



Town of Belmont
Planning Board

APPLICATION FOR A SPECIAL PERMIT

Date: March 13, 2023

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 55 Munroe Street Street/Road, hereby apply to your Board for a **SPECIAL PERMIT** for the erection or alteration on said premises or the use thereof under the applicable Section of the Zoning By-Law of said Town for _____
construction of 1- and 2-story additions

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



Mohit and Katherine Dilawari

55 Munroe Street, Belmont MA

617-694-5194

**The following materials are attached in support of this application for a
Special Permit to construct 1- and 2-story additions at 55 Munroe Street:**

Materials Prepared by Applicant

1. Narrative Statement
2. Comparison of Proposed Addition Dimensions to our Neighbors
3. Map of Houses in Immediate Neighborhood Greater than 2300 sf

Materials Prepared by Licensed Surveyor

4. Certified Plot Plan
5. Zoning Compliance Checklist
6. Proposed Cellar Calculations

Architect's Plans

7. Drawing Set for Zoning

SPECIAL PERMIT NARRATIVE STATEMENT: 55 MUNROE STREET

Kate and Mohit Dilawari seek a special permit to increase the gross floor area of a non-conforming structure by more than 30%.

BACKGROUND

We purchased our home in 2013, at which time we made some initial cosmetic updates to the interior of the house, including modest updates to the kitchen and bathrooms. Just before our second child was born in 2015, we finished our cellar, so that our small 3-bedroom house would have some space to host visiting family.

Our kids are now 8 and 11 years old, and we love being a part of the Winn Brook community. Our Winn Brook streets are walkable, safe for navigation by our kids on foot and bikes to access their friends, our daughter's current elementary school, and someday soon, the new high school our kids will attend. We can easily access public transportation via the commuter rail and buses and the bike path to Alewife. We enjoy walking into Belmont Center and are frequent supporters of the wonderful small businesses in town. Over the years, several other families with kids close in age have moved in nearby, and on weekends and summer evenings the kids all run in a pack from yard to yard. We hope to stay in Belmont for many years to come. This is a wonderful community in which to raise our kids.



Front view of existing house

However, our 3-bedroom home does not meet our space needs (as described further below) and needs substantial energy efficiency improvements. For a year and a half now, we have diligently searched for another home in Belmont that could meet our needs. We have considered dozens of houses, made offers on four, and have been outbid every time. We ultimately realized that we do not want to leave the Winn Brook neighborhood. We enjoy and value our neighbors and neighborhood. We have decided that the best option is to improve our current home.

REASONS FOR PROPOSED ALTERATIONS

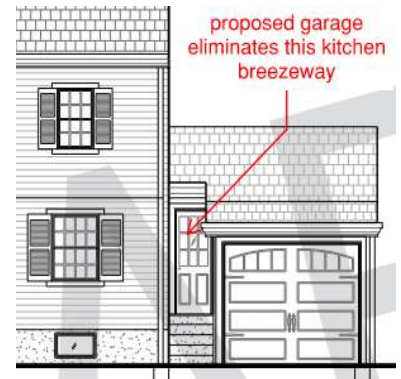
We need more functional space and to upgrade our house for several reasons:

1. **We need functional home office space.** Mohit works from home full time. For the past 2+ years, he has been working in the basement, which doubles as play space for our kids, with the constant hum of a dehumidifier in the background. While the finished cellar added some flex space, the cellar ceiling height is only 7 ft (with duct chases that further reduce head height), and there is very little natural light, so it is not a highly functional or comfortable living or working area. We propose a small office/ on the second floor for this reason.
2. **We need space to care for aging parents.** The basement is the only space we have for visiting family, but the stairs have become a challenge for our elderly parents. We anticipate needing to move elderly parents into the first floor of our house. Mohit's dad's health is declining, and we expect to need to move one or both of Mohit's parents here to be able to help them. We propose a bedroom/ office and a full bath on the first floor for this reason.
3. **We need to improve energy efficiency.** Despite having added supplemental insulation through the Mass Save program, our pipes still freeze every time the temperature falls below zero. The rear one-story family room addition was constructed by the previous owners 40 years ago (in 1983). The 1983 addition and the crawl space below is so poorly insulated that it is the coldest room in the house, and we can even hear the wind whistling through the cracks in the walls on cold days. With our proposed addition and renovation work, we look forward to improving the insulation and windows throughout, selecting energy efficient appliances and heating and adding solar panels to the roof.



View of the front and southeast side of existing house showing the 1983 addition.

4. **We need functional storage space.** The attic can only be accessed by a hatch in the ceiling of the closet in our primary bedroom. This access is awkward and difficult; consequently, the attic is not functionally accessible for storage space, and it is a challenge to even get in there to change out the HVAC filters. We propose creating stairs to the attic so that we can use that space for accessible storage. We propose creating a mudroom; currently we have only one very tiny closet on the first floor that is too shallow to even fit our vacuum. Our kids have nowhere to store their backpacks, sports gear, and wet boots. We also propose creating basement space that can be used for woodworking and storage.
5. **We need to be able to park a car in our garage.** The garage is so narrow that it's not practical to park a car inside. Due to the inaccessible attic, the garage is our only storage space; this space is unheated and vulnerable to rodents. The garage foundation consists only of shallow cinder blocks, and we battle with rodents every fall and winter who burrow beneath the failing foundation and through the cracked floor to live in our garage. The proposed new garage will be within the same side setback as the existing garage but will reclaim about 3 ft of width from a former breezeway entry to the kitchen, allowing us to fit a car in our garage.



The proposed garage eliminates the existing breezeway to allow for a new garage width that will fit a parked car inside, while maintaining the existing garage setbacks.

DESIGN GOALS

We selected Yael Getz Schoen (YSG Design and Development) as our architect because she, too, resides in the Winn Brook neighborhood of Belmont and is intimately familiar with the character of this wonderful neighborhood.



Front and southeast side of proposed house. The altered mass will be perceived from the street as substantially similar to the existing house.

Our proposed alteration deliberately attempts to hide the mass of the addition, and the scale of the home as perceived from the street is very much in keeping with the neighborhood. This is accomplished by focusing the addition at the rear and honoring all setbacks with the new addition. The alterations maintain a front facade that is minimally impacted (with the exception of the new portico and dormer, which are minor additions that enhance the aesthetics and “curb appeal”). We propose to maintain the front window sizes and wood shutters to maintain the existing house character.

Similar to our rear abutting neighbors on Broad Street, our relatively deep lot is capable of supporting a larger home. In fact, many of the lots on Munroe, Broad, and Dean Streets are comparably deep, so this specific area represents a unique microcosm within the greater context of the Winn Brook neighborhood. These deeper lots have afforded several of our neighbors the ability to exist as larger homes while still fitting in with the style and scale of the greater neighborhood.

These neighbors serve as excellent examples of larger homes (3,652 sf TLA at 23 Broad Street, 3,284 at 17 Broad Street, and 3,154 TLA at 19 Broad Street) that successfully respect the scale of the neighborhood. We feel that our proposed addition will also accomplish this.

Finally, our plans allow for the existing street tree and a very large maple tree in our backyard to be maintained. The existing landscaping includes hedge rows on either side which effectively screen our property. Our plan is to maintain or replace these in kind.

In summary, the overall effect will be in harmony with the architecture and scale of the neighborhood. **The proposed design is in keeping with the intent of the Planning Board Special Permit criteria (Section 1.5.4.8) and is not substantially detrimental to the neighborhood.**

We sincerely thank you for your consideration of our permit application.



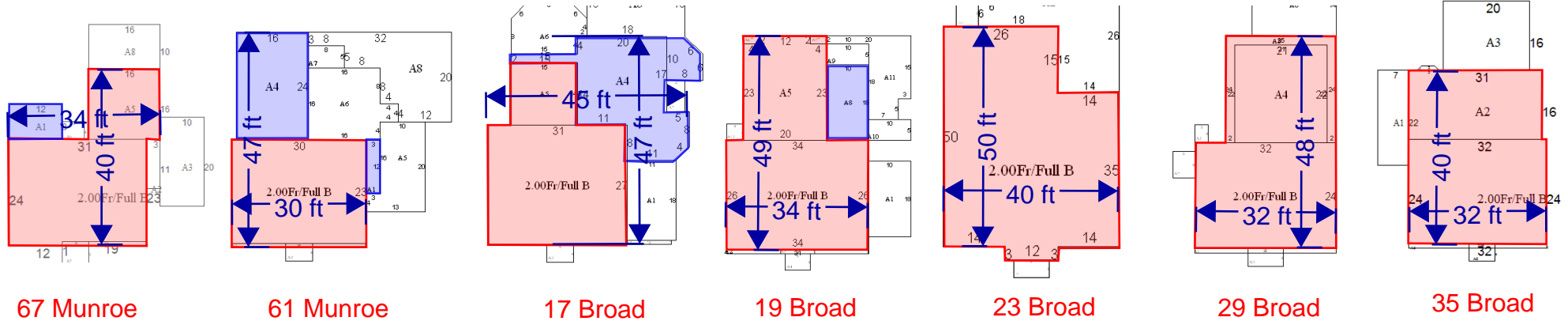
View of our neighborhood with nearby rear additions highlighted in red. The proposed addition at 55 Munroe will not protrude any deeper than the rear of nearby homes (67 Munroe and 61 Munroe) and is no larger in mass than the abutting homes on Broad Street which also have two-story rear additions (19, 23, 29 and 35 Broad).



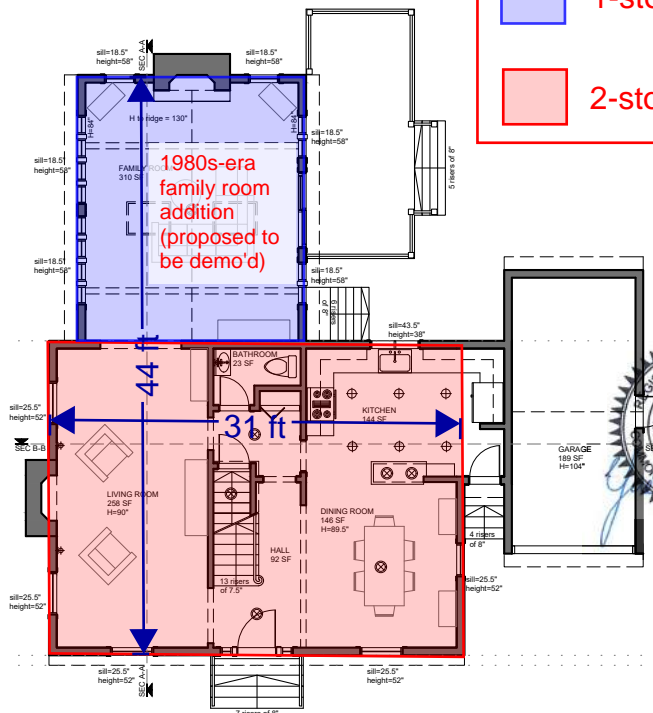
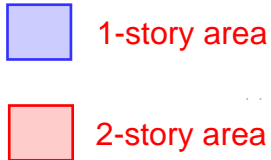
Closer view of nearby homes on Munroe and Broad Street with rear additions of similar (or larger) scale to the one we are proposing at 55 Munroe.

Proposed addition is similar in scale to our neighbors

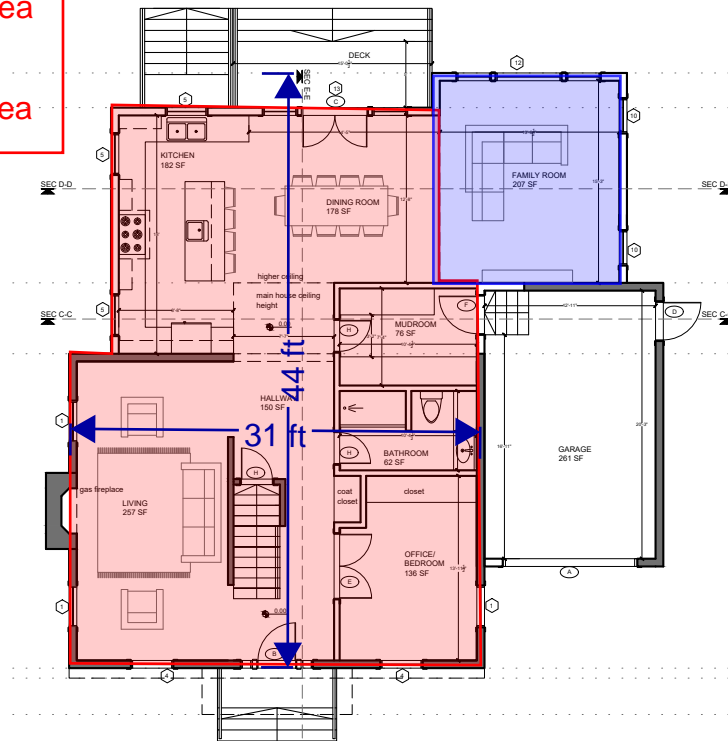
Neighbors' building information from Belmont Property Database (<http://belmont.jfryan.net/>)



LEGEND:



55 Munroe (existing)

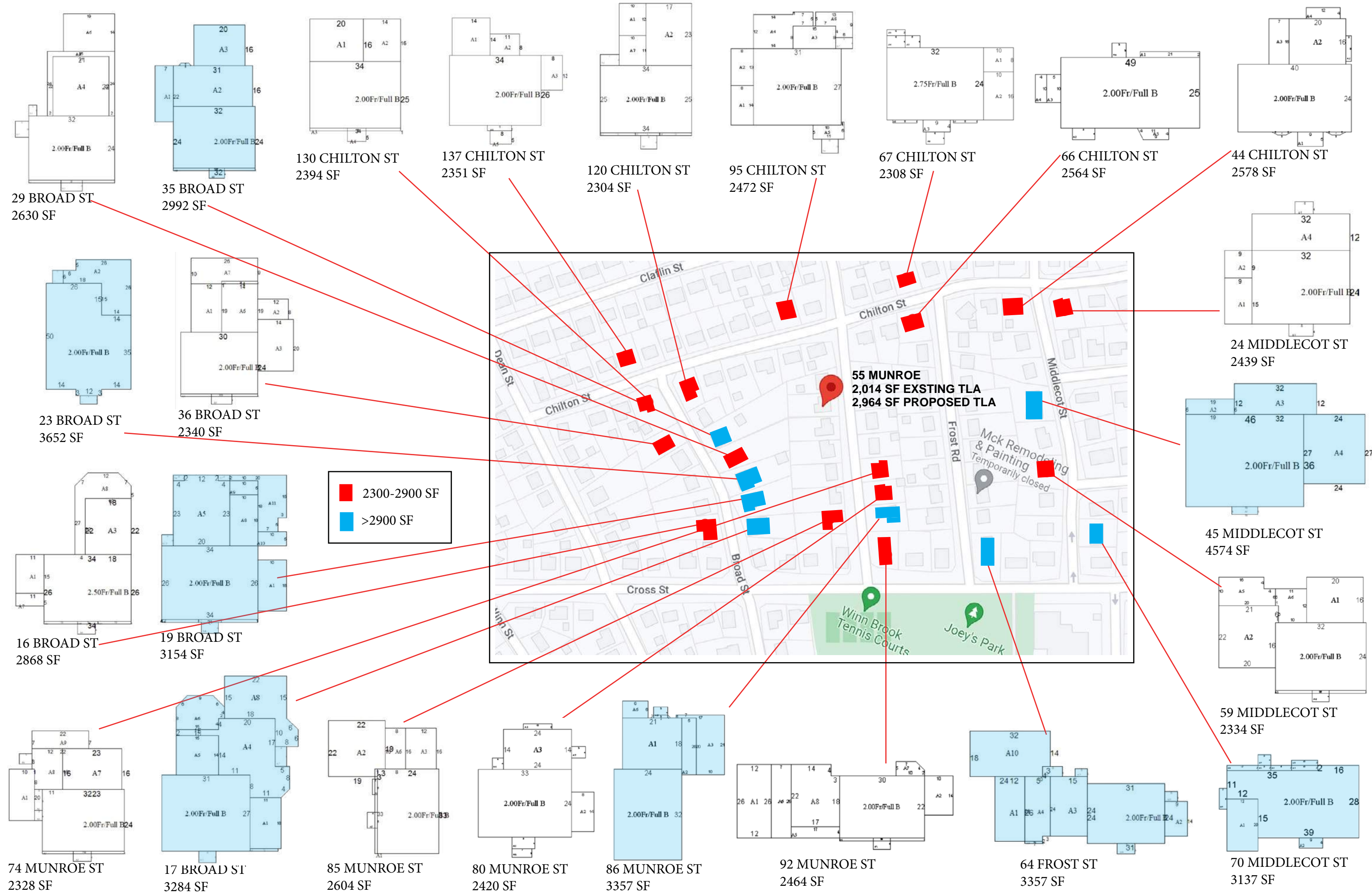


55 Munroe (proposed)

Summary of Building Dimensions

Address	Width (ft)	Depth (ft)
55 Munroe (Existing)	31	44
55 Munroe (Proposed)	31	44
67 Munroe	34	40
61 Munroe	30	47
17 Broad	45	47
19 Broad	34	49
23 Broad	40	50
29 Broad	32	48
35 Broad	32	40

Proposed 55 Munroe will be similar in dimensions to our neighbors houses.



+2300 SF HOUSES IN IMMEDIATE NEIGHBORHOOD OF 55 MUNROE STREET

Zoning Compliance Check List

(Registered Land Surveyor)

Property Address: 55 Munroe St., Belmont

Zone: SR-C

Surveyor Signature and Stamp: *Patrick Roseingrave*

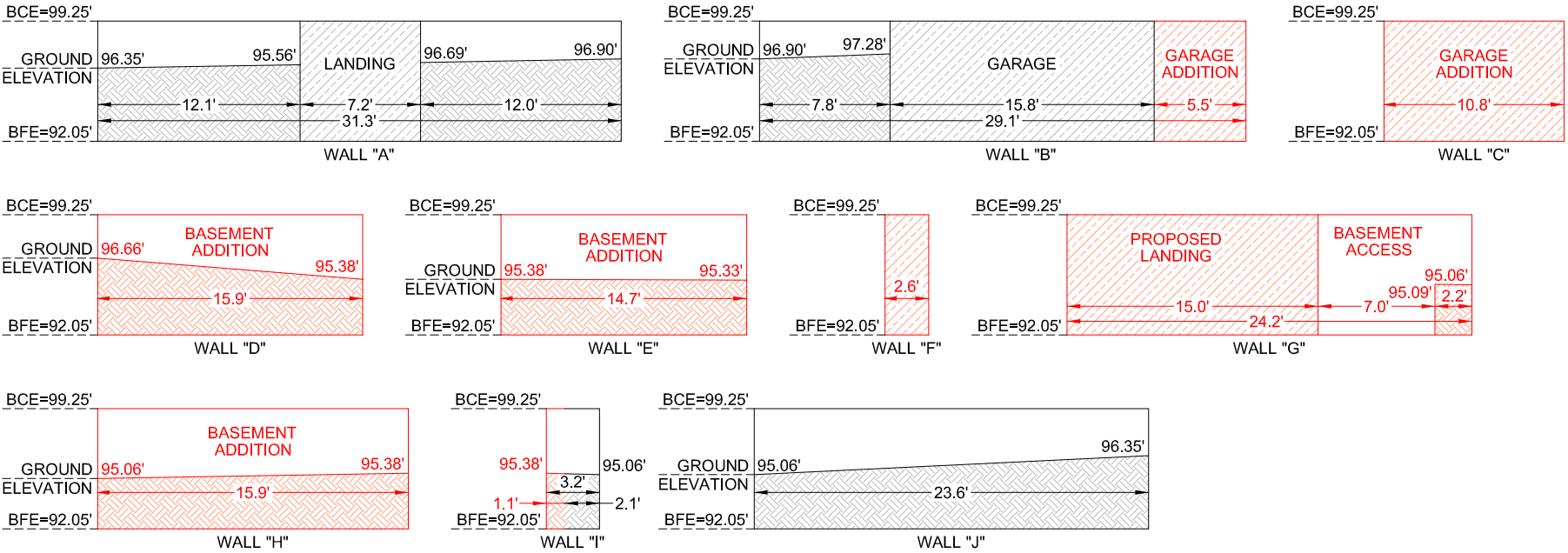
Date: 12/21/2022

	REQUIRED	EXISTING	PROPOSED
Lot Area	min. 9,000 Sq. Ft.	8,185 Sq. Ft.	n/a
Lot Frontage	min. 75.0'	60.0'	n/a
Floor Area Ratio	n/a	n/a	n/a
Lot Coverage	max. 25%	20.2% (1,651 S.F.)	24.97% (2,044 S.F.)
Open Space	min. 50%	73.1% (5,985 S.F.)	67.7% (5,543 S.F.)
Front Setback	min. 24.0'	24.2'	na
Side Setback	min. 10'	7.9'	11.0'
Side Setback	min. 10'	7.6'	10.0'
Rear Setback	min. 30'	68.0'	64.3'
Building Height	max. 30'	24.17'	26.37'
Stories	2.5	2.5	2.5
½ Story Calculation			

NOTES:



FOUNDATION WALLS SKETCH
scale 1"=10'



EXPOSED FOUNDATION WALLS AREA CALCULATIONS:

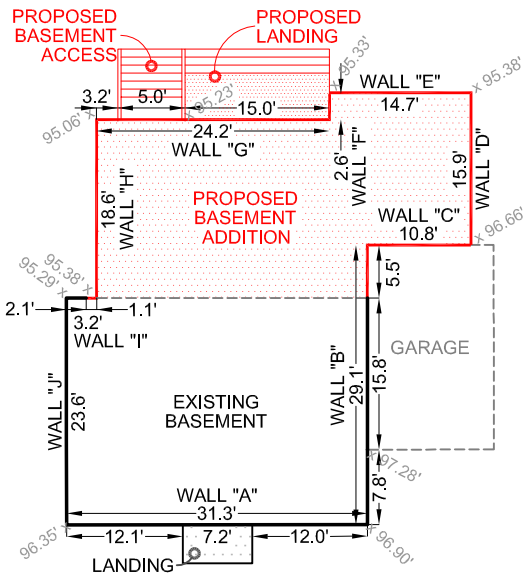
Wall A = $((99.25'-96.35')+(99.25'-95.56'))/2 \times 12.1' + ((99.25'-96.69')+(99.25'-96.90'))/2 \times 12.0' = 69.33$ Sq. Ft.
Wall B = $((99.25'-96.90')+(99.25'-97.28'))/2 \times 7.8' = 16.85$ Sq. Ft.
Wall D = $((99.25'-96.66')+(99.25'-95.38'))/2 \times 15.9' = 51.36$ Sq. Ft.
Wall E = $((99.25'-95.38')+(99.25'-95.33'))/2 \times 14.7' = 57.26$ Sq. Ft.
Wall G = $(99.25'-92.05') \times 7.0' + ((99.25'-95.09')+(99.25'-95.06'))/2 \times 2.2' = 59.59$ Sq. Ft.
Wall H = $((99.25'-95.06')+(99.25'-95.38'))/2 \times 15.9' = 64.08$ Sq. Ft.
Wall I = $((99.25'-95.38')+(99.25'-95.06'))/2 \times 3.2' = 12.90$ Sq. Ft.
Wall J = $((99.25'-95.06')+(99.25'-96.35'))/2 \times 23.6' = 83.66$ Sq. Ft.

Total Area of exposed foundation wall =
69.33 Sq.Ft. + 16.85 Sq.Ft. + 51.36 Sq.Ft. + 57.26 Sq.Ft. + 59.59 Sq. Ft.
+ 64.08 Sq. Ft. + 12.90 Sq. Ft. + 83.66 Sq. Ft. = **415.03 Sq.Ft.**

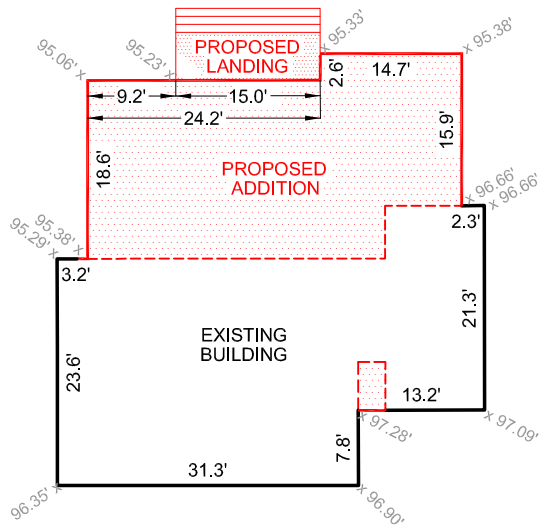
Total Area of foundation wall =
 $(99.25'-92.05') \times (31.3'+29.1'+10.8' + 15.9'+14.7'+2.6'+24.2'+15.9'+3.2'+23.6') = 1233.36$ Sq. Ft.

Exposed Foundation Walls Area/ Total Foundation Walls Area = 33.7%

BASEMENT SKETCH
scale 1"=20'



BUILDING SKETCH
scale 1"=20'



$31.1' + 7.8' + 13.2' + 21.3' + 2.3' + 15.9' + 14.7' + 2.6' + 24.2' + 18.6' + 3.2' + 23.6' = 178.7'$

AVERAGE GRADE =
$$\frac{[(96.35'+96.90')/2 \times 31.3' + (96.90'+97.28')/2 \times 7.8' + (97.28'+97.09')/2 \times 13.2' + (97.09'+96.66')/2 \times 21.3' + 96.66' \times 2.3' + (96.66'+95.38')/2 \times 15.9' + (95.38'+95.33')/2 \times 14.7' + (95.33'+95.23')/2 \times (2.6'+15.0') + (95.23'+95.06')/2 \times 9.2' + (95.06'+95.38')/2 \times 18.6' + (95.38'+95.29')/2 \times 3.2' + (95.29'+96.35')/2 \times 23.6']}{178.7'} = \underline{\underline{96.07'}}$$

Proposed Calculations
55 Munroe Street
Belmont, MA 02478

Plan Prepared By:
LAND MAPPING INC.
10 Andrew Square,
South Boston, MA 02127
Tel. 857-544-3061
Date: December 21, 2022



55 MUNROE STREET BELMONT, MA
ADDITION AND RENOVATION
DRAWING SET FOR ZONING

DRAWING LIST		
PAGE	TITLE	SCALE
E-100	EXISTING SITE, ZONING, AREA CALCULATIONS AND ROOF PLAN	VARIES
E-101	EXISTING BASEMENT AND FIRST FLOOR PLANS	1/8"= 1' 0"
E-102	EXISTING SECOND AND ATTIC FLOORS PLANS	1/8"= 1' 0"
E-103	EXISTING EXTERIOR ELEVATIONS 1	1/8"= 1' 0"
E-104	EXISTING EXTERIOR ELEVATIONS 2	1/8"= 1' 0"
E-105	EXISTING BUILDING SECTIONS A-A B-B	1/8"= 1' 0"
E-106	EXISTING 3D IMAGES	
A-100	PROPOSED SITE PLAN, ZONING, AREA CALCULATIONS	VARIES
A-101	PROPOSED FIRST FLOOR PLAN	1/8"= 1' 0"
A-102	PROPOSED SECOND FLOOR PLAN	1/8"= 1' 0"
A-103	PROPOSED BASEMENT FLOOR PLAN	1/8"= 1' 0"
A-104	PROPOSED ATTIC FLOOR PLAN	1/8"= 1' 0"
A-105	PROPOSED ROOF PLAN	1/8"= 1' 0"
A-110	PROPOSED FRONT EXTERIOR ELEVATION	1/8"= 1' 0"
A-111	PROPOSED BACK EXTERIOR ELEVATION	1/8"= 1' 0"
A-112	PROPOSED SOUTH EAST EXTERIOR ELEVATION	1/8"= 1' 0"
A-113	PROPOSED NORTH WEST EXTERIOR ELEVATION	1/8"= 1' 0"
A-114	PROPOSED BUILDING SECTIONS C-C	1/8"= 1' 0"
A-115	PROPOSED BUILDING SECTIONS D-D	1/8"= 1' 0"
A-116	PROPOSED BUILDING SECTIONS E-E	1/8"= 1' 0"
A-119	PROPOSED 3D IMAGES	
A-120	EXISTING TLA CALCULATION1	1/8"= 1' 0"
A-121	EXISTING TLA CALCULATION2	1/8"= 1' 0"
A-122	PROPOSED TLA CALCULATION1	1/8"= 1' 0"
A-123	PROPOSED TLA CALCULATION2	1/8"= 1' 0"



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55 MUNROE STREET BELMONT, MA	
PROJECT	
DRAWING TITLE	
089	YGS
DATE	FEB 24, 2023
DRAWING NUMBER	

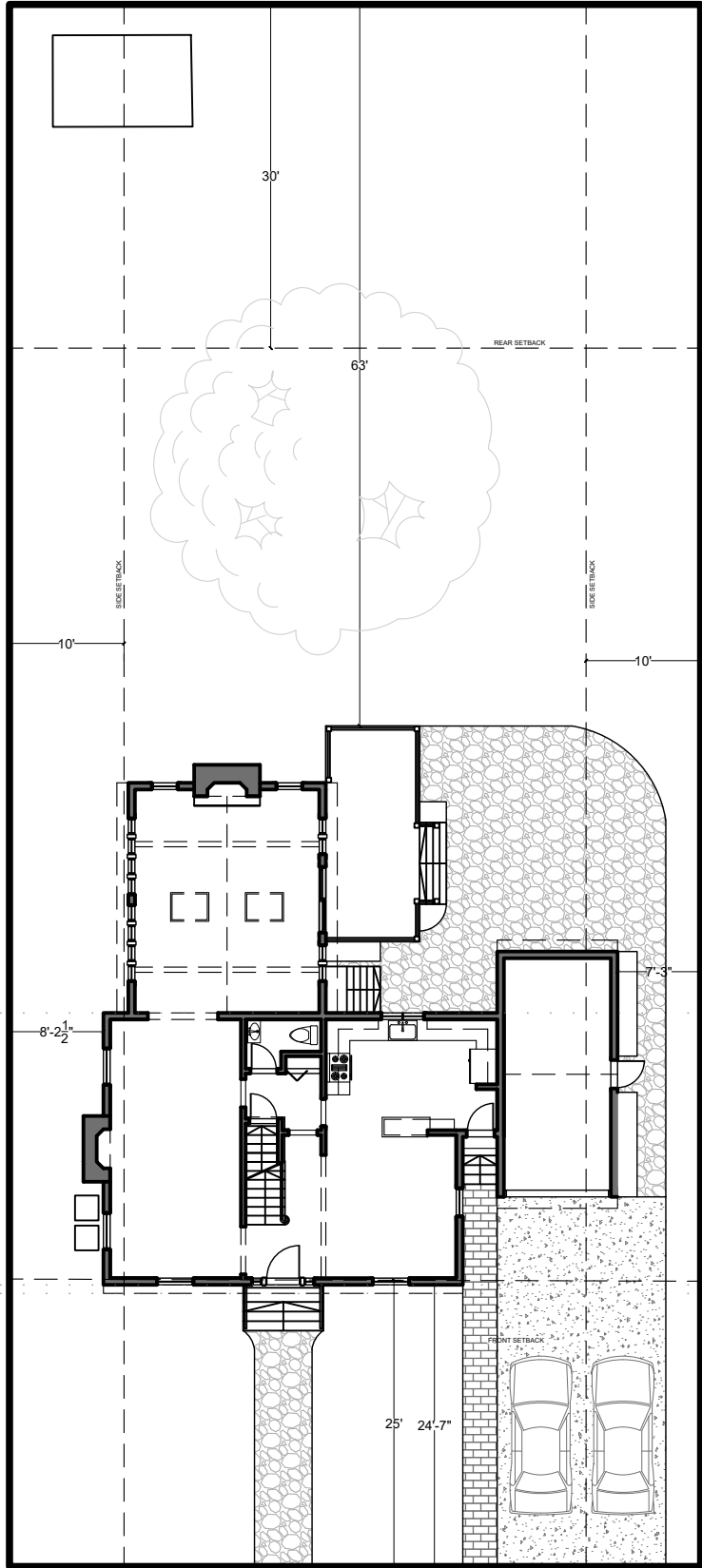
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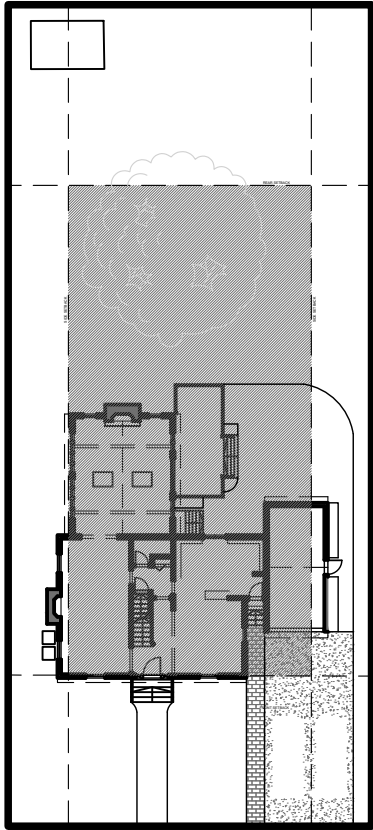
\$TIMES

\$DATES

- existing wall to remain
- new wall
- existing door to demolish
- existing door to remain
- new door
- window mark- see window schedule
- door mark- see door schedule
- interior elevations mark



	ZONING	EXISTING
ZONE	SRC	SRC
MIN LOT SIZE	9,000	8185 SF
MAX LOT COVERAGE	25%	19.5 %
MIN OPEN SPACE	50%	74%
FRONT SETBACK	25'	24' 7"
SIDE SETBACK	10'	7' 3" 8' 2"
REAR SETBACK	30'	63'
MAX BUILDING HEIGHT (mid point of roof to average grade)	30'	24' 9.5"
STORIES	2 1/2	2

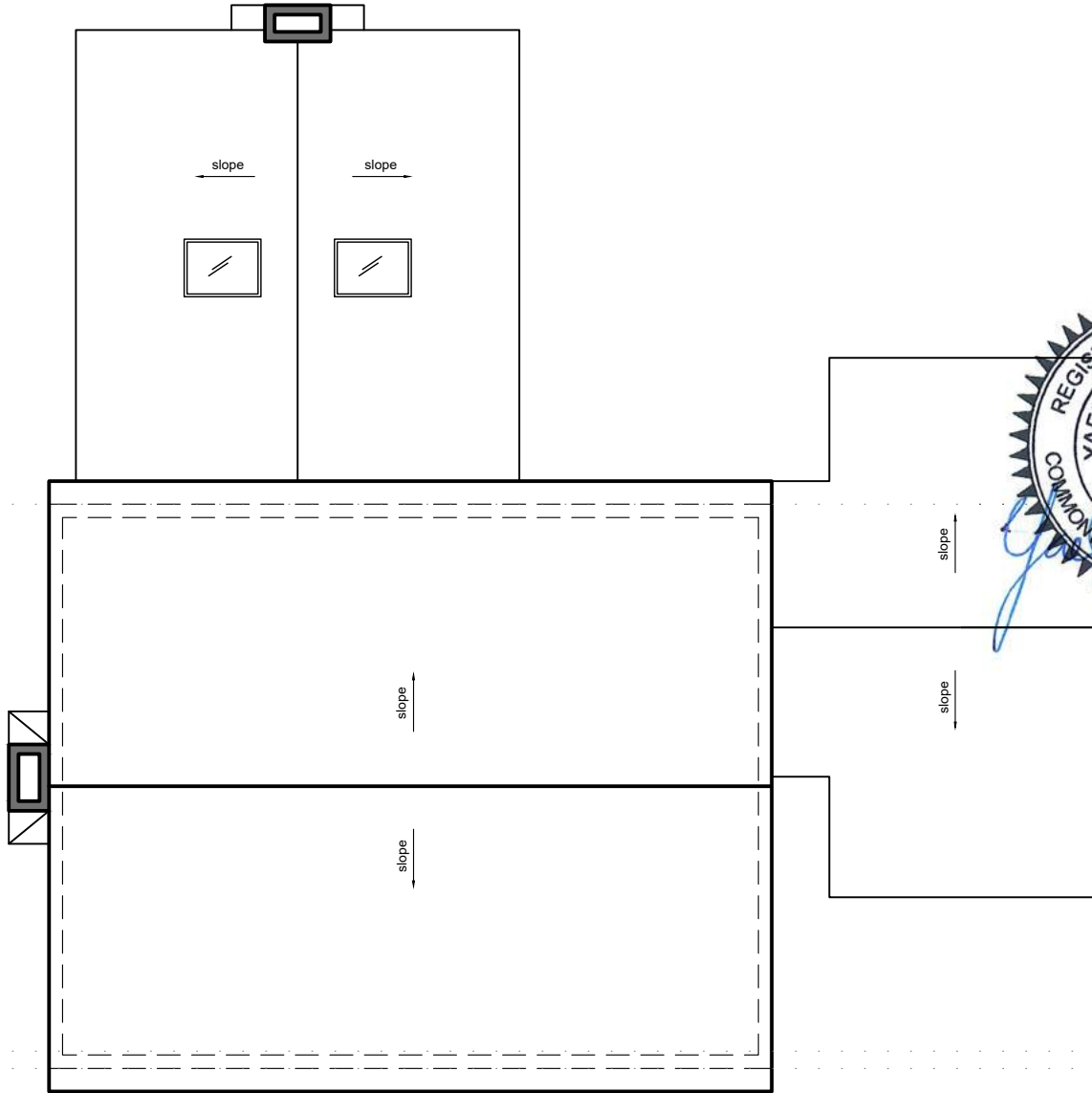


2 ZONING DIAGRAM
SCALE: 1/32" = 1' 0"

1 EXISTING SITE PLAN
SCALE: 1/16" = 1' 0"

	EXISTING GROSS FLOOR AREA (GFA)	EXISTING NET (finished) FLOOR AREA	EXISTING TOTAL LIVING AREA (TLA)
CELLAR AREA	784 SF not counted to GFA	434.5 SF	0 SF
FIRST FLOOR AREA	1368 SF including garage	973 SF	1130 SF not including garage
SECOND FLOOR AREA	774 SF	635.5 SF	769 SF
ATTIC	207 SF at 6' height	0 SF	115 SF at 7' height
TOTAL	2,349 SF	2,043 SF	2,014 SF

4 ZONING ANALYSIS AND AREA CALCULATIONS
E- 100



3 EXISTING ROOF PLAN
SCALE: 1/8" = 1' 0"

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BELMONT, MA

EXISTING SITE, ZONING,
AREA CALCULATIONS
AND ROOF PLAN

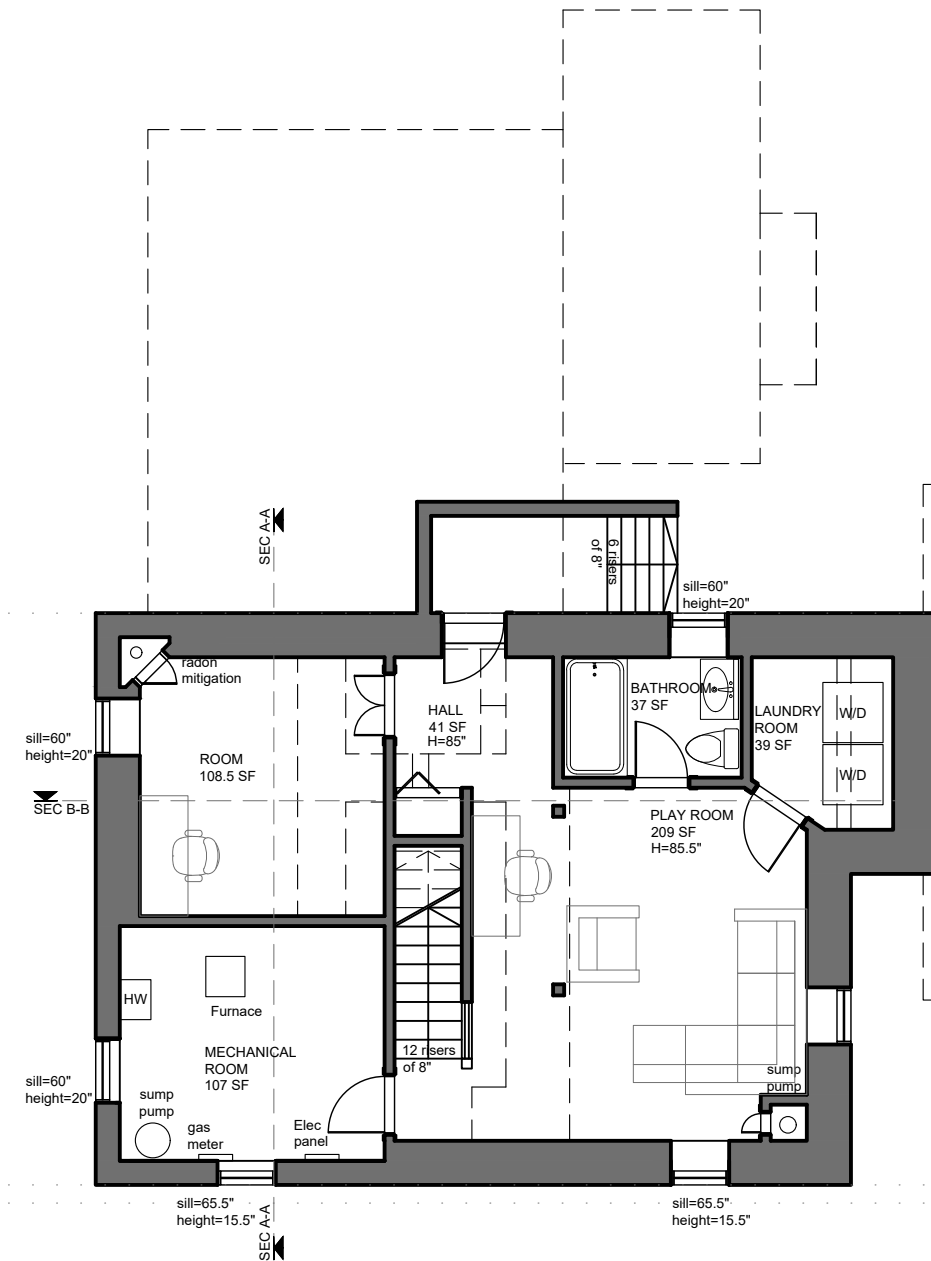


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VARIES FEB 24, 2023

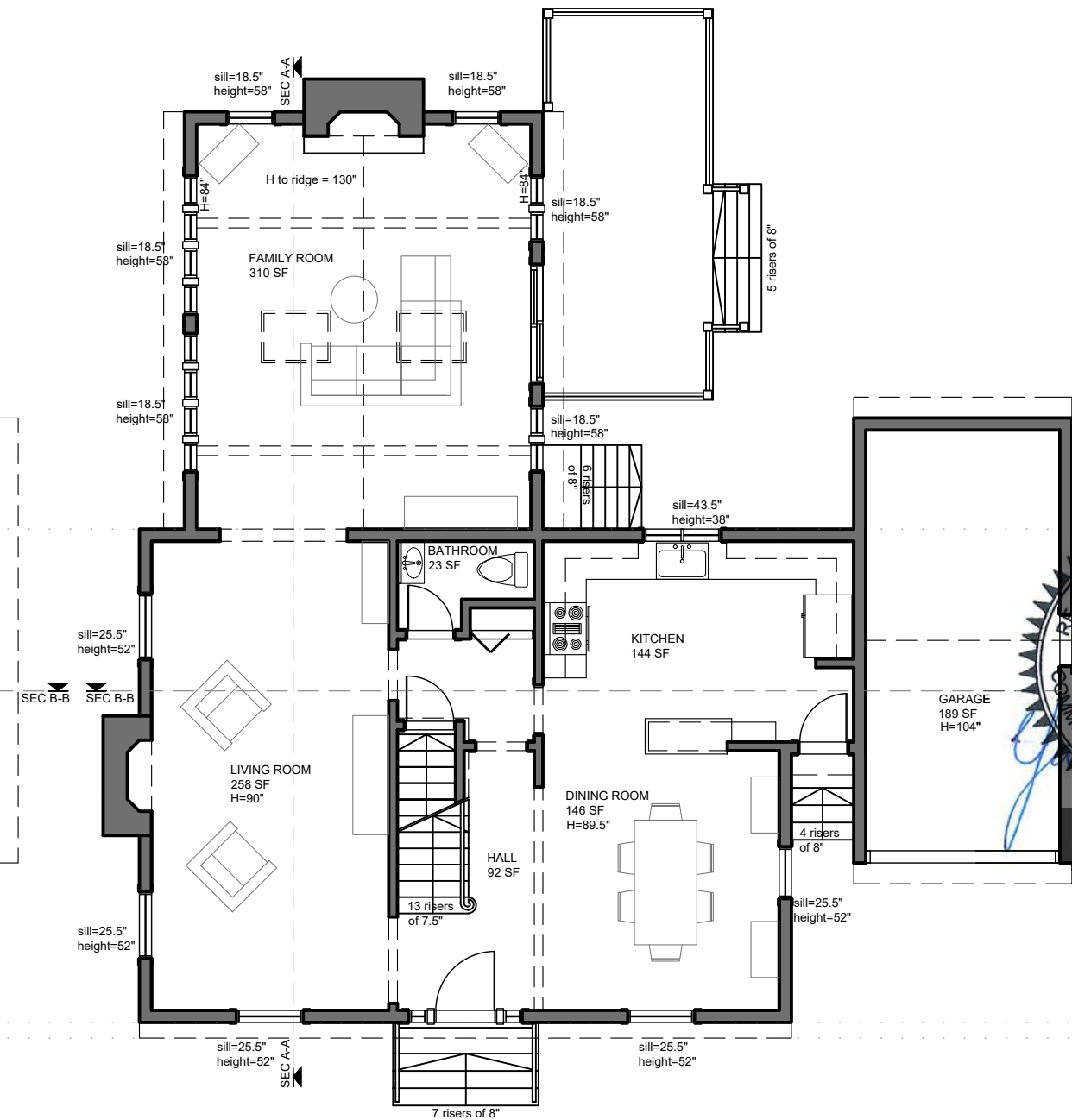
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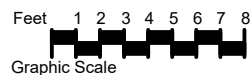
- existing wall to remain
new wall
existing door to demolish
existing door to remain
new door
window mark- see window schedule
door mark- see door schedule
interior elevations mark



1 EXISTING BASEMENT FLOOR PLAN
E- 101 SCALE: 1/8" = 1' 0"



2 EXISTING FIRST FLOOR PLAN
E- 101 SCALE: 1/8" = 1' 0"

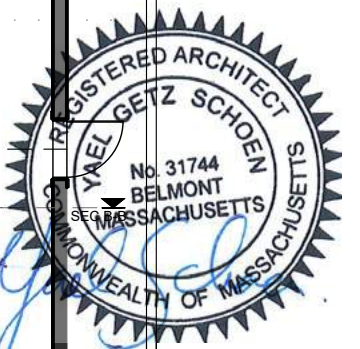


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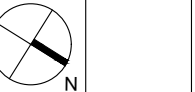
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BELMONT, MA

EXISTING FLOOR PLANS

GRAPHIC TITLE

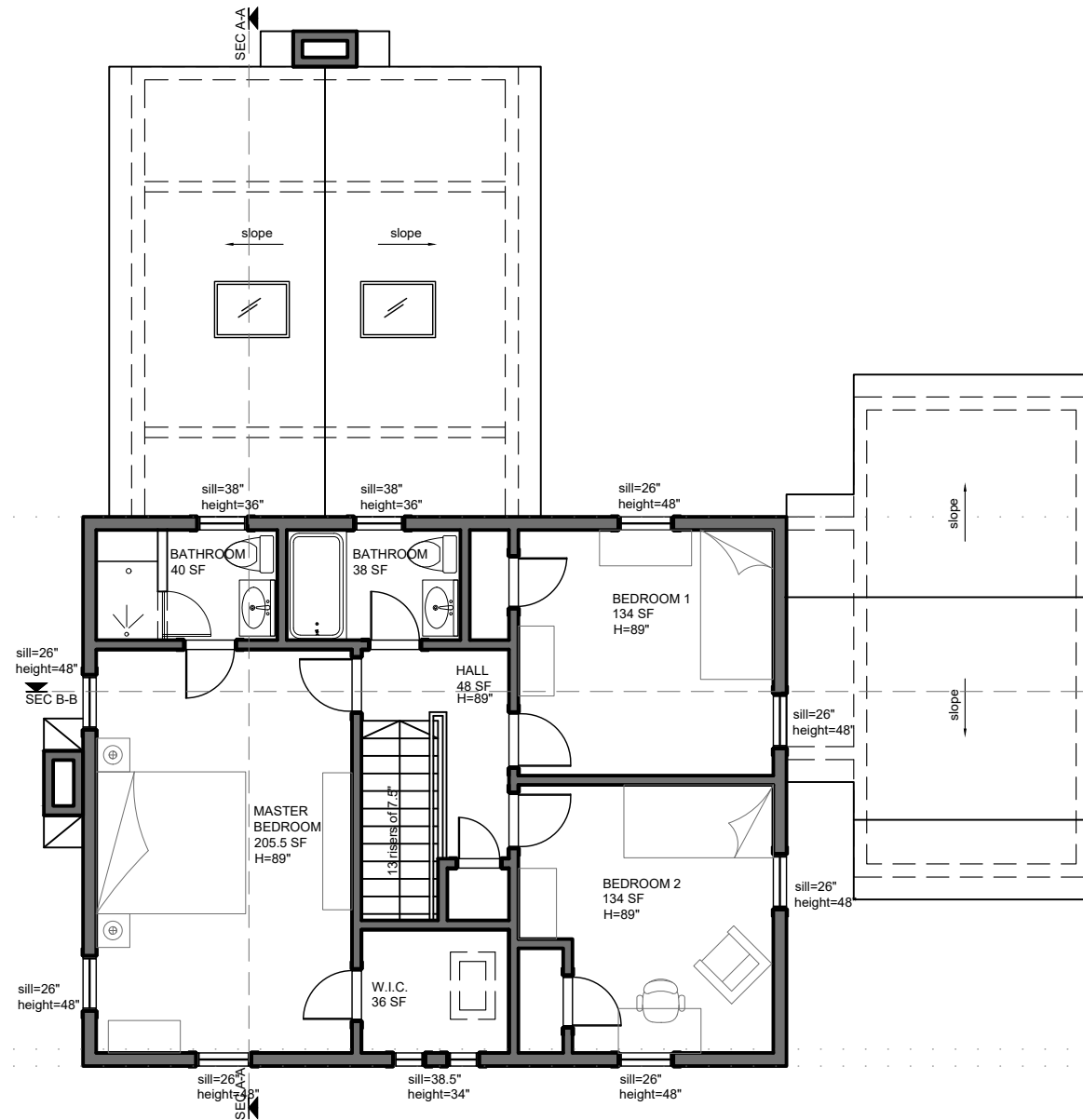


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1/8"= 1' 0" FEB 24, 2023

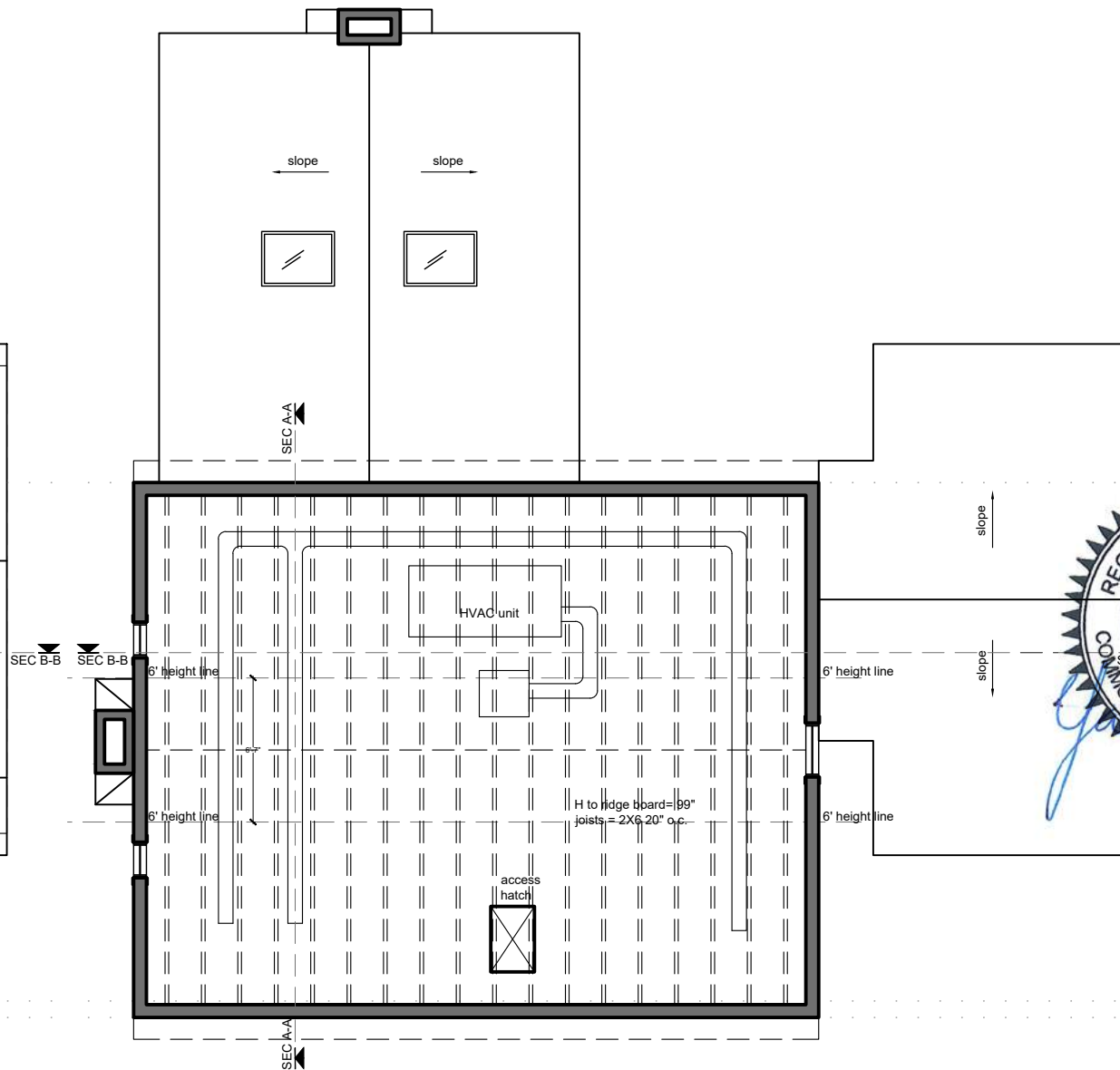
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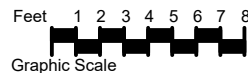
- existing wall to remain
- new wall
- existing door to demolish
- existing door to remain
- new door
- window mark- see window schedule
- door mark- see door schedule
- interior elevations mark



1 EXISTING SECOND FLOOR PLAN
SCALE: 1/8" = 1' 0"



2 EXISTING ATTIC FLOOR PLAN
SCALE: 1/8" = 1' 0"



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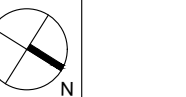
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BELMONT, MA

EXISTING FLOOR PLANS

GRAPHIC TITLE

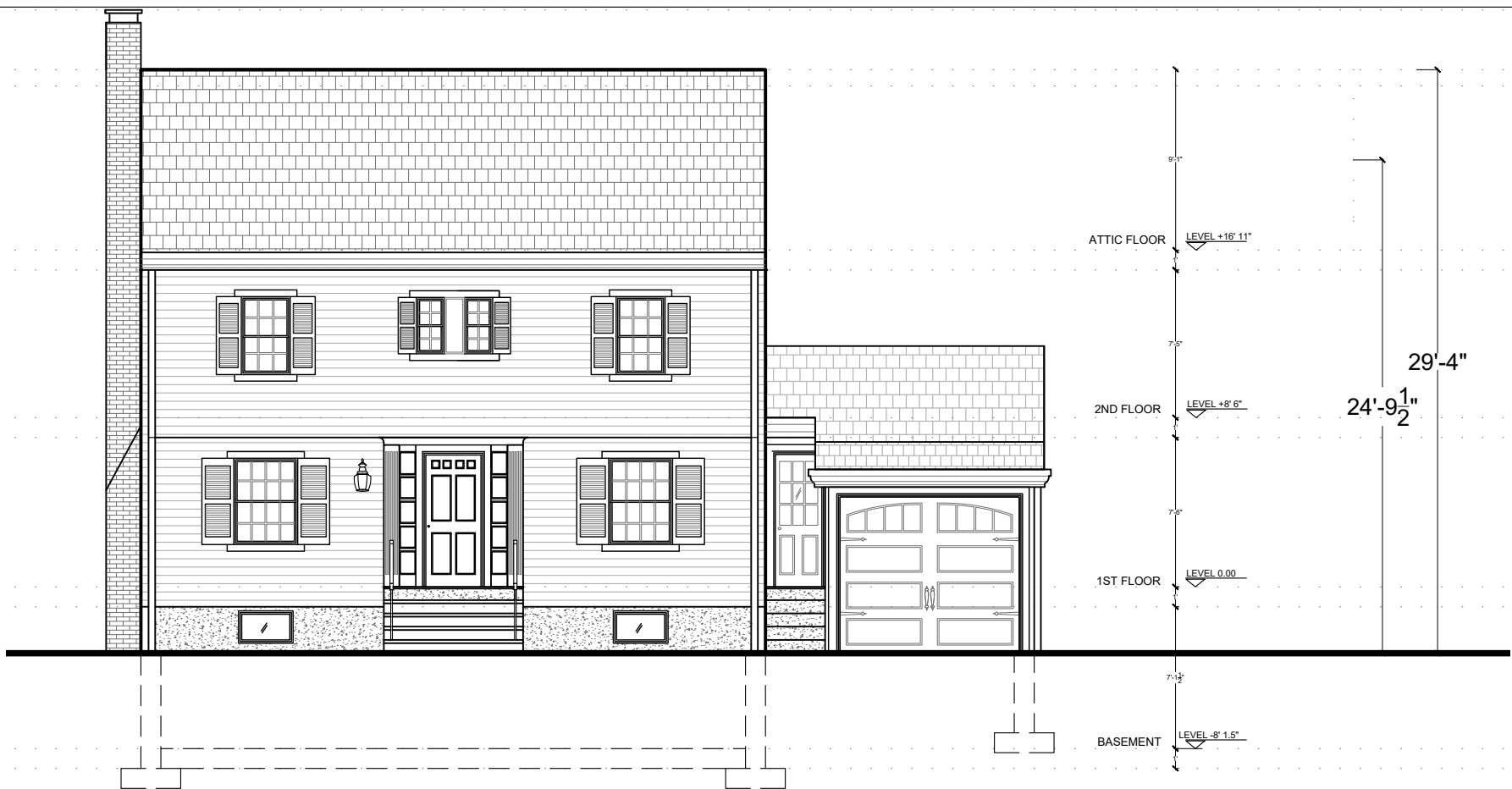


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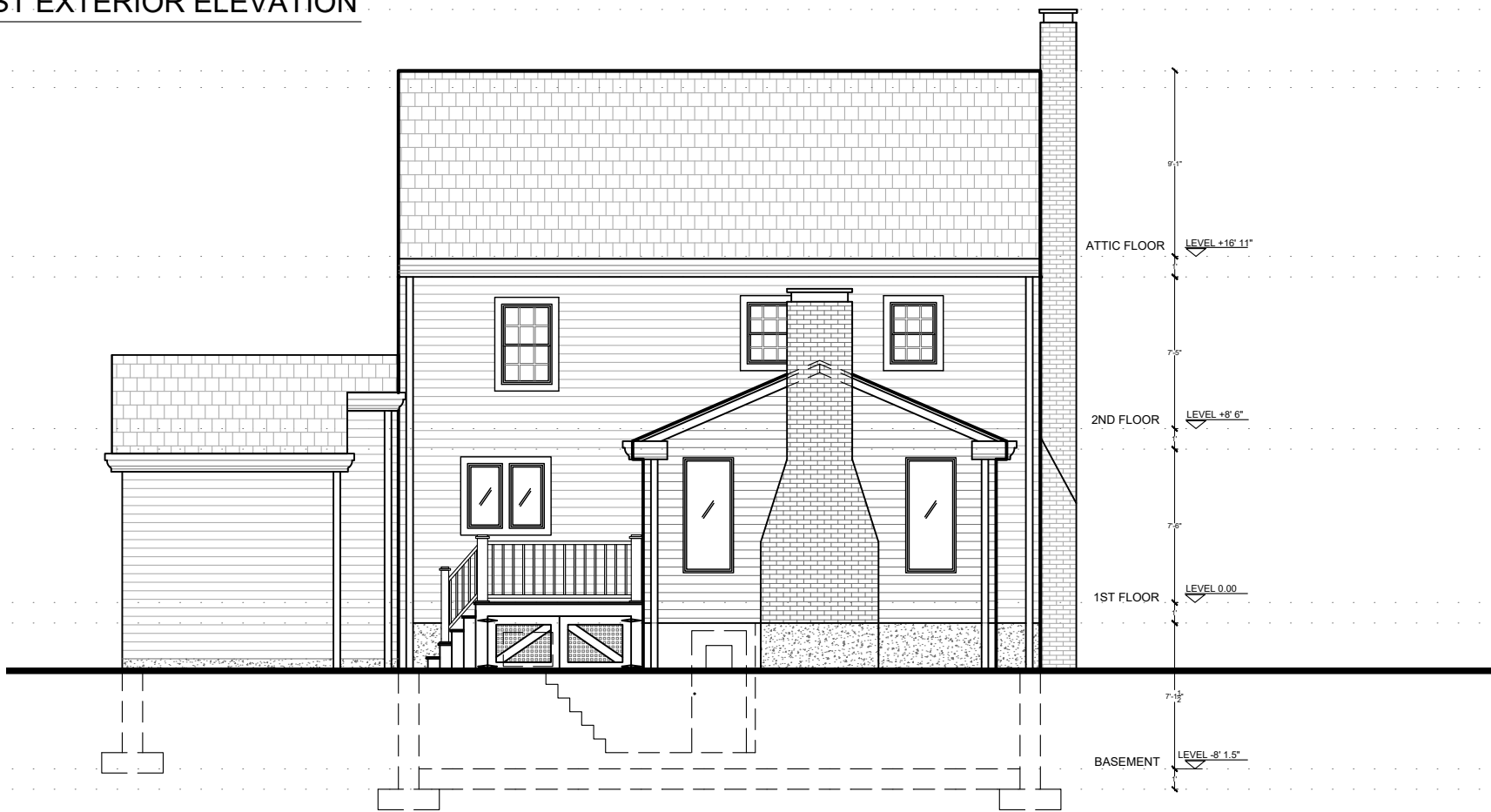
E-102

DRAWING NUMBER

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2 EXISTING NORTH EAST EXTERIOR ELEVATION
E- 103 SCALE: 1/8" = 1' 0"



1 EXISTING SOUTH WEST EXTERIOR ELEVATION
E- 103 SCALE: 1/8" = 1' 0"



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EXISTING EXTERIOR
ELEVATIONS

DRAWING TITLE

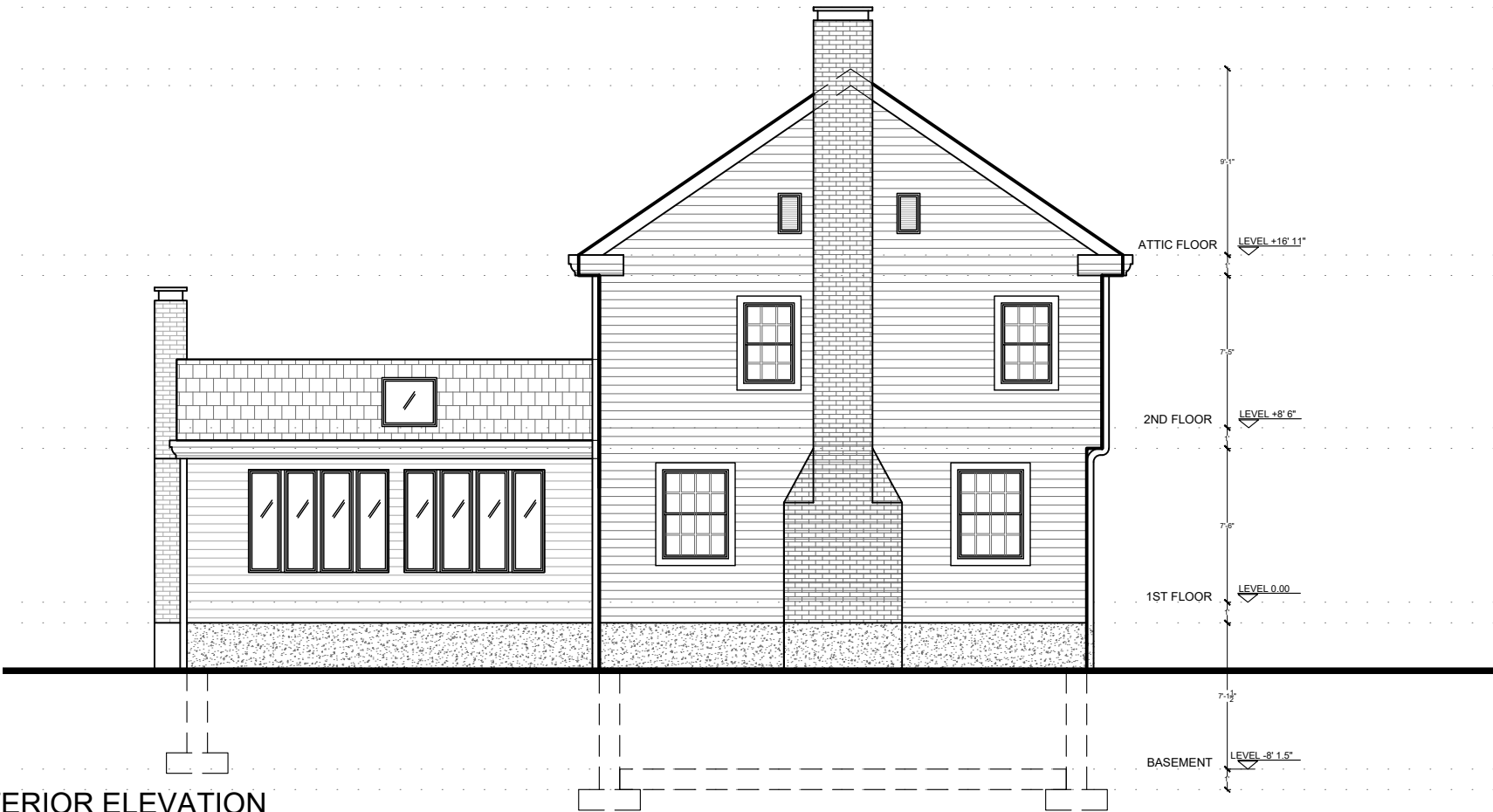
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E-103

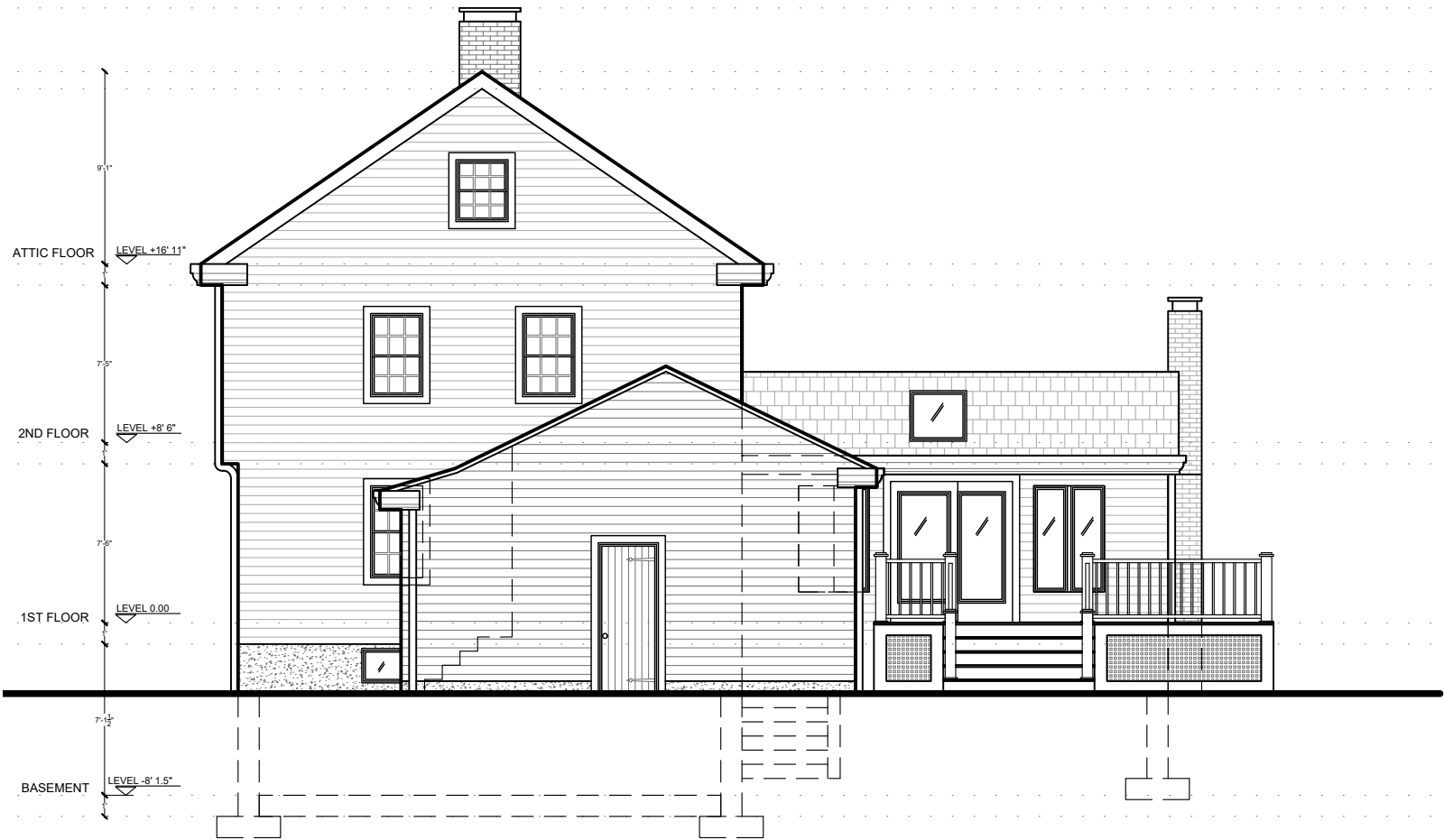


REV	DESCRIPTION	DATE

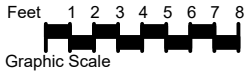
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OWNER 55 MUNROE STREET BELMONT, MA	
PROJECT EXISTING EXTERIOR ELEVATIONS 2	
DRAWING TITLE	
089	YGS
1/8"= 1' 0"	FEB 24, 2023
E-104	



2 EXISTING SOUTH EAST EXTERIOR ELEVATION
SCALE: 1/8" = 1' 0"



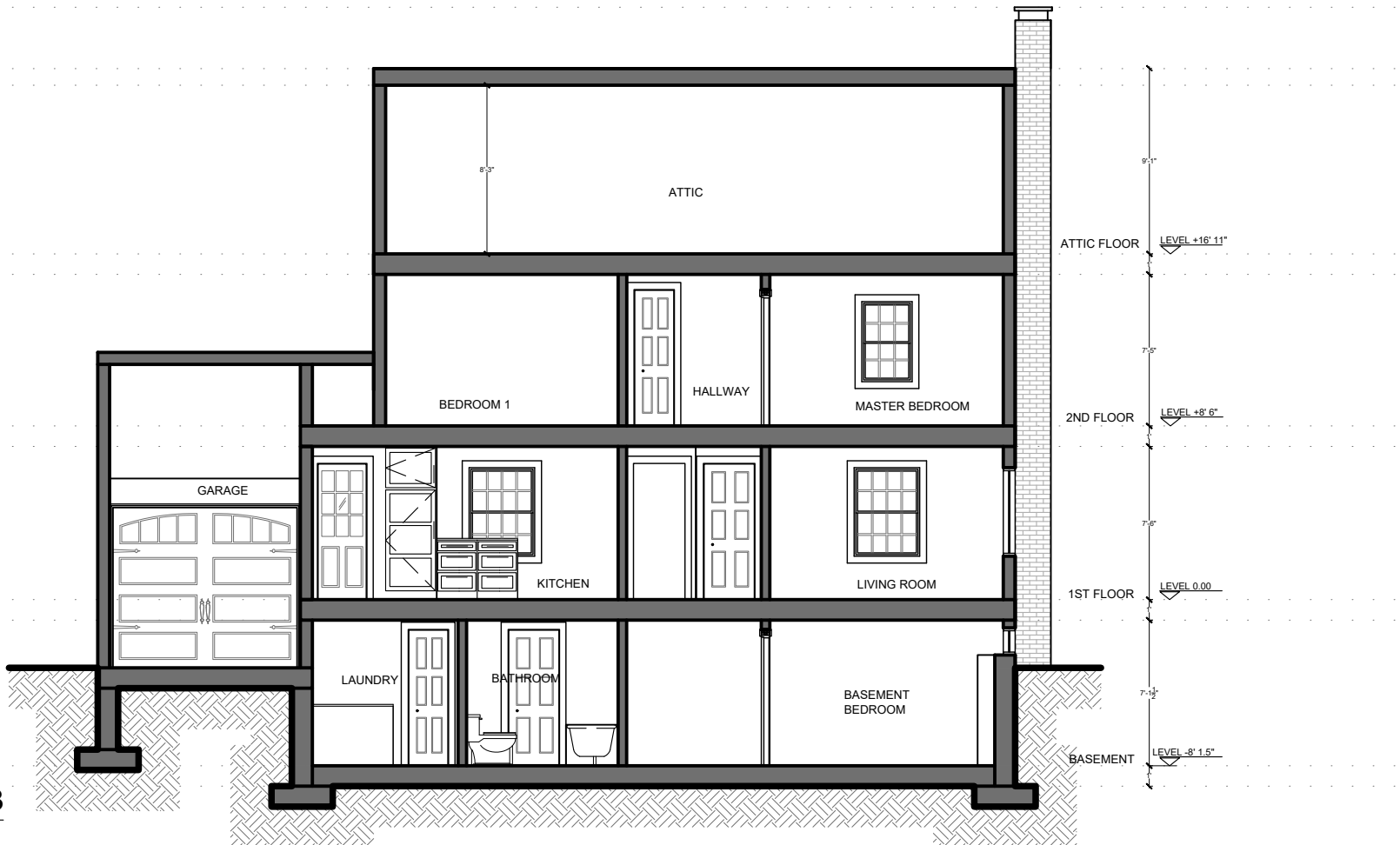
1 EXISTING NORTH WEST EXTERIOR ELEVATION
SCALE: 1/8" = 1' 0"



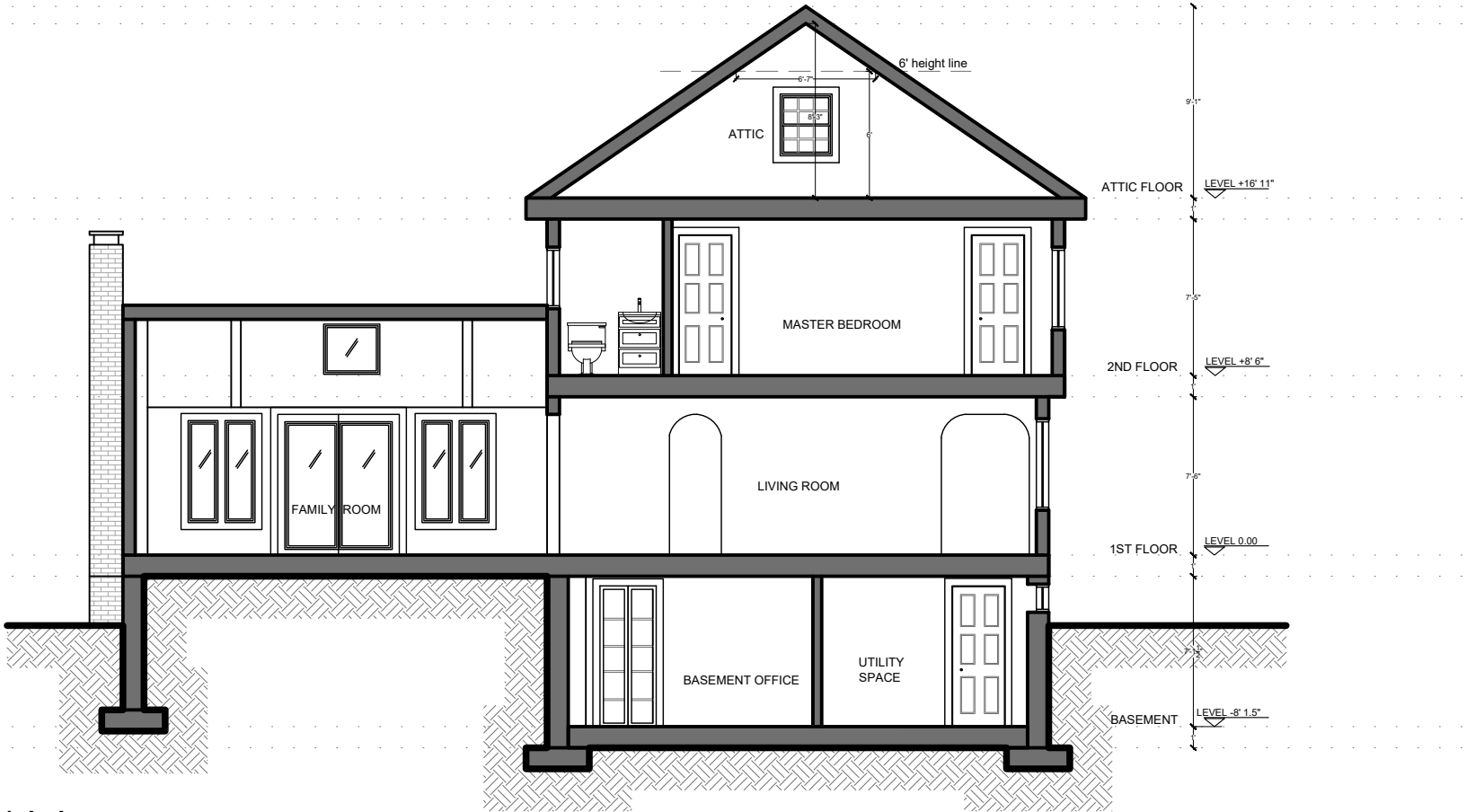


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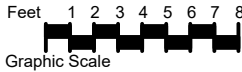
DILAWARI RESIDENCE	
OWNER 55 MUNROE STREET BELMONT, MA	
PROJECT EXISTING BUILDING SECTIONS	
DRAWING TITLE	
089	YGS
1/8"= 1' 0"	FEB 24, 2023
E-105	



2 EXISTING BUILDING SECTION B-B
SCALE: 1/8" = 1' 0"



1 EXISTING BUILDING SECTION A-A
SCALE: 1/8" = 1' 0"



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BELMONT, MA

EXISTING 3D IMAGES

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089 YGS
JOB NO. DATE
FEB 24, 2023

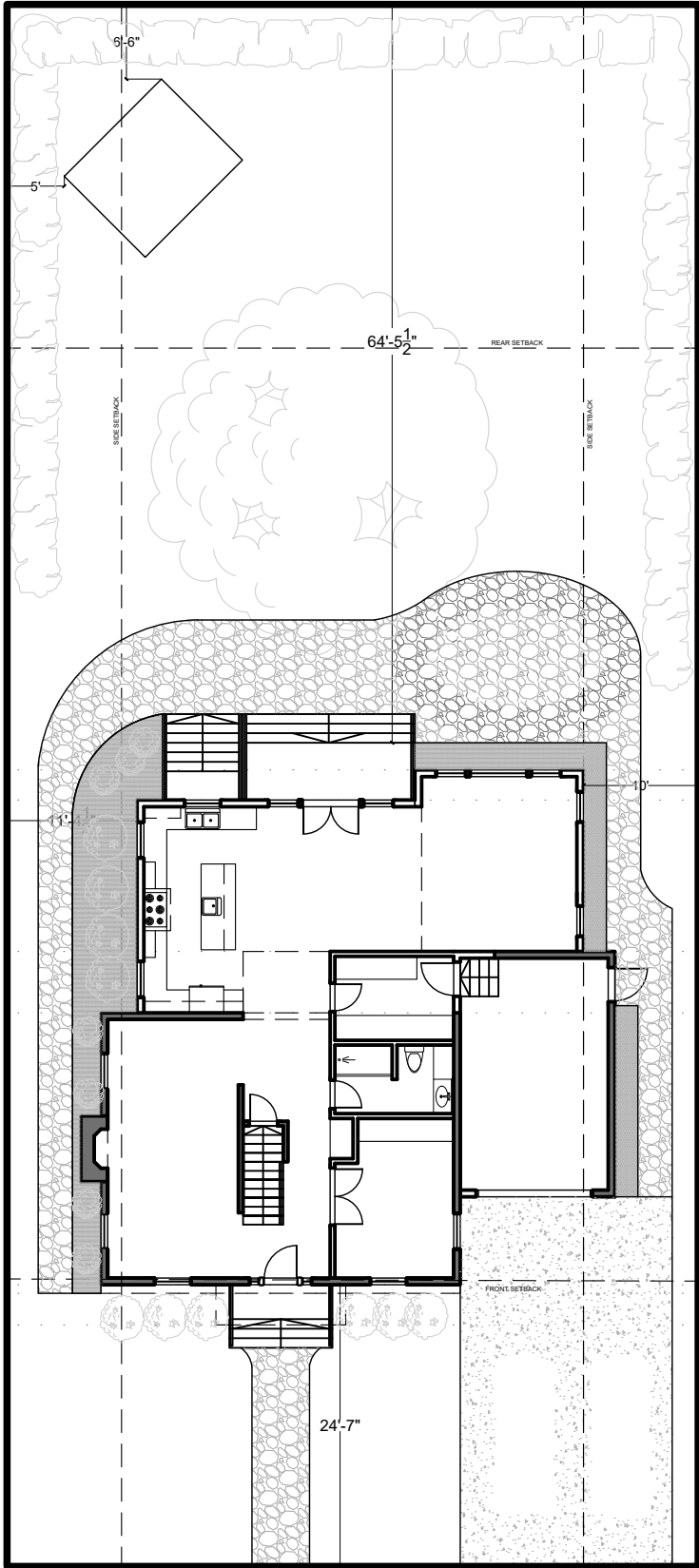
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\$FILES
\$TIMES
\$DATES

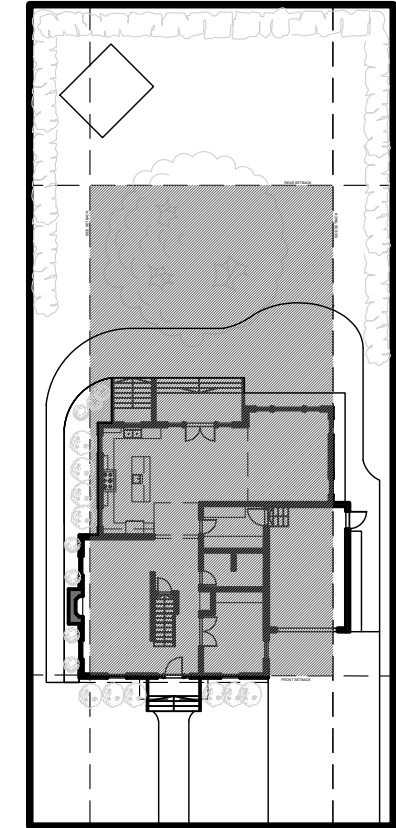
- existing wall to remain
- new wall
- existing door to demolish
- existing door to remain
- new door
- window mark- see window schedule
- door mark- see door schedule
- interior elevations mark



1

PROPOSED SITE PLAN

SCALE: 1/16" = 1' 0"



2

ZONING DIAGRAM

SCALE: 1/32" = 1' 0"

	EXISTING GROSS FLOOR AREA (GFA)	EXISTING NET (finished) FLOOR AREA	EXISTING TOTAL LIVING AREA (TLA)	PROPOSED GROSS FLOOR AREA (GFA)	PROPOSED NET (finished) FLOOR AREA	PROPOSED TOTAL LIVING AREA (TLA)
CELLAR AREA	784 SF not counted to GFA	434.5 SF	0 SF	1450 SF not counted to GFA	1000.5 SF	0 SF
FIRST FLOOR AREA	1368 SF including garage	973 SF	1130 SF	1739 SF including garage	1248 SF	1457 SF
SECOND FLOOR AREA	774 SF	635.5 SF	769 SF	1230 SF	1030 SF	1230 SF
ATTIC	207 SF at 6' height	0 SF	115 SF at 7' height	376 SF at 6' height	0 SF	277 SF at 7' height
TOTAL	2,349 SF	2,043 SF	2,014 SF	3,345 SF	2,278 SF	2,964 SF

	ZONING	EXISTING	PROPOSED
ZONE	SRC	SRC	SRC
MIN LOT SIZE	9,000	8185 SF	8185 SF
MAX LOT COVERAGE	25%	19.5 %	$\frac{1964}{8185} = 24\%$
MIN OPEN SPACE	50%	74%	$\frac{4597}{8185} = 56.1\%$
FRONT SETBACK	25'	24' 7"	24' 7"
SIDE SETBACK	10'	7' 3" 8' 2"	10' 0" , 11' 4.5"
REAR SETBACK	30'	63'	64' 5.5"
MAX BUILDING HEIGHT (mid point of roof to average grade)	30'	24' 9.5"	25' 3.5"
STORIES	2 1/2	2	2 1/2

4

ZONING ANALYSIS AND AREA CALCULATIONS



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RESIDENCE
OWNER
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BELMONT, MA
PROJECT
PROPOSED SITE, ZONING,
AREA CALCULATIONS

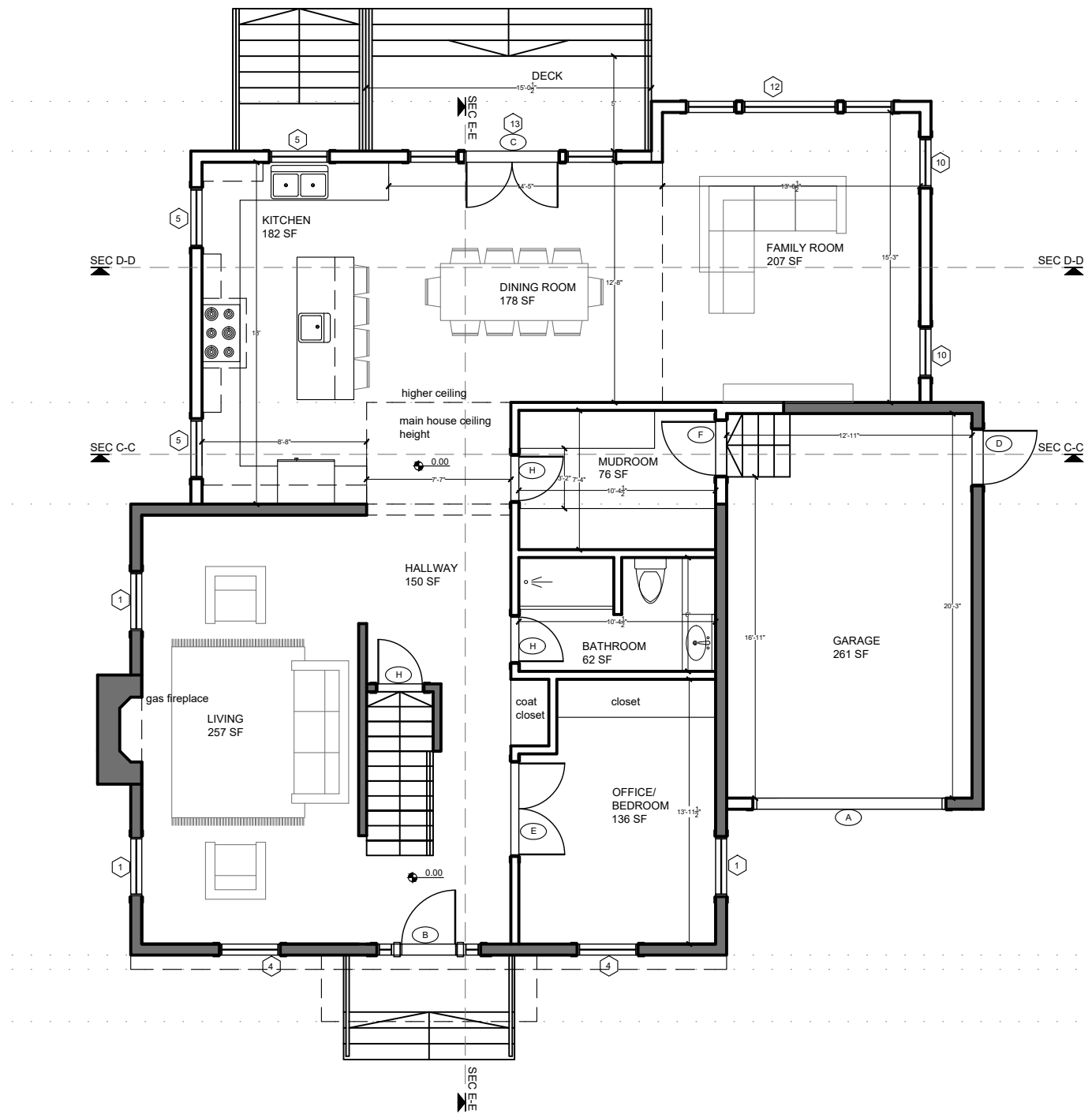
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089	YGS
VARIES	FEB 24, 2023

A-100

DRAWING NUMBER

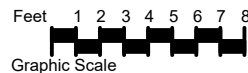
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- existing wall to remain
new wall
existing door to demolish
existing door to remain
new door
window mark- see window schedule
door mark- see door schedule
interior elevations mark



1
A-101
PROPOSED FIRST FLOOR PLAN
SCALE: 1/8" = 1' 0"

NOTES FOR BIDDING:
-SPRAY FOAM INSULATION ON ATTIC CEILING
-MIN R-20 INSULATION ON EXPOSED EXISTING WALLS
-ZIP SYSTEM EXTERIOR SHEATHING
-SOUND PROOFING INSULATION BETWEEN FLOORS



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BELMONT, MA

PROPOSED FIRST FLOOR
PLAN

DRAWING TITLE



089

YGS

1/8" = 1' 0"

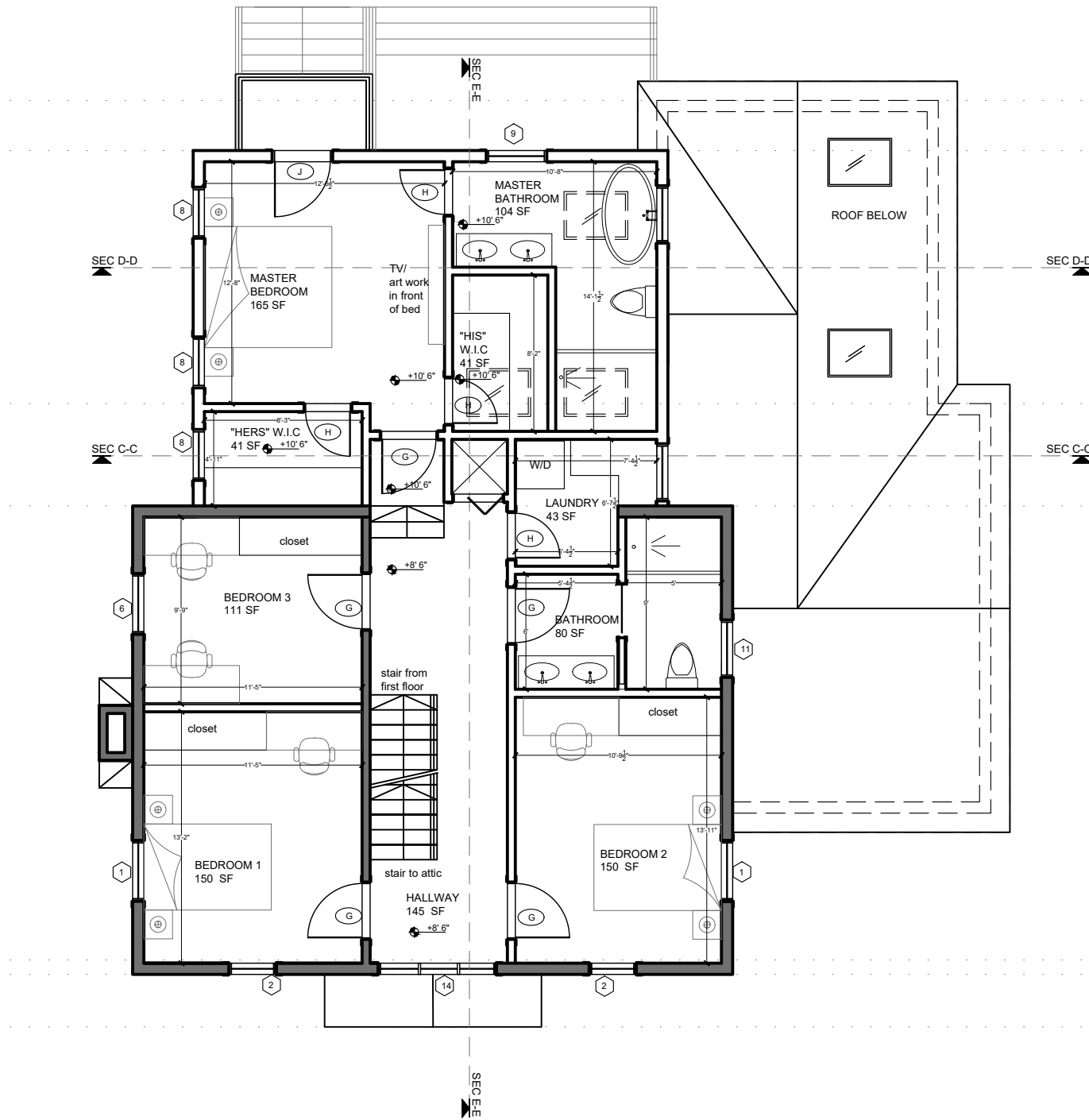
FEB 24, 2023

A-101

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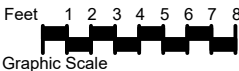
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- existing wall to remain
new wall
existing door to demolish
existing door to remain
new door
window mark- see window schedule
door mark- see door schedule
interior elevations mark



1 PROPOSED SECOND FLOOR PLAN
A- 102 SCALE: 1/8" = 1' 0"

- NOTES FOR BIDDING:
-SPRAY FOAM INSULATION ON ATTIC CEILING
-MIN R-20 INSULATION ON EXPOSED EXISTING WALLS
-ZIP SYSTEM EXTERIOR SHEATHING
-SOUND PROOFING INSULATION BETWEEN FLOORS



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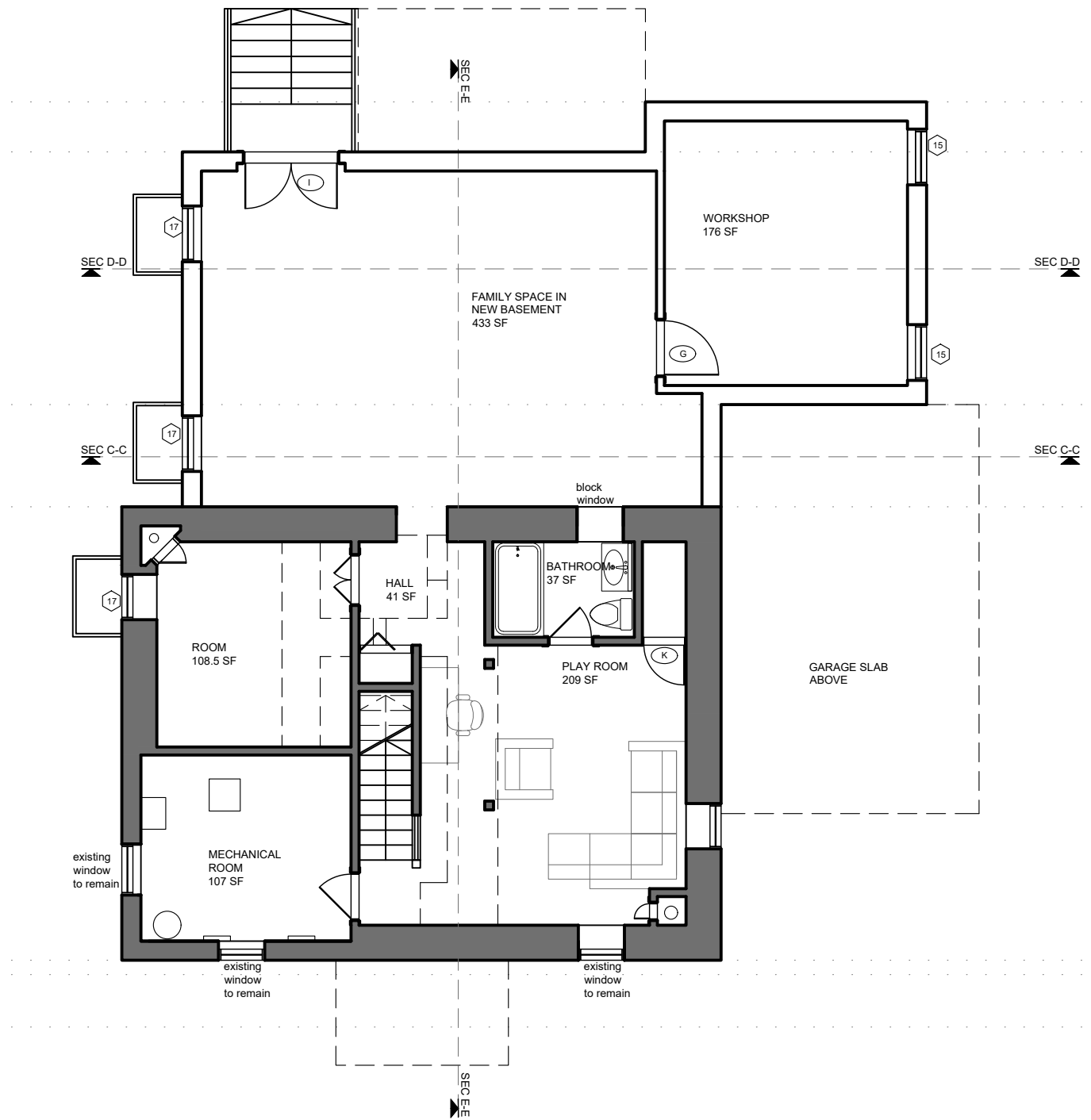


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PROPOSED SECOND FLOOR PLAN	
089	YGS
1/8"= 1' 0"	FEB 24, 2023
A-102	

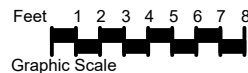
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new wall
existing door to demolish
existing door to remain
new door
window mark- see window schedule
door mark- see door schedule
interior elevations mark



1
A-103

PROPOSED BASEMENT FLOOR PLAN
SCALE: 1/8" = 1' 0"

- NOTES FOR BIDDING:
- SPRAY FOAM INSULATION ON ATTIC CEILING
 - MIN R-20 INSULATION ON EXPOSED EXISTING WALLS
 - ZIP SYSTEM EXTERIOR SHEATHING
 - SOUND PROOFING INSULATION BETWEEN FLOORS



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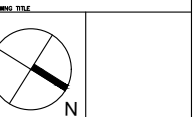
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BELMONT, MA

PROPOSED BASEMENT
FLOOR PLAN

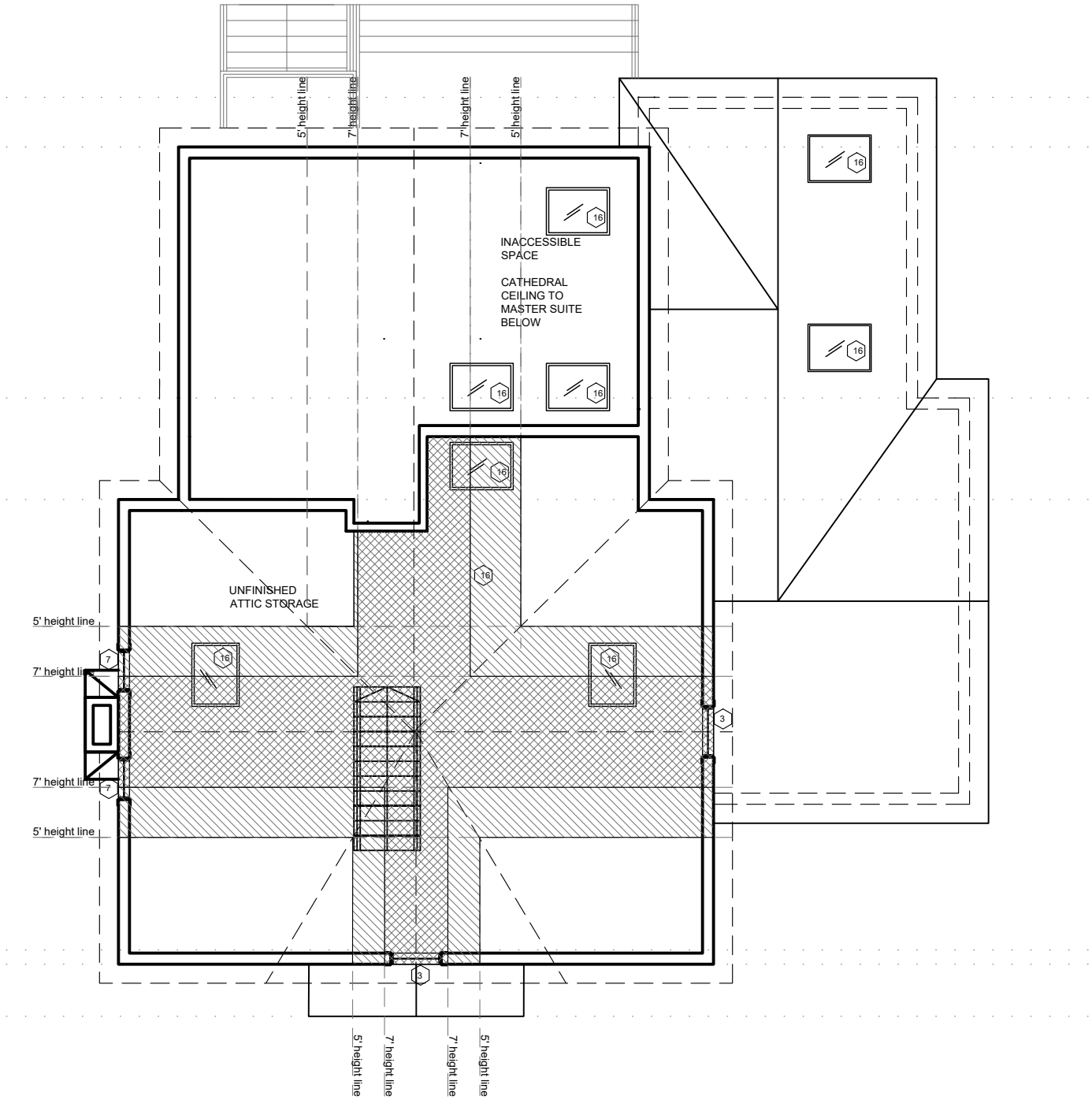


089 YGS
1/8" = 1' 0" FEB 24, 2023

A-103

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- existing wall to remain
new wall
existing door to demolish
existing door to remain
new door
window mark- see window schedule
door mark- see door schedule
interior elevations mark



1
A-104

PROPOSED ATTIC FLOOR PLAN
SCALE: 1/8" = 1' 0"



- NOTES FOR BIDDING:
-SPRAY FOAM INSULATION ON ATTIC CEILING
-MIN R-20 INSULATION ON EXPOSED EXISTING WALLS
-ZIP SYSTEM EXTERIOR SHEATHING
-SOUND PROOFING INSULATION BETWEEN FLOORS

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BELMONT, MA

PROPOSED ATTIC
FLOOR PLAN

GRAPHIC TITLE



089

YGS

1/8" = 1' 0"

FEB 24, 2023


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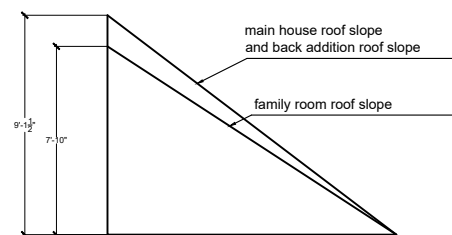
DATE

A-104

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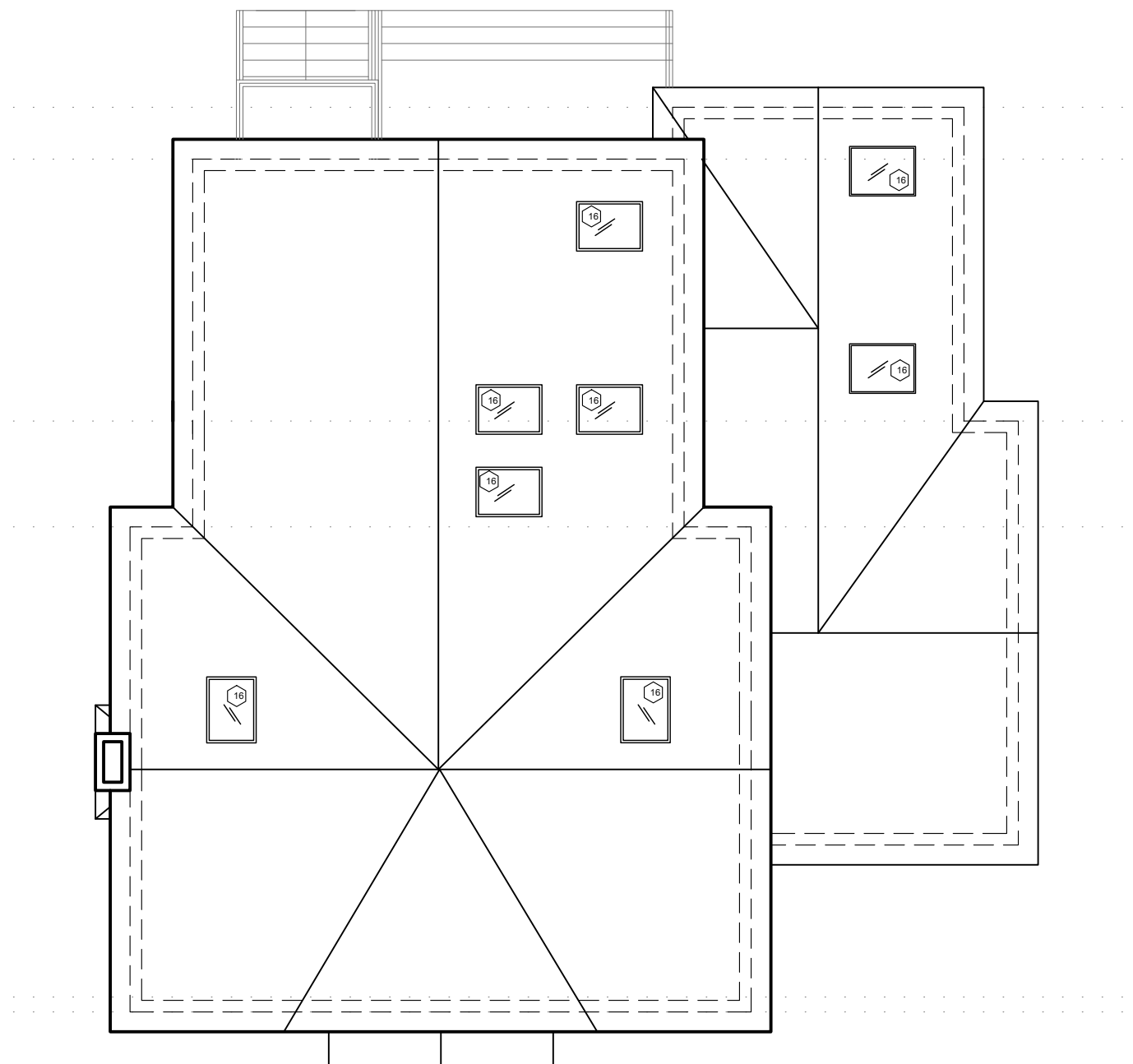
- 
 existing wall to remain
 new wall
 existing door to demolish
 existing door to remain
 new door
 window mark- see window schedule
 door mark- see door schedule
 interior elevations mark



2 PROPOSED ROOF SLOPES
A-105 SCALE: 1/8" = 1' 0"



NOTES FOR BIDDING:
-SPRAY FOAM INSULATION ON ATTIC CEILING
-MIN R-20 INSULATION ON EXPOSED EXISTING WALLS
-ZIP SYSTEM EXTERIOR SHEATHING
-SOUND PROOFING INSULATION BETWEEN FLOORS



1 PROPOSED ROOF PLAN
A-105 SCALE: 1/8" = 1' 0"

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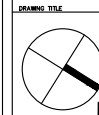


REV:	DESCRIPTION:	DATE:

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RESIDENCE

55 MUNROE STREET
BELMONT, MA

PROPOSED ROOF PLAN



089	YGS
JOB NO:	DWN:
1/8" = 1' 0"	FEB 24, 2023
SCALE:	DATE:

A-105

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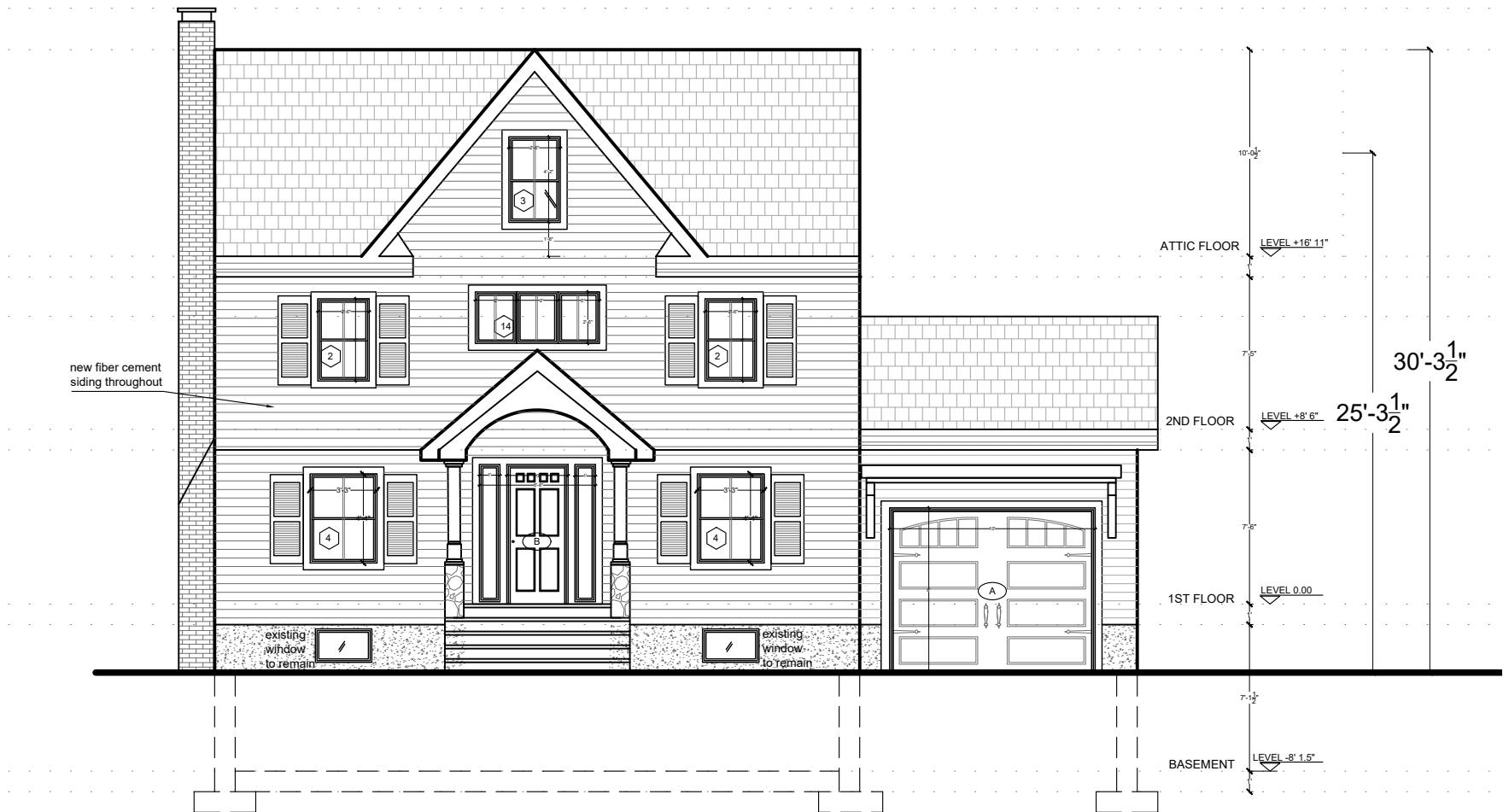
PROPOSED FRONT
EXTERIOR ELEVATION

DRAWING TITLE

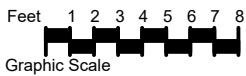
089 YGS
1/8" = 1' 0" FEB 24, 2023

A-110

DRAWING NUMBER



1 PROPOSED FRONT EXTERIOR ELEVATION
A- 110 SCALE: 1/8" = 1' 0"





REV	DESCRIPTION	DATE

DILAWARI RESIDENCE	
OWNER 55 MUNROE STREET BELMONT, MA	
PROJECT PROPOSED BACK EXTERIOR ELEVATION	
DRAWING TITLE	
JOB NO. 089	YGS
SCALE 1/8" = 1' 0"	DATE FEB 24, 2023
A-111	



1 PROPOSED BACK EXTERIOR ELEVATION
A- 111 SCALE: 1/8" = 1' 0"



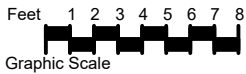


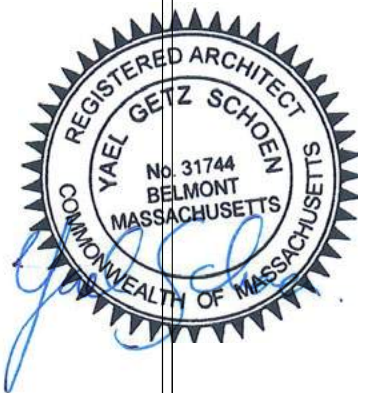
REV	DESCRIPTION	DATE

DILAWARI RESIDENCE	
55 MUNROE STREET BELMONT, MA	
PROPOSED SOUTH EAST EXTERIOR ELEVATION	
089	YGS
1/8" = 1' 0"	FEB 24, 2023
A-112	



1 PROPOSED SOUTH EAST EXTERIOR ELEVATION
A- 112 SCALE: 1/8" = 1' 0"





REV	DESCRIPTION	DATE

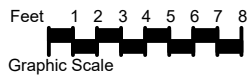
DILAWARI
RESIDENCE
55 MUNROE STREET
BELMONT, MA
PROPOSED NORTH WEST
EXTERIOR ELEVATION

089	YGS
1/8"= 1' 0"	FEB 24, 2023

A-113



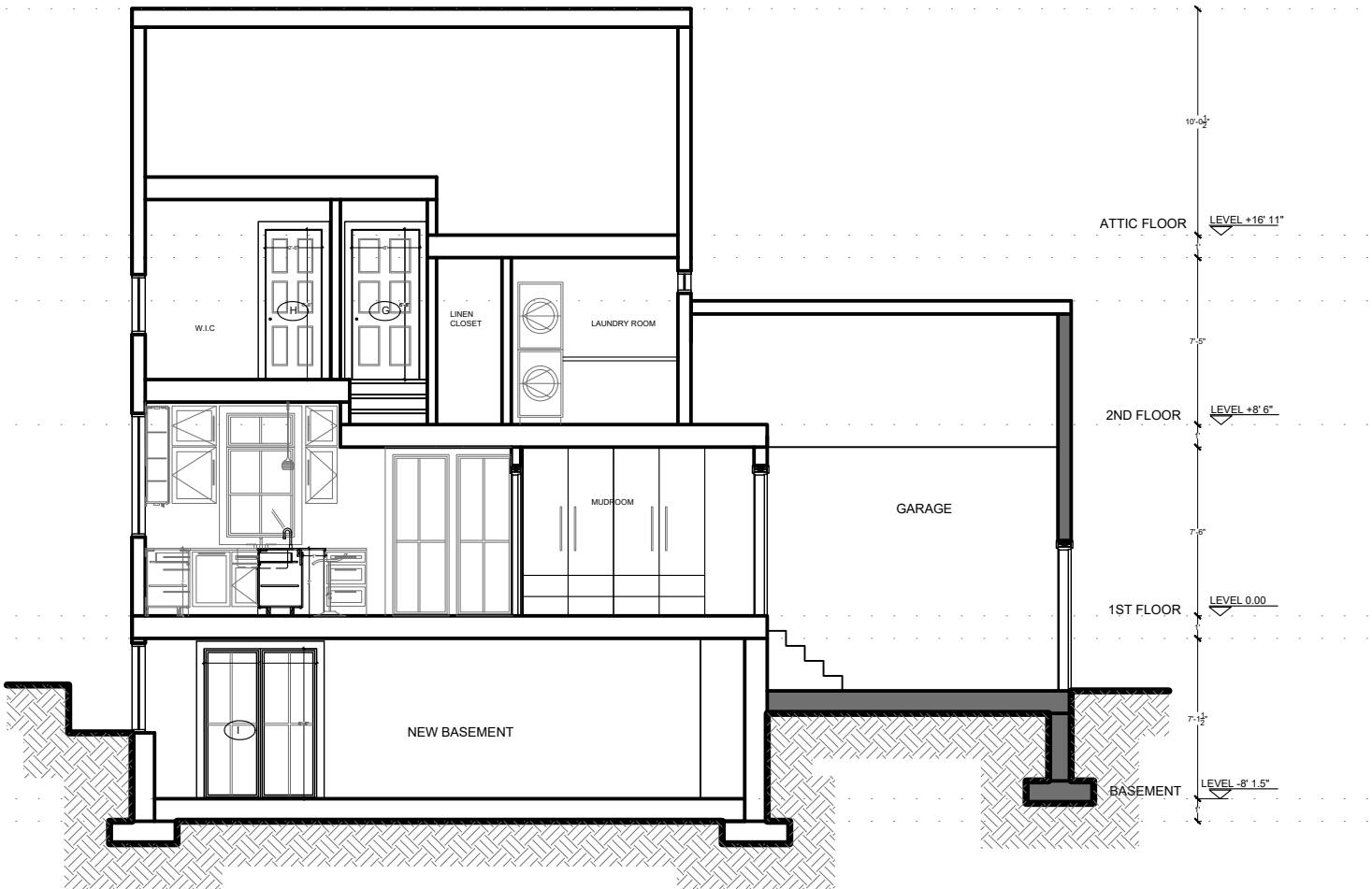
1 PROPOSED NORTH WEST EXTERIOR ELEVATION
A-113 SCALE: 1/8" = 1' 0"



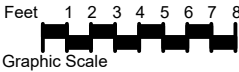


REV	DESCRIPTION	DATE
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DILAWARI RESIDENCE	
OWNER 55 MUNROE STREET BELMONT, MA	
PROJECT PROPOSED BUILDING SECTION C-C	
DRAWING TITLE	
JOB NO. 089	YGS
SCALE 1/8" = 1' 0"	DATE FEB 24, 2023
A-114	
DRAWING NUMBER	



1 PROPOSED BUILDING SECTION C-C
A-114 SCALE: 1/8" = 1' 0"



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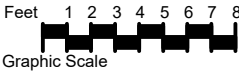


REV	DESCRIPTION	DATE

DILAWARI RESIDENCE	
OWNER 55 MUNROE STREET BELMONT, MA	
PROJECT PROPOSED BUILDING SECTION D-D	
DRAWING TITLE	
JOB NO. 089	YGS
SCALE 1/8" = 1' 0"	DATE FEB 24, 2023
A-115	
DRAWING NUMBER	



1 PROPOSED BUILDING SECTION D-D
A- 115 SCALE: 1/8" = 1' 0"



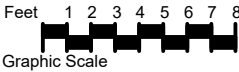


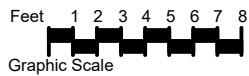
REV	DESCRIPTION	DATE

DILAWARI RESIDENCE	
55 MUNROE STREET BELMONT, MA	
PROPOSED BUILDING SECTION E-E	
089	YGS
1/8"= 1' 0"	FEB 24, 2023
A-116	



1 PROPOSED BUILDING SECTION E-E
A- 116 SCALE: 1/8" = 1' 0"





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PROPOSED 3D IMAGES

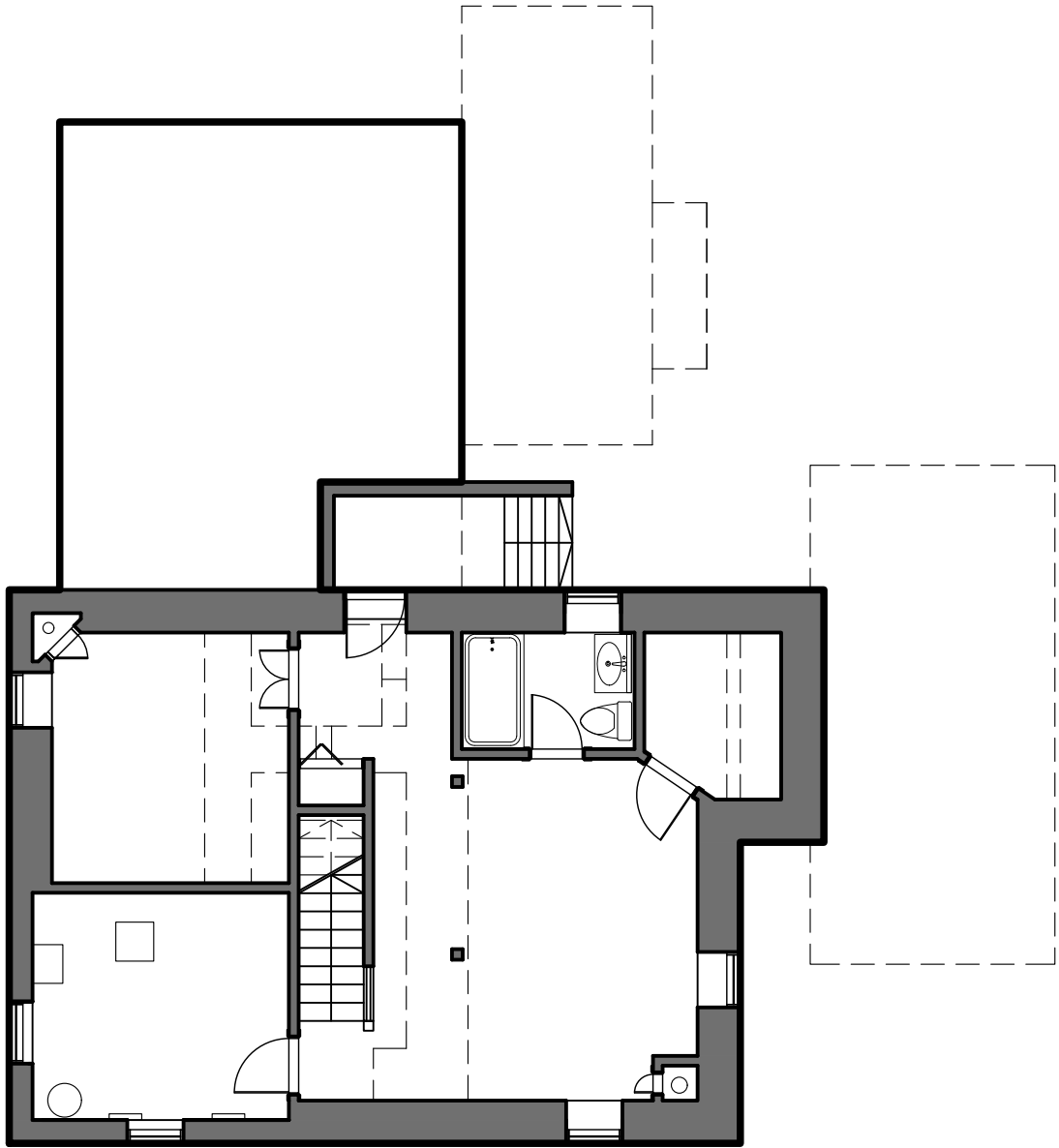
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089 YGS
1/8" = 1' 0" FEB 24, 2023

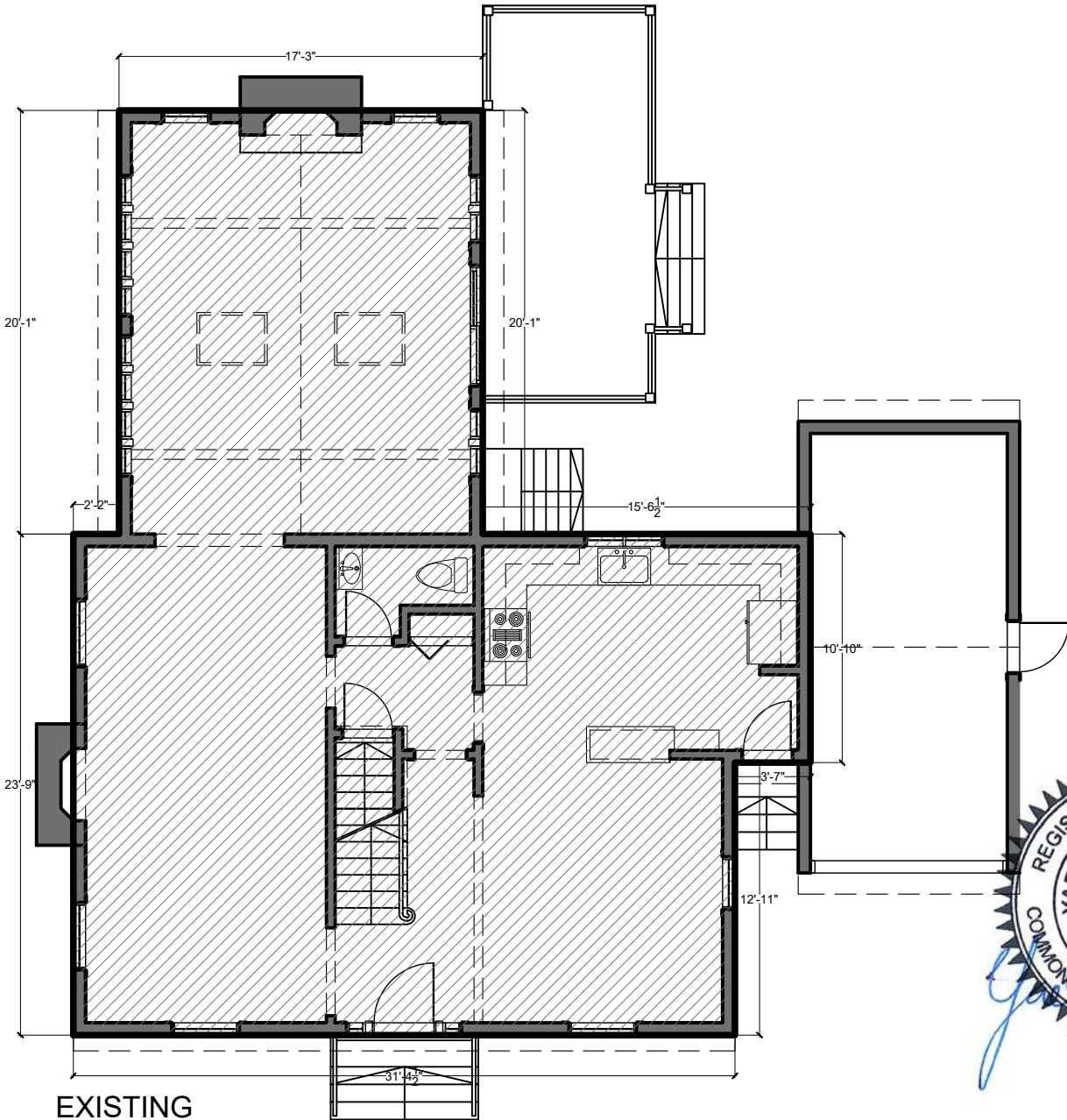
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DRAWING NUMBER

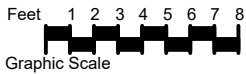
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EXISTING
CELLAR FLOOR
0 SF



EXISTING
FIRST FLOOR
1130 SF



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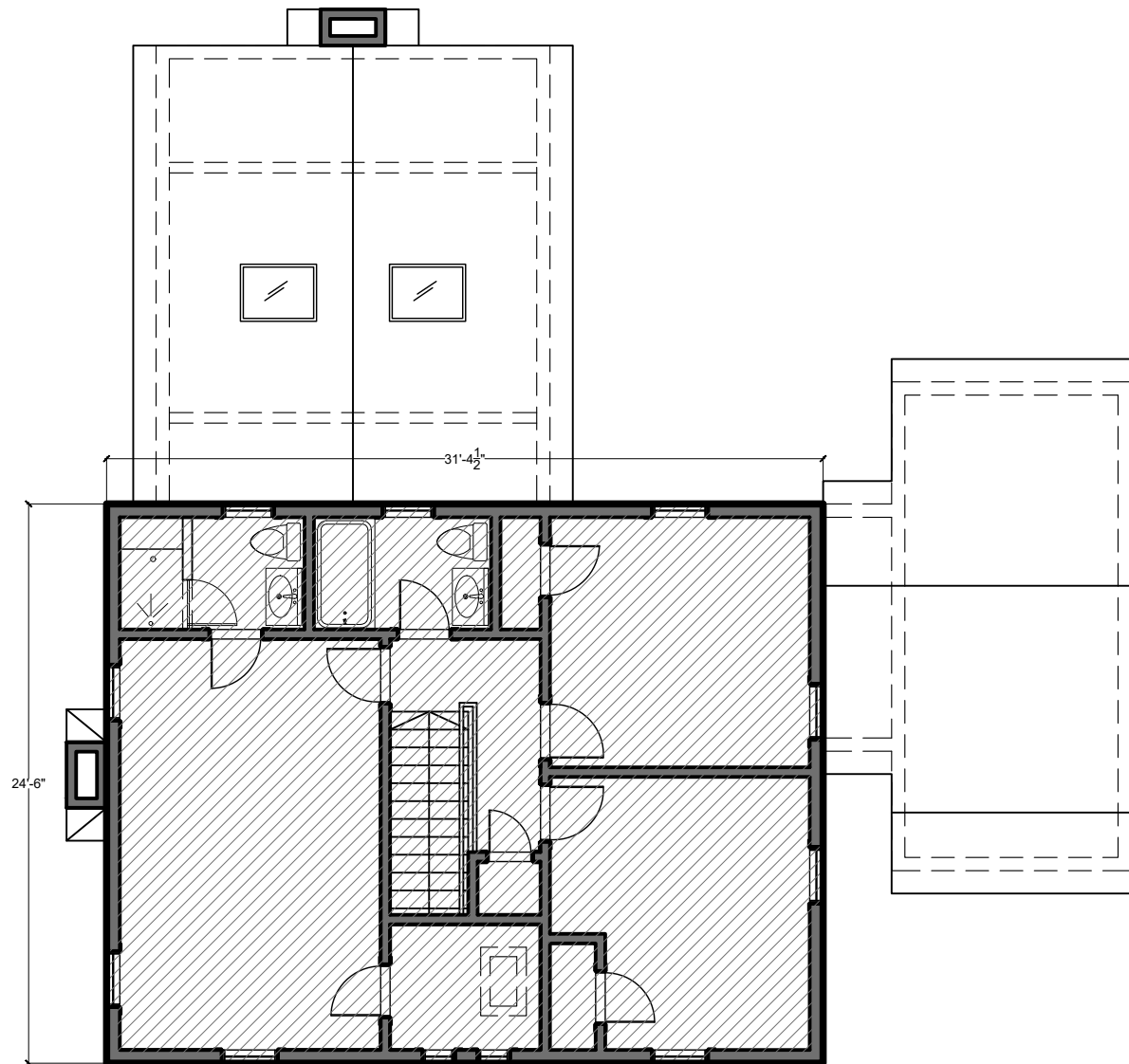
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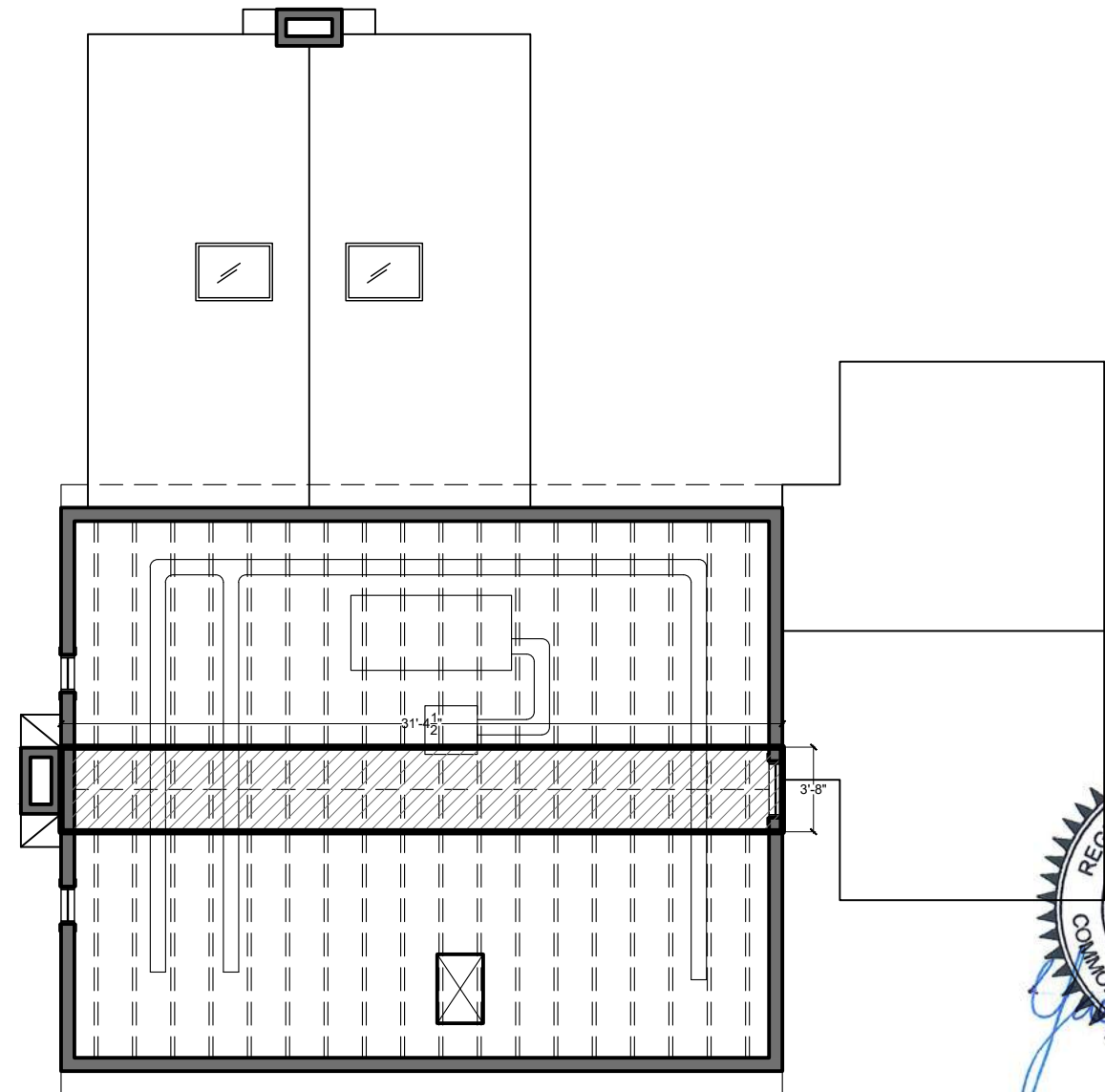
REV	DESCRIPTION	DATE

DILAWARI RESIDENCE	
OWNER 55 MUNROE STREET BELMONT, MA	
PROJECT EXISTING TLA CALCULATION 1	
DRAWING TITLE	
089	YGS
1/8" = 1' 0"	FEB 24, 2023
A-120	

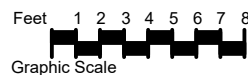
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EXISTING
SECOND FLOOR
769 SF



EXISTING ATTIC FLOOR
@7' HEIGHT
115 SF



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DILAWARI
RESIDENCE

55 MUNROE STREET
BELMONT, MA

EXISTING TLA
CALCULATION 2

DRAWING TITLE

089

YGS

1/8"= 1' 0"

FEB 24, 2023

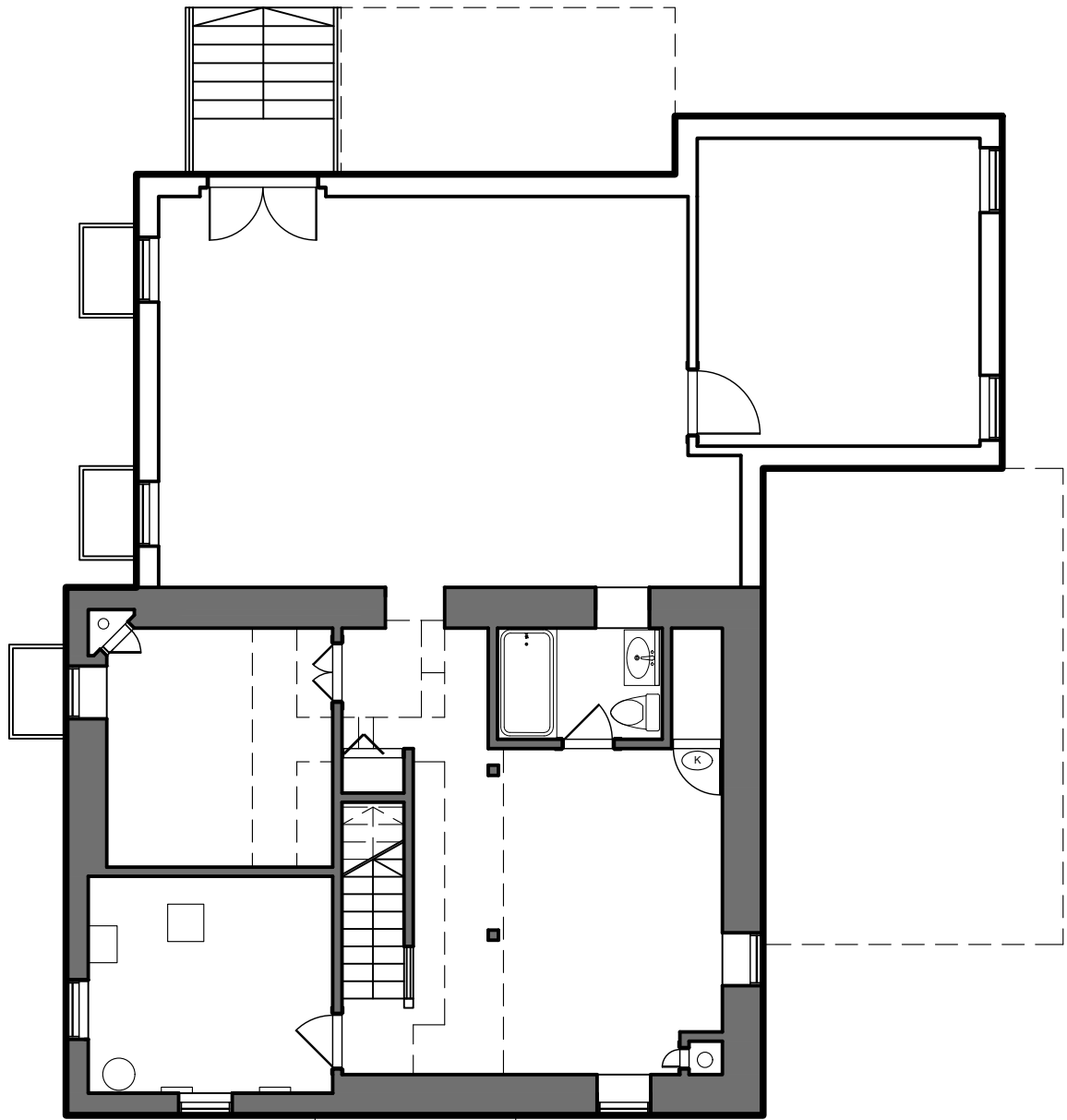
SCALE

DATE

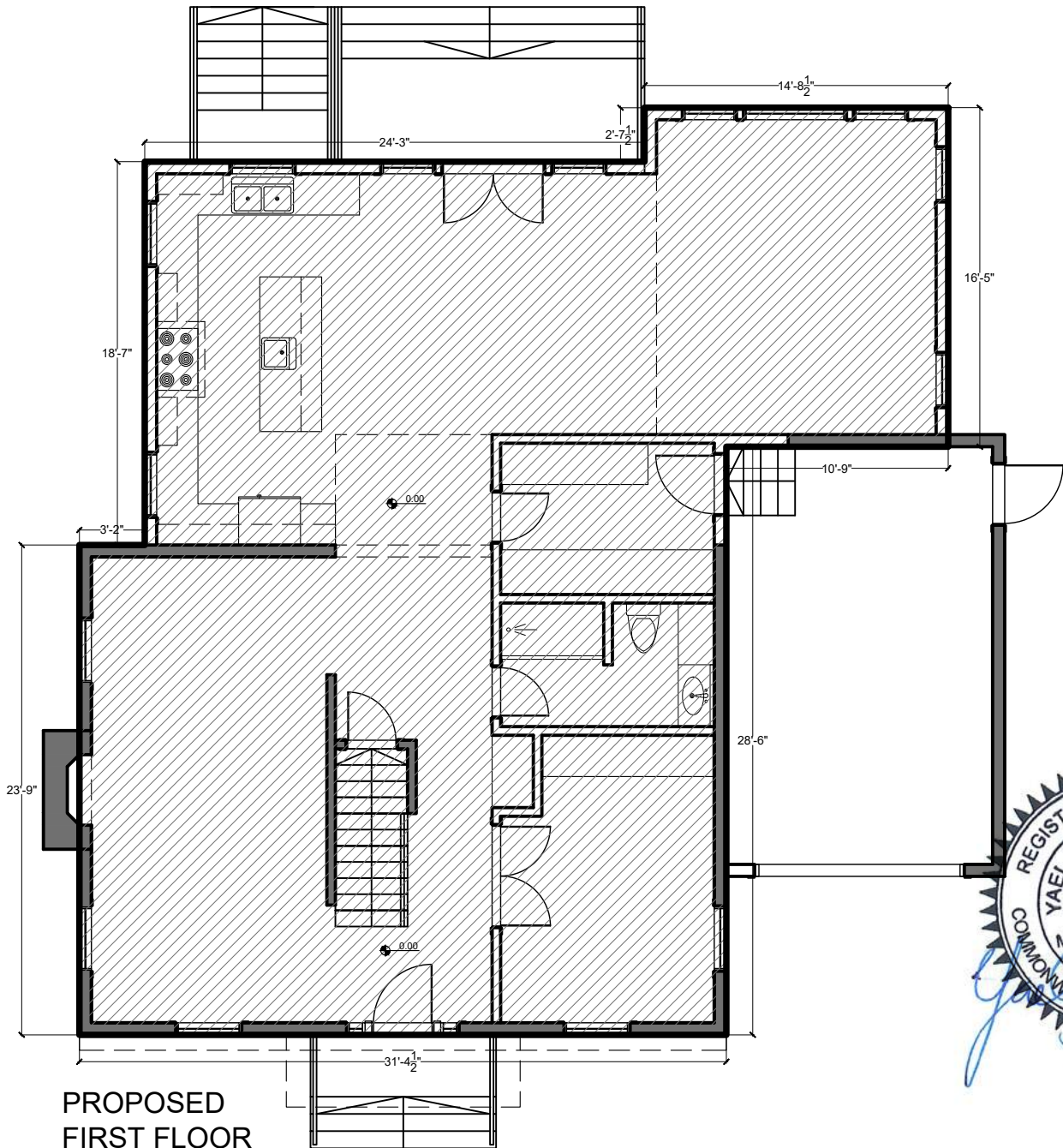
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DRAWING NUMBER

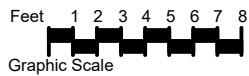
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PROPOSED
CELLAR FLOOR
0 SF



PROPOSED
FIRST FLOOR
1457 SF

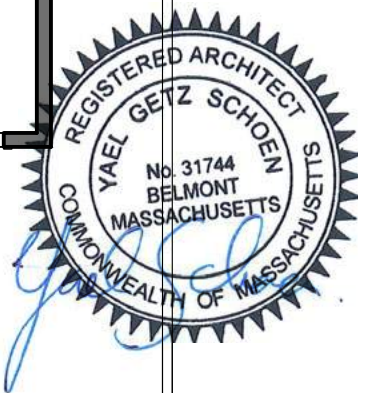


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PROPOSED TLA
CALCULATION 1

DRAWING TITLE

089

YGS

1/8" = 1' 0"

FEB 24, 2023

SCALE

DATE

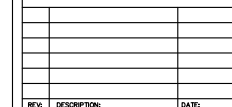
A-122

DRAWING NUMBER

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A-123

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$$\frac{2,964-2014}{2014} = 47\% \text{ ADDITION}$$

TLA CALCULATION

[illegible]