.42	5.45	6.62	41.9708	11.1901	73.34%
P	106.62	104.42	104.42	8.27	6.62	36.079	10.76375	70.17%
Q	106.62	104.42	104.27	8.27	6.62	54.7474	18.194	66.77%
R	106.62	104.27	104.27	25.57	6.62	169.273	58.17175	65.63%
S	106.62	104.27	104.27	8.19	6.62	54.2178	19.2465	64.50%
T	106.62	104.27	104.27	1.09	6.62	7.22	2.56	64.50%
U	106.62	104.7	104.7	20.44	6.62	135.313	43.6394	67.75%
V	106.62	104.7	104.7	3.64	6.62	24.0968	6.9888	71.00%
	106.62	104.35	104.35	19.04	6.62	126.045	39.8888	68.35%
	106.62		104.39	25.74	6.62	170.399	57.915	66.01%
	106.62			293.22	6.99636	2142.71	578.60	73.00%

Ceiling Height:	6.62	<- enter
Basement Floor Elevation	100	<- enter
Ceiling Elevation	106.62	
Perimeter Total Length	293.22	
Total Perimeter Square Foot	2142.71	
Exposed Square Footage	578.60	
% Covered	73.00%	<- result



Segment	Segment From Existing Grade	Segment From New Grade	Segment To Existing Grade	Segment To New Grade	Segment Length	Avg Existing	Avg New	Difference
AA	103.04	103.04	102.91	102.91	26	2677.35	2677.35	0.00
BB	102.91	102.91	104.81	104.81	12.42	1289.941	1289.941	0.00
CC	104.81	104.81	104.81	104.81	14.01	1468.388	1468.388	0.00
DD	104.81	104.81	105.24	105.24	12.81	1345.37	1345.37	0.00
EE	105.24	105.24	105.24	105.24	1.39	146.2836	146.2836	0.00
FF	105.24	105.24	105.24	105.24	4.11	432.5364	432.5364	0.00
GG	105.24	105.24	105.24	105.24	5.88	618.8112	618.8112	0.00
HH	105.24	105.24	105.24	105.24	4.06	427.2744	427.2744	0.00
II	105.24	105.24	104.87	104.87	2.09	219.565	219.565	0.00
JJ	104.87	104.87	104.87	104.87	5.84	612.4408	612.4408	0.00
KK	104.87	104.87	104.87	104.87	6.34	664.8758	664.8758	0.00
LL	104.87	104.87	104.87	104.87	5.45	571.5415	571.5415	0.00
MM	104.87	104.87	104.87	104.87	3.93	412.1391	412.1391	0.00
NN	104.87	104.87	102.2	102.2	19.08	1975.448	1975.448	0.00
OO	102.2	102.2	102.23	102.23	15.17	1550.602	1550.602	0.00
PP	102.23	102.23	104.42	104.42	15.75	1627.369	1627.369	0.00
QQ	104.42	104.42	104.42	104.42	10.83	1130.869	1130.869	0.00
RR	104.42	104.42	104.27	104.27	28.9	3015.571	3015.571	0
SS	104.27	104.27	104.27	104.27	8.19	853.9713	853.9713	0
TT	104.27	104.27	104.27	104.27	1.09	113.6543	113.6543	0
UU	104.27	104.27	104.7	104.7	20.44	2135.673	2135.673	0
VV	104.7	104.7	104.7	104.7	3.64	381.108	381.108	0
WW	104.7	104.7	104.35	104.35	19.04	1990.156	1990.156	0
XX	104.35	104.35	104.39	104.39	26.94	2811.728	2811.728	0
YY	104.39	104.39	104.39	104.39	4.33	452.0087	452.0087	0
ZZ	104.39	104.39	104.39	104.39	11.67	1218.231	1218.231	0
AAA	104.39	104.39	104.19	104.19	26	2711.54	2711.54	0
BBB	104.19	104.19	103.04	103.04	40	4144.6	4144.6	0
					355.4	36999.05	36999.05	0

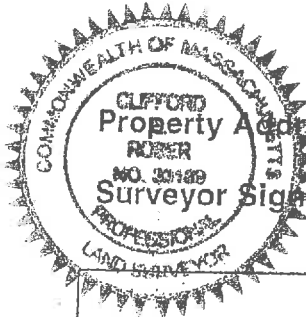
Ceiling Height:	6.62
Basement Floor Elevation	100
Ceiling Elevation	106.62
Perimeter Total Length	355.40
Total Perimeter Square Foot	2352.75
Average Existing Grade	104.11
New Average Grade	104.11
Difference in Grade in feet	0.00

% Covered using Avg Grade 62.01%



# Zoning Compliance Check List

Properties Located within the GR Zoning Districts  
(To be Completed by a Registered Land Surveyor)



Property Address: 201 LEXINGTON ST

Surveyor Signature and Stamp: [Signature]

Date: 6/19/17

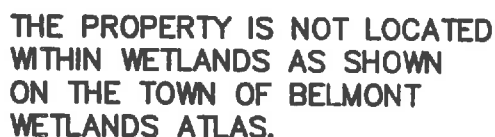
## Per §4.2 of the Zoning By-Laws

		REQUIRED	EXISTING	PROPOSED
Lot Area (sq. ft.)		7000	9589	—
Lot Frontage (feet)		70'	80.00	—
Lot Area/Unit (sq. ft./d.u.)		3500	4794	4794
Lot Coverage (% of lot)		30	22.9	30.0
Open Space (% of lot)		40	65.8	63.9
Setbacks: (feet)	➤ Front	20' / 16.6	30.7 / 35.1	20.3 / 16.6
	➤ Side/Side	10'	7.7	21.6
	➤ Rear	24'	30.9	10.3
Building Height:	➤ Feet	33'	28.7	32.23
	➤ Stories	2 1/2	2 1/2	2 1/2
1/2 Story (feet) (Per §1.4)	➤ Perimeter			
	➤ Area			
	➤ Length			

## Per §6D of the Zoning By-Laws

		REQUIRED	EXISTING	PROPOSED
Front Doors:	➤ Face Street			
	➤ Setback			
Curb Cut				
HVAC:	➤ Front Yard			
	➤ Side/Rear Setbacks			

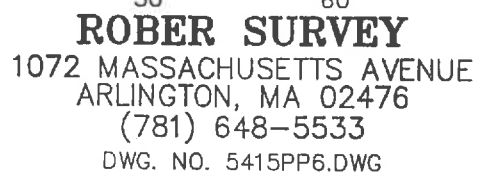
**SUBMIT CALCULATIONS** for all of the requirements listed above on a separate piece of paper(s) to verify how they were calculated



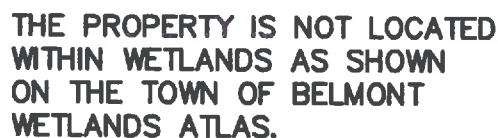
	REQ.	EXISTING	PROP.
FRONT S/B (LEXINGTON):	20'	30.7'	20.3'
FRONT S/B (LAUREL):	16.6'	35.1'	16.6'
SIDE SETBACK:	10'	7.7'	21.6'
REAR S/B (LEXINGTON):	24' <del>20'</del>	30.9'	10.3'
MAXIMUM LOT COVERAGE:	30%	22.9%	30.0%
MINIMUM OPEN SPACE:	40%	65.8%	63.9%
LOT FRONTAGE:		80.00'	

PREPARED FOR: EUGENE KLEIN, III & CHRISTINE ARTHUR  
60071/185  
ASSESSORS MAP 15 - PARCEL 219

SCALE: 1" = 30'      DATE: 12/14/2017



DATE \_\_\_\_\_



	REQ.	EXISTING	PROP.
FRONT S/B (LEXINGTON):	20'	30.7'	20.3'
FRONT S/B (LAUREL):	16.6'	35.1'	16.6'
SIDE SETBACK:	10'	7.7'	21.6'
REAR S/B (LEXINGTON):	24'	30.6'	10.3'
MAXIMUM LOT COVERAGE:	30%	22.9%	30.0%
MINIMUM OPEN SPACE:	40%	65.8%	63.9%
LOT FRONTAGE:		80.00'	

COMMONWEALTH OF MASSACHUSETTS  
CLIFFORD E. ROBER  
NO 33189  
REGISTERED  
PROFESSIONAL LAND SURVEYOR

DATE \_\_\_\_\_

ASSESSORS MAP 15 - PARCEL 219

DWG. NO. 5415PP7.DWG

**ZONING:**  
**GENERAL RESIDENCE "GR"**  
 MINIMUM LOT AREA 5000 SF  
 MINIMUM LOT FRONTAGE 50 feet  
 MAXIMUM LOT COVERAGE 30%  
 MINIMUM OPEN SPACE 40%  
 GR MINIMUM SETBACK  
 DIMENSIONS in FEET  
 Dwelling front: 20 side: 10  
 rear: 20/2xL>100' max bldg ht: 35  
 stories: 2.5

1) In the GR District, a minimum lot area of 7,000 square feet and a minimum lot frontage of 70 feet shall exist for a two-family dwelling.

5. Notwithstanding the front setback requirement listed in Section 4.2.2, the front setback for the GR District shall not exceed the average of the front setbacks of the buildings on the lots contiguous thereto on either side. A vacant lot, a lot occupied by a building set back more than the required minimum, or an intersecting street shall be counted as though occupied by a building set back at that minimum.

6. On lots having depth of less than 100 feet, dwelling setback from the rear lot line shall equal ... not less than 20% of lot depth in General Residence Districts; but in no event shall the rear setback equal less than... 16 feet in General Residence Districts.

8. In the GR Districts, on lots having depth of greater than 100 feet, dwelling setback from the rear lot line shall equal 20% of the lot depth.

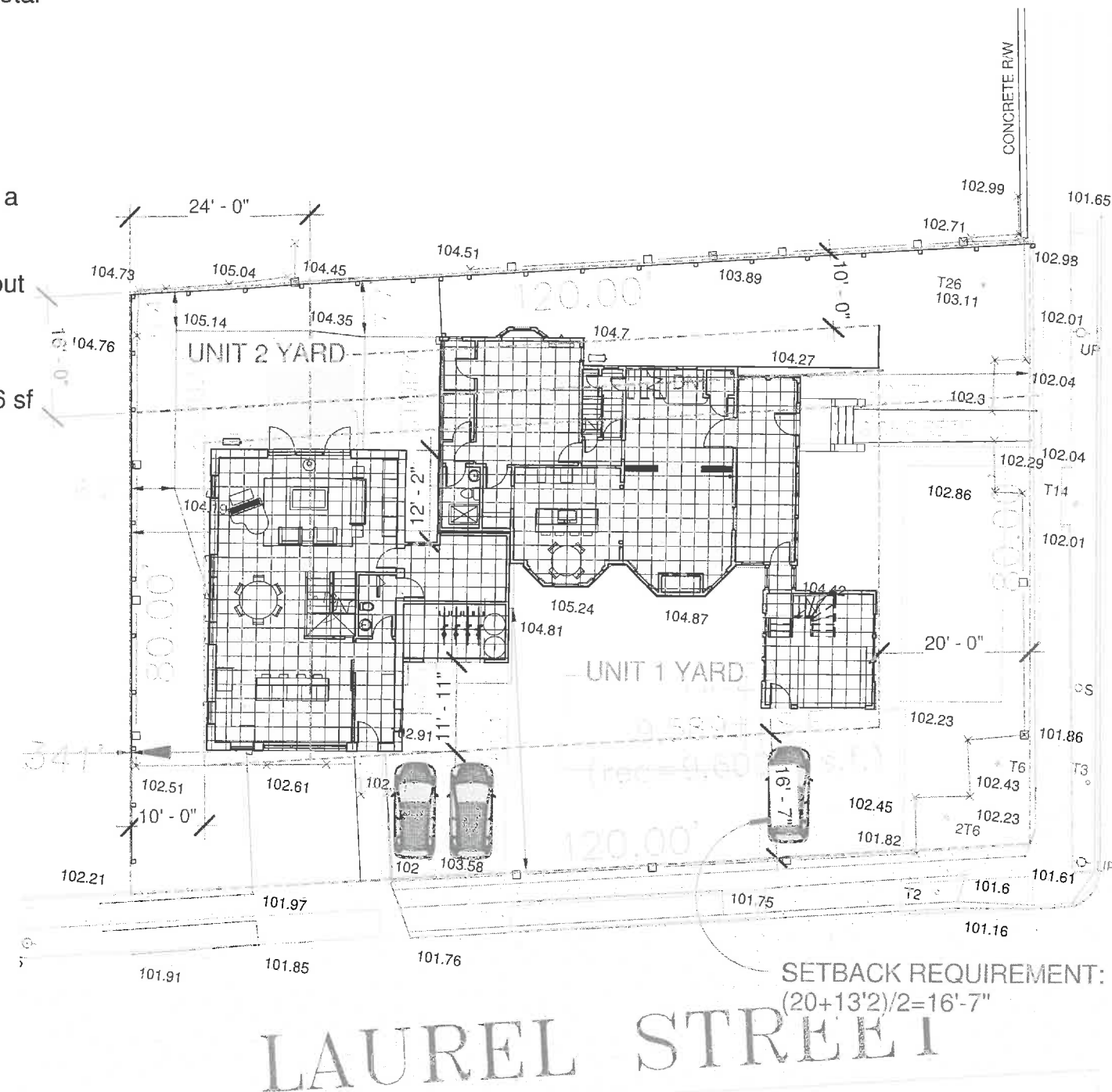
**30% Lot Coverage** - Percentage of total lot area covered by structures or roofed.

9,589 SF X.3= 2,876.7 sf  
**2,874.63 SF AS DESIGNED**

**40% Open Space** - An open area on a lot, unbuilt on, containing landscape materials, pedestrian walks, patios, recreational facilities, but excluding driveways and parking spaces.

OPEN SPACE: 9,589 sf X.4= 3,835.6 sf  
 or greater:  
**5,829 SF AS DESIGNED**

**SUPER INSULATED ENVELOPE:**  
 R20 BASEMENT WALLS;  
 R40 WALLS;  
 R60 ROOF  
 TRIPLE GLAZED WINDOWS  
 HEAT PUMP  
 HEAT RECOVERY VENTILATION  
 SOLAR PV  
 LED LIGHTING  
 INDUCTION COOKTOP  
 CONVECTION OVEN  
 ENERGY STAR APPLIANCES



① 1ST FLOOR LOT COVERAGE  
 1" = 20'-0"

PROJECT SUMMARY:  
 NEW DWELLING UNIT TO  
 LOOK LIKE A "BARN" TO  
 THE EXISTING HOME.  
 NEW GARAGE FOR  
 OLDER HOME.



CA DESIGN STUDIO LLC

ARCHITECTURE  
 PLANNING DESIGN

CHRISTINEARTHUR@GMAIL.COM

OWNER

**ARTHUR-KLEIN**  
 201 LEXINGTON ST  
 BELMONT MA  
 02478

DATE: 06/14/2019

SPECIAL PERMIT SET

TITLE

GENERAL  
 INFORMATION

DWG NO

**A0**



CA DESIGN STUDIO LLC

ARCHITECTURE  
PLANNING DESIGN

CHRISTINEARTHUR@GMAIL.COM

OWNER

**ARTHUR-KLEIN**  
201 LEXINGTON ST  
BELMONT MA  
02478

DATE: 06/14/2019

SPECIAL PERMIT SET

TITLE

**SITE PLAN/  
ROOF PLAN**

DWG NO

**A1**

EDGE OF NEIGHBORING HOUSES

REMOVE EXISTING 2 STORY: KITCHEN AND ROOM ABOVE  
REMOVE EXISTING 1 STORY BACK ENTRANCE  
REMOVE EXISTING GARAGE  
REMOVE EXISTING DECK

FENCE

EXISTING

NEW  
FENCE

EXISTING PLANTINGS WITH SOME ADDITIONAL STREET  
TREES AND LANDSCAPE AROUND REVISED AREAS.

① SITE PLAN  
1/16" = 1'-0"



CA DESIGN STUDIO LLC

ARCHITECTURE  
PLANNING DESIGN

CHRISTINEARTHUR@GMAIL.COM

OWNER

**ARTHUR-KLEIN**  
201 LEXINGTON ST  
BELMONT MA  
02478

DATE: 06/14/2019

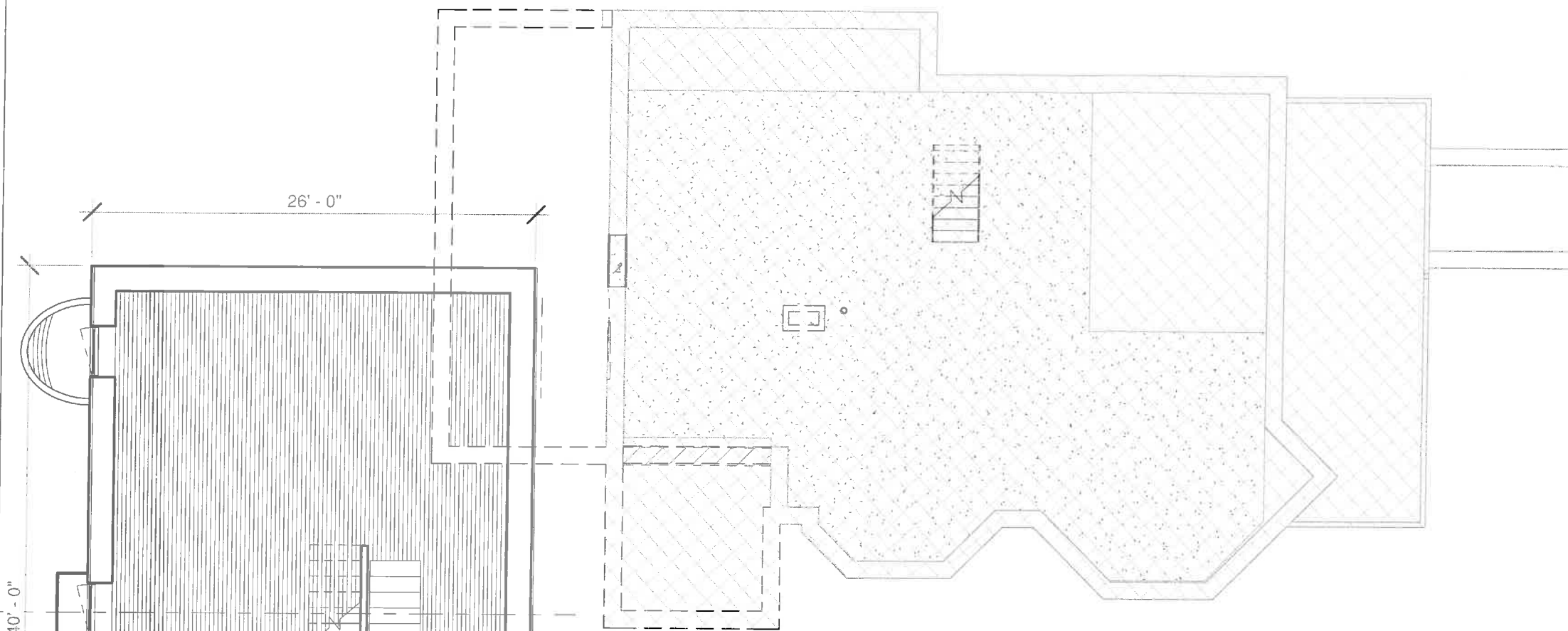
SPECIAL PERMIT SET

TITLE

**BASEMENT  
AND BARN  
SECTION**

DWG NO

**A2**



BASEMENT



E TOP OF ROOF  
32' - 32' - 3"

E THIRD FLOOR  
3rd FLOOR  
17' - 6"

E SECOND FLOOR  
2nd FLOOR  
8' - 6"

E FIRST FLOOR  
1st Floor  
-1' - 6"

E BASEMENT  
7' 5 3/4"  
BASEMENT  
-10' - 6"

② WEST EAST SECTION  
3/32" = 1'-0"

① BASEMENT  
1/8" = 1'-0"



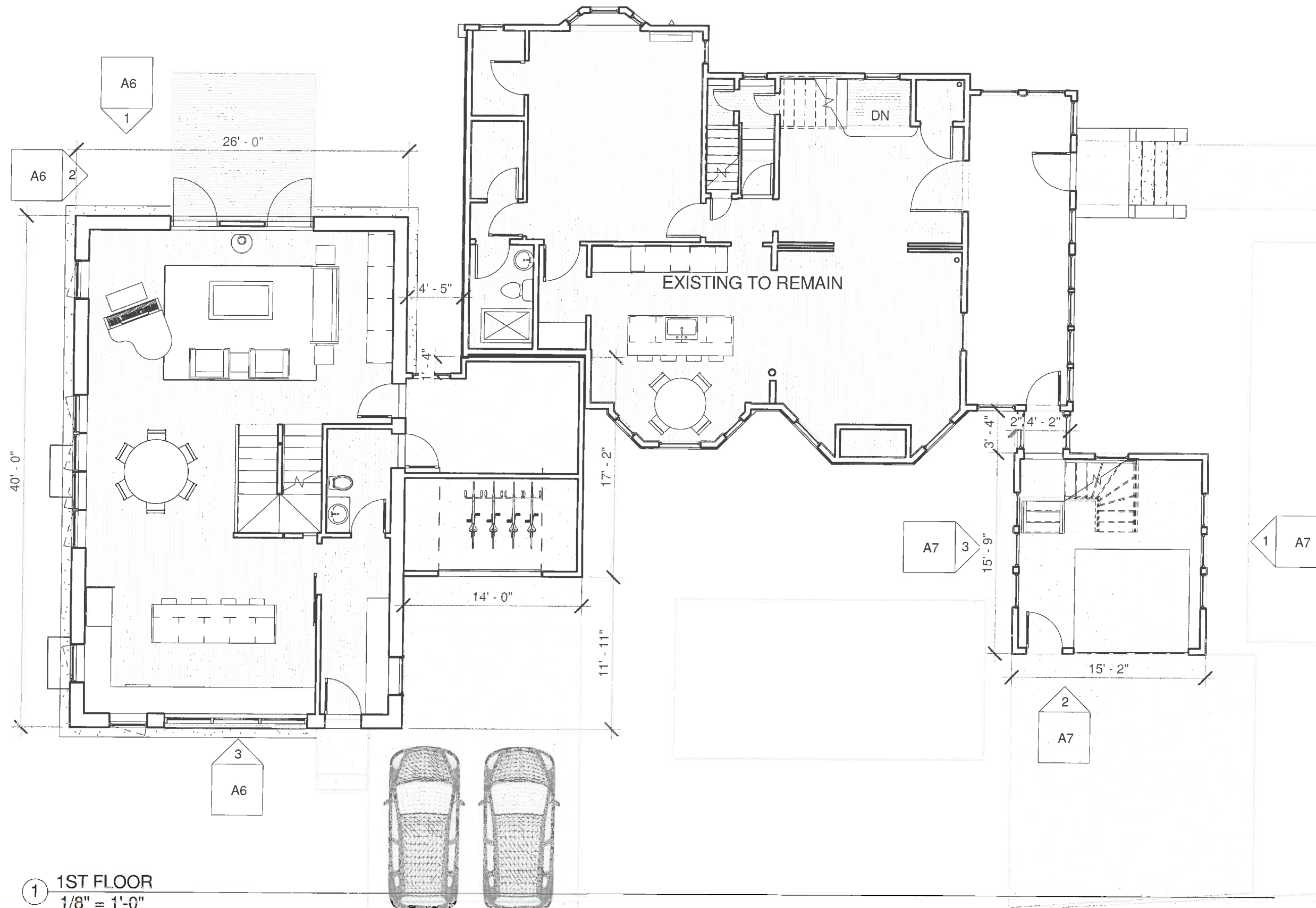
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## SPECIAL PERMIT SET

# FIRST FLOOR PLAN

# A3



① 1ST FLOOR  
1/8" = 1'-0"



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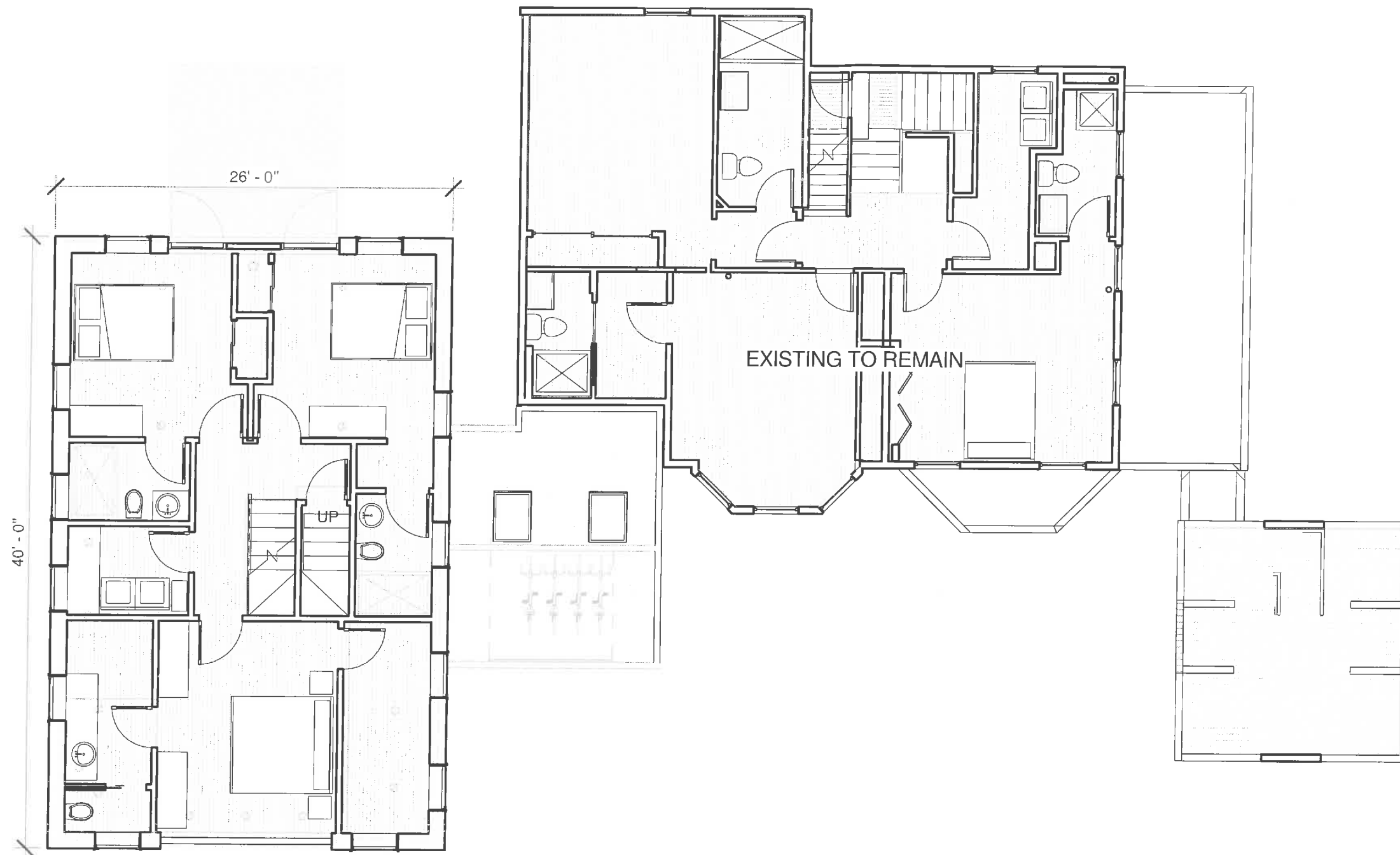
SPECIAL PERMIT SET

TITLE

**SECOND  
FLOOR  
PLAN**

DWG NO

**A4**



① 2nd FLOOR  
1/8" = 1'-0"



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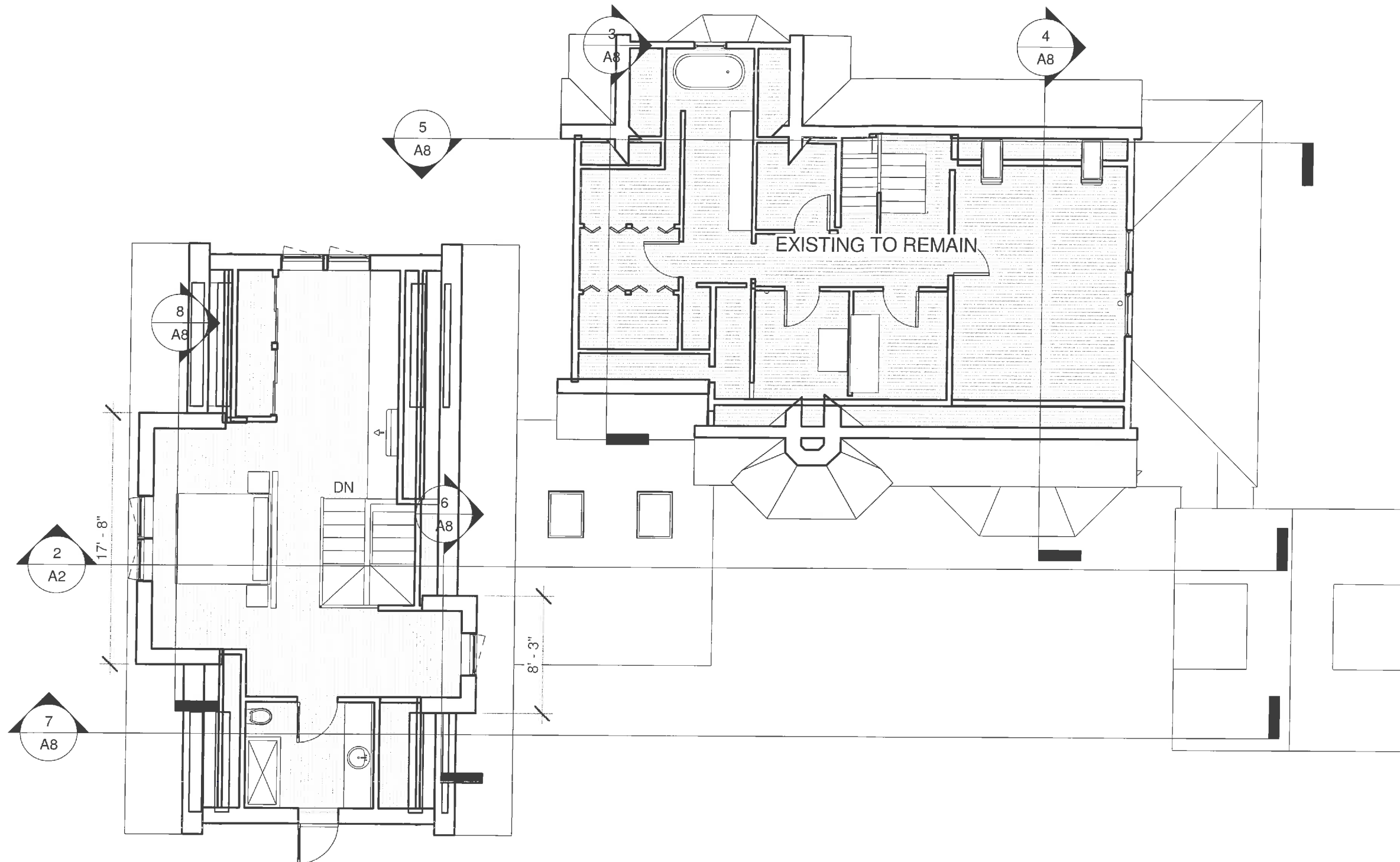
SPECIAL PERMIT SET

TITLE

THIRD  
FLOOR  
PLAN

DWG NO

**A5**



1 3rd FLOOR  
1/8" = 1'-0"



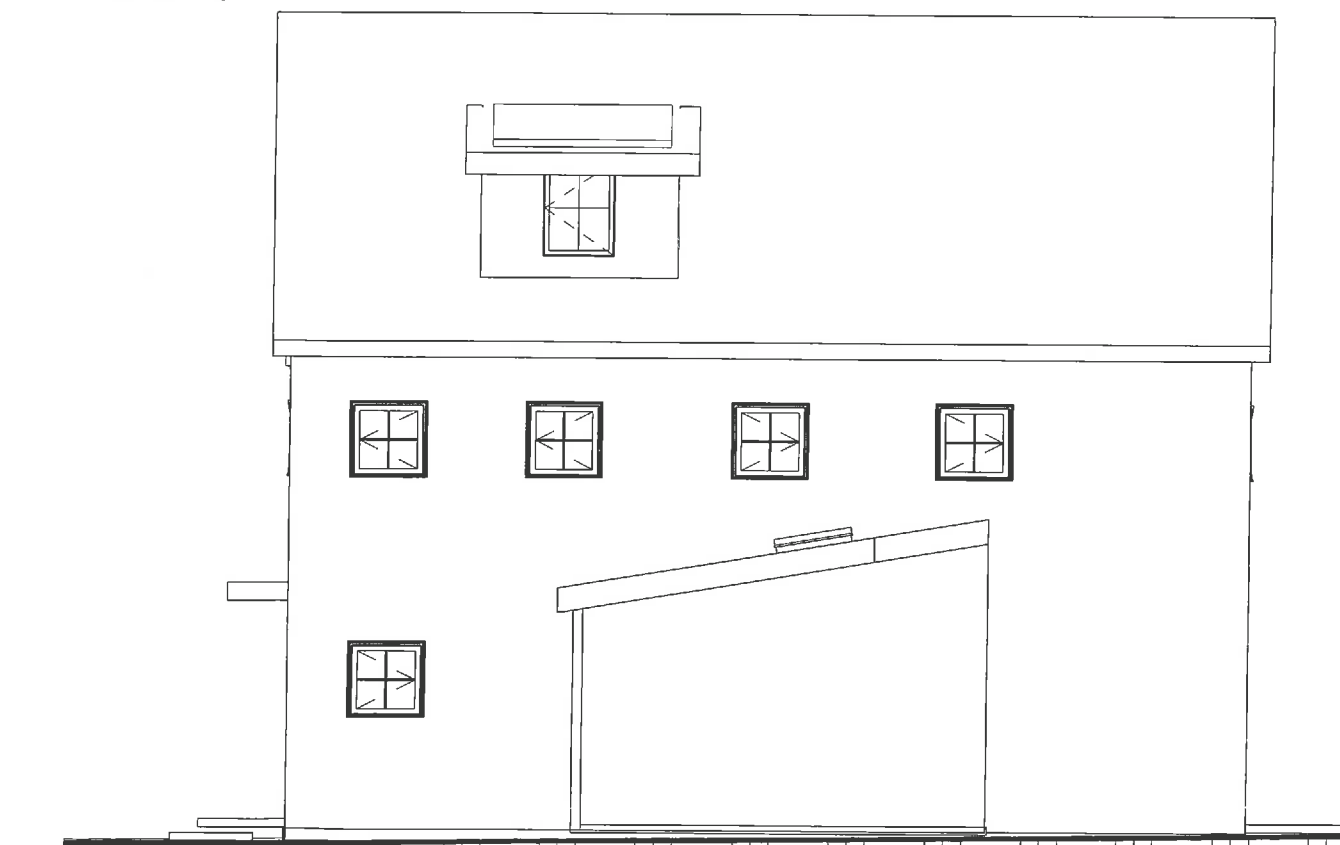
① NORTH ELEVATION  
1/8" = 1'-0"



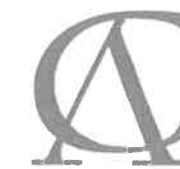
② WEST ELEVATION  
1/8" = 1'-0"



③ SOUTH ELEVATION  
1/8" = 1'-0"



④ EAST ELEVATION  
1/8" = 1'-0"



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02478

DATE: 10/30/18

SPECIAL PERMIT SET

TITLE

**BARN  
ELEVATIONS**

DWG NO

**A6**



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ARCHITECTURE  
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OWNER

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BELMONT MA  
02478

DATE: 10/30/18

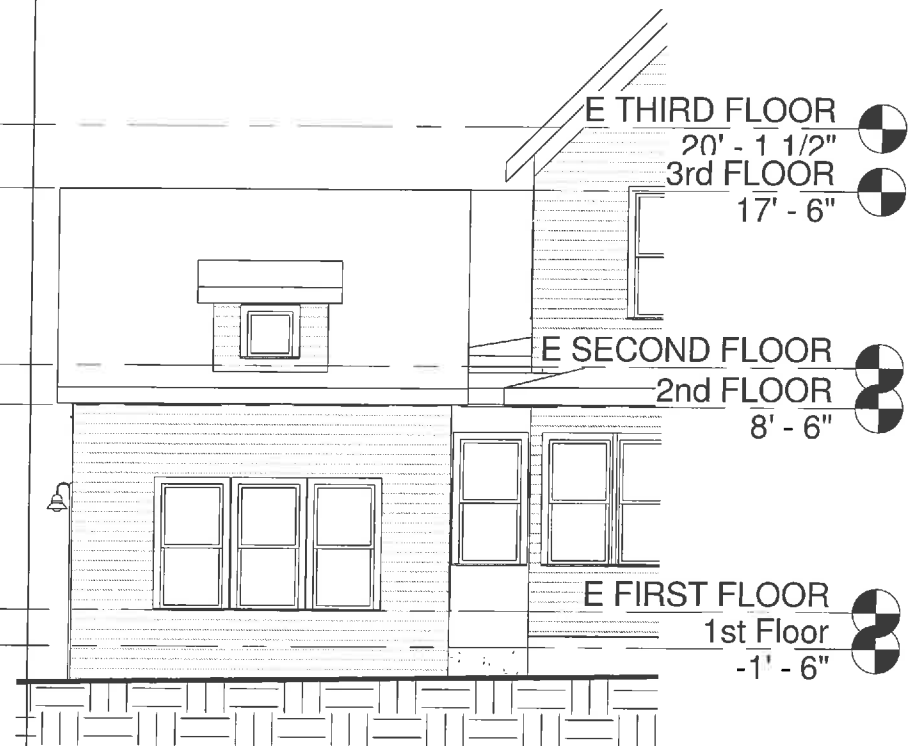
SPECIAL PERMIT SET

TITLE

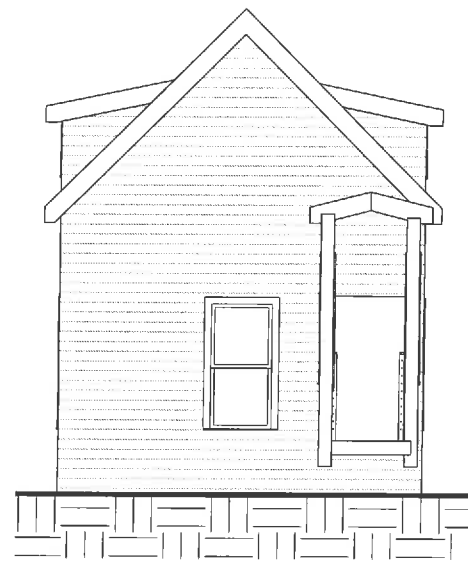
**GARAGE  
ELEV AND  
PROJECT  
VIGNETTES**

DWG NO

**A7**



① East Elevation Garage  
1/8" = 1'-0"



⑥ North Elevation Garage  
1/8" = 1'-0"



② South Elevation Garage  
1/8" = 1'-0"



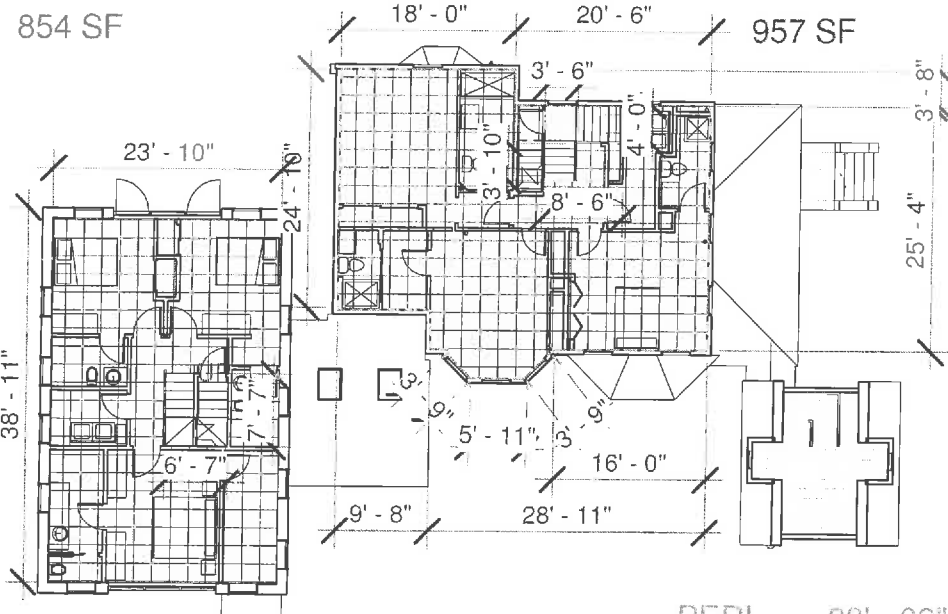
③ West Elevation Garage  
1/8" = 1'-0"



④ LAUREL AND LEXINGTON NW  
12" = 1'-0"



⑤ VIEW FROM LAUREL ST  
12" = 1'-0"

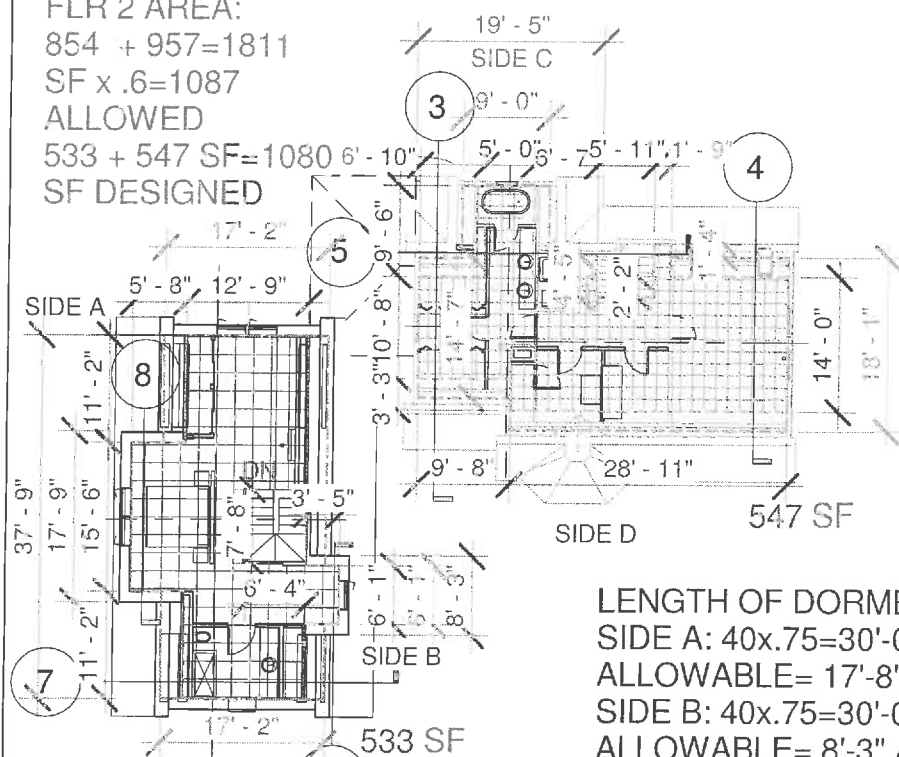


PERIMETER MATH:

26'-0"	PERIMETER: 132'-0" +	PERI-METER	03'- 09"
26'-0"	132'-2" = 264'-2"	MATH:	03'- 09"
40'-0"	264'-2" / 2 = 132'-1" allowed	18'- 11"	04"
40'-0"	99'-4" as designed	03'- 08"	01'- 10"
TOTAL 132'-0"		20'- 07"	04'- 01"
		26'- 03"	09'- 08"
		16'- 10"	25'- 11"
		04"	

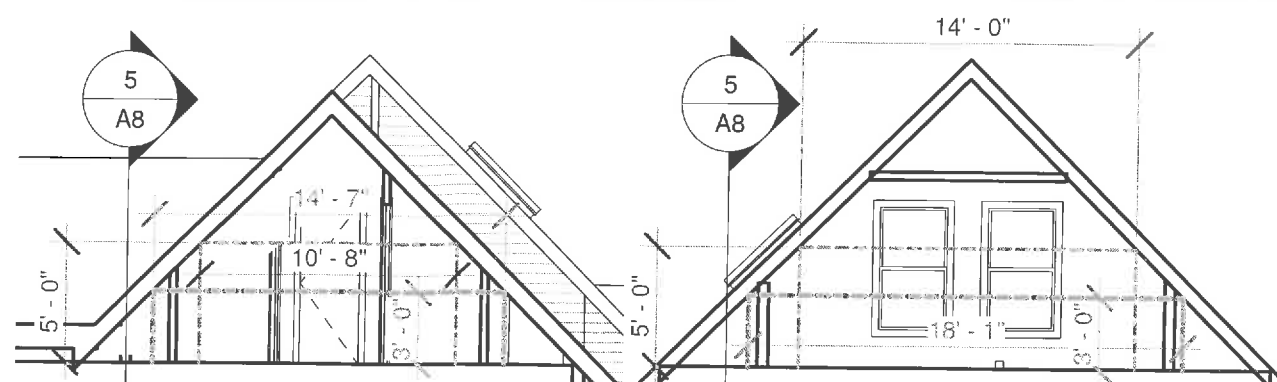
① 2nd Floor half story calcs  
1" = 20'-0"

FLR 2 AREA:  
854 + 957 = 1811  
SF x .6 = 1087  
ALLOWED  
533 + 547 SF = 1080  
SF DESIGNED



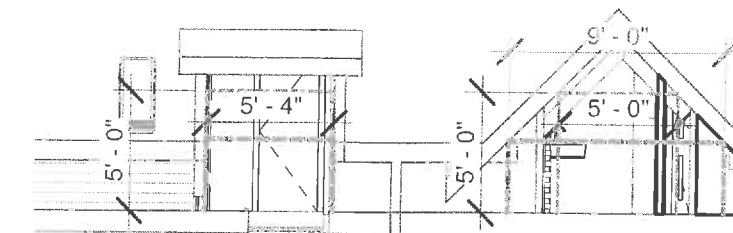
LENGTH OF DORMER-  
SIDE A: 40x.75=30'-0"  
ALLOWABLE= 17'-8" ACTUAL  
SIDE B: 40x.75=30'-0"  
ALLOWABLE= 8'-3" ACTUAL  
SIDE C: 39'-6" X .6 = 23'-8"  
ALLOWABLE= 19'-5" ACTUAL  
SIDE D: NA- NO DORMER

② 3rd Floor half story calcs  
1" = 20'-0"

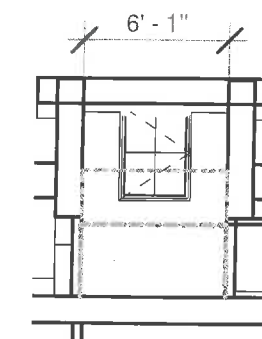


③ NS (E) SECTION  
1/8" = 1'-0"

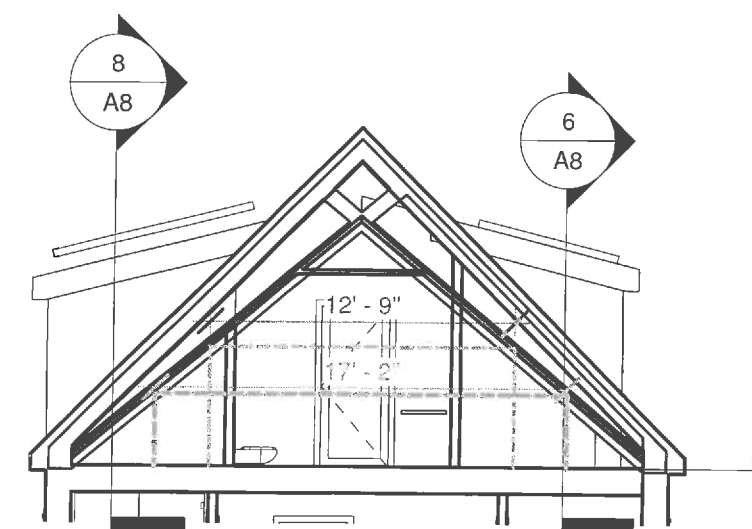
④ NS (E) SECTION AT TALLER ROOF  
1/8" = 1'-0"



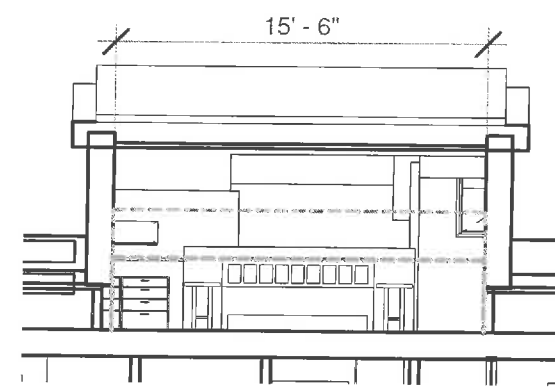
⑤ EW (E) SECTION  
1/8" = 1'-0"



⑥ NS SECTION AT DORMER  
1/8" = 1'-0"



⑦ WE SECTION ADDITION  
1/8" = 1'-0"



⑧ NS SECTION AT ADDITION DORMER  
1/8" = 1'-0"

Story, Half - A space under a sloping roof where:

- a) the line of intersection of the rafter bottoms and the interior wall surface is not more than three feet above floor level on at least half the perimeter of the second floor,
- b) the potential space having headroom of five feet or more is not more than 60% as large as the second floor,
- c) provided that the length of any dormer does not exceed 75% of the length of the roofline of the side of the structure where the dormer is constructed, and
- d) for purposes of this calculation, when the height of the second floor is indeterminate, the height of the second floor (from finished floor to finished ceiling) shall be equal to 12 feet, the remaining portion of the wall shall be factored into the half-story calculation.



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DATE: 06142019

SPECIAL PERMIT SET

TITLE

HALF  
STORY  
CALCS

DWG NO

**A8**