

RECEIVED  
TOWN CLERK  
BELMONT, MA

CASE NO. 24-03

2023 DEC 13 AM 9:20

NOTICE OF PUBLIC HEARING BY THE  
TOWN OF BELMONT PLANNING BOARD

ON APPLICATION FOR A SPECIAL PERMIT

Notice is hereby given that the Planning Board will hold a public hearing on Tuesday, January 16, 2024 at 7:00 PM by remote access through the Zoom app. to consider the application of Jeffrey Kerner, for One Special Permit under section 1.5 of the By-Law to construct a two story addition at 36 Tobey Road Located in a Single Residence C (SRC) zoning district. §1.5.4 C (2) of the Zoning By-Law allows alteration or structural change increases, that increase the Gross Floor Area of a non-conforming structure (minimum required lot area is 9,000SF, existing and proposed lot area is 6,192SF) more than thirty percent (30%) by a Special Permit granted by the Planning Board. The existing Gross Floor Area is 1,520 square feet and the proposed addition is 1,237 square feet or 81.4%. The expansion is allowed by a Special Permit Granted by the Planning Board.

**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  
Planning Board

RECEIVED  
TOWN CLERK  
BELMONT, MA  
2023 DEC 12 PM 1:20

**APPLICATION FOR A SPECIAL PERMIT**

Date: 12/01/2023

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 36 TOBEY 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 a two-story addition in the Single Residence C (SRC) zoning district to increase the gross floor area of a non-conforming structure more than 30%. All other aspects conform to the zoning bylaws.

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

Signature of Petitioner	<u>Jeffrey Kerner</u> <small>Jeffrey Kerner (DEC 1, 2023 12:07 EST)</small>
Print Name	<u>Jeffrey Kerner</u>
Address	<u>36 Tobey Road</u> <u>Belmont, MA, 02478</u>
Daytime Telephone Number	<u>973-477-9973</u>



**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

December 6, 2023

Jeffrey Kerner  
36 Tobey Road  
Belmont, MA 02478

RE: Denial to Construct Two Story Addition.

Dear Mr. Kerner,

The Office of Community Development is in receipt of your building permit application for your proposal to construct a two story addition at 36 Tobey Road located in a Single Residence C (SRC) zoning district.

Your application has been denied because it does not comply with the current Town of Belmont Zoning By-Law. More specifically, §1.5.4 C (2) of the Zoning By-Law allows alteration or structural change increases, that increase the Gross Floor Area of a non-conforming structure (minimum required lot area is 9,000SF, existing and proposed lot area is 6,192SF) more than thirty percent (30%) by a Special Permit granted by the Planning Board. Special Permit: The existing Gross Floor Area is 1,520 square feet and the proposed addition is 1,237 square feet or 81.4%%. The expansion is allowed by a Special Permit Granted by the Planning Board.

You may alter your plans to conform to the current Town of Belmont Zoning By-Law and resubmit a building application, or you may request one (1) Special Permit from Planning Board. If you choose this option, please contact the Office of Community Development to schedule an appointment with Gabriel Distler, Staff Planner, at (617) 993-2650 in order to begin the process.

Sincerely,

Ara Yogurtian  
Inspector of Buildings

6/23/2023

To the members of the Planning Board,

Thank you for considering our application to build an addition to our home at 36 Tobey Road. We have been working with our architect, Richard Boccelli, for several years to formalize this design.

My wife Lisa and I moved to 36 Tobey Road, a three-bedroom home, in March 2018. We moved from New York with our three-year-old Charlie to be closer to Lisa's parents in Needham. After looking at several towns in the area, we were sold on Belmont because of the great schools, easy commute to Mass General Hospital, where I work as a psychiatrist, and the small-town feel. Our second son, Jack, was born shortly after we moved in.

We have been very happy with our home and have grown warmly attached to our neighborhood and our neighbors. They are our closest friends, and their children are our children's closest friends.

We would like to build an addition because our home has gotten too small and will get much tighter as our children get bigger. Lisa and I both work from home, but since there are no spare bedrooms, our "offices" are less-than-desirable. We also have one full bathroom which will be difficult to negotiate when our children are in middle and high school. When my parents visit from New York they stay at a hotel, and we would like to be able to host them. We would use our fourth bedroom as an office/guest room.

We have looked extensively at alternatives to building this addition. We have looked carefully at the local real estate market, and we have determined that moving into a comparable four-bedroom house in a comparable location in Belmont, is unfortunately well out of our budget. Our children are doing very well in the school system and have many friends in Belmont, so we absolutely do not want to look in other towns.

We were introduced to Richard by our next-door neighbors, Dave and Tricia Kahn at 32 Tobey Road. Richard designed the addition to their house several years before we moved in. His work on the Kahn's home is incredibly impressive for many reasons, including his ability to match the unique brick colonial style of the immediate neighborhood. Our home is also brick and maintaining our home's place in the community's aesthetic style has always been central to our vision for the addition. Many of the homes in our vicinity have had similar additions put on over the years, so we believe this addition would be consistent with the look and feel of the neighborhood. Since many of the houses in our immediate vicinity have had similar additions, we believe the proposed addition is in scale and mass for the

neighborhood, especially with respect to our abutters. Again, our direct abutters, who submitted a letter of support for this project, had a large addition built by the same architect. We believe the new addition is very much in harmony with the neighborhood.

The proposed project would not generate increased traffic, parking, noise, or density or other detrimental impacts in the neighborhood. We believe the addition will not be substantially more detrimental than the existing nonconforming structure. To further improve the harmony of this project in the neighborhood, we are providing a landscaped screening and buffering along our direct abutters.

We strongly believe that Richard's design will allow our family to remain comfortably in our home for many years to come, and positively contribute to the architectural style of the neighborhood. We appreciate your consideration of our application.

Sincerely,

Jeff Kerner and Lisa Zaval

June 17, 2023

Office of Community Development  
Town of Belmont, Massachusetts

We live at 35 Tobey Road in Belmont. Our house is across the street from our neighbors Jeff Kerner and Lisa Zaval at 36 Tobey Road. We have spoken with Jeff and Lisa about their proposed addition, and we fully support their application to proceed with this project.

Sincerely,

*David Rodgers* *Cindy Rubin*  
David Rodgers and Cindy Rubin

To the Office of Community Development,

Our names are David & Trisha Kahn and we live at 32 Tobey Road. We are Jeff Kerner and Lisa Zaval's neighbors. We have spoken with Jeff and Lisa about their proposed addition, and we fully support their application to proceed with this project.

Sincerely,

The Kahn Family

*Trisha Kahn*

*David Kahn*

To the Office of Community Development

June 17, 2023

My name is Aurora Sanfeliz and I live at 46 Tobey Rd. I am Jeff Kerner and Lisa Zaval's neighbor. I have spoken with Jeff and Lisa about their proposed addition, and I fully support their application to proceed with this project.

Sincerely,

  
Aurora Sanfeliz

July 4, 2023

To the Office of Community Development,

My name is Ann Allardi and I live at 10 Plymouth Ave. My husband and I have had the pleasure of being Jeff Kerner and Lisa Zaval's neighbors for years. They are wonderful, conscious members of our neighborhood community. I have spoken with Jeff and Lisa about their proposed addition, and I fully support their application to proceed with this project.

Sincerely,



Ann Allardi

Hillary Hurst Bush & Devon Bush  
2 Bradford Road • Belmont, MA 02478 • 617-605-4145 • [hjhurst@gmail.com](mailto:hjhurst@gmail.com)

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June 22, 2023

To the Office of Community Development,

We are Hillary and Devon Bush, and we live at 2 Bradford Road, Belmont. We are Jeff Kerner and Lisa Zaval's neighbors. We have spoken with Jeff and Lisa about their proposed addition, and we fully support their application to proceed with this project.

Sincerely,



Hillary Hurst Bush



Devon Bush

July 10, 2023

Jeffery M. Smith & David Smith

2 Davenport Road • Belmont, MA 02458 • (617) 351-1243 • jeff@smithsmith.com

To the Office of Community Development,

June 22, 2023

Our name is Stephen Fink and Sarah Turbett, and we live at 354 Lake Street in Belmont. We have been neighbors of Jeff Kerner and Lisa Zaval for the past 5 years, and have spoken with Jeff and Lisa about their proposed addition. We understand what the project entails, and are fully supportive of their application to proceed with this project.

Sincerely,

/s/ Stephen Fink

/s/ Sarah Turbett

June 27, 2023

To the Office of Community Development,

Our names are Maureen and Kevin Brosnan and we live at 31 Tobey Road in Belmont. We are Jeff Kerner and Lisa Zaval's neighbors. I have spoken with Jeff and Lisa about their proposed addition, and I fully support their application to proceed with this project.

Sincerely,

*Maureen L Brosnan*  
*K Brosnan*

Maureen and Kevin Brosnan

## Zoning Compliance Check List

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



**Property Address:** 36 Tobey Road

**Surveyor Signature and Stamp:** Vernon LeBlanc

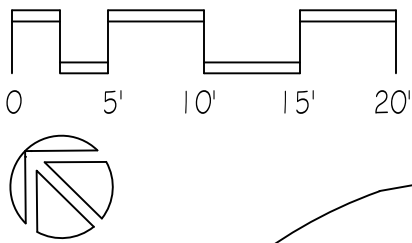
**Date:** 11-28-23

Per §4.2 of the Zoning By-Law									
		REQUIRED		EXISTING		PROPOSED			
Lot Area (sq. ft.)		9,000		6,192		6,192			
Lot Frontage (feet)		75		162.9		162.9			
Lot Coverage (% of lot)		25		21.5		24.98			
Open Space (% of lot)		50		68.8		64.4			
Setbacks: (feet)	➤ Front <sup>(a)</sup> <i>Tobey/Plymouth</i>			17.9/19.27		25.6/19.27			
	➤ Side/Side <i>Tobey</i>	10	10	15.17		10.5			
	➤ Rear	28.42		43.84		28.63			
Building Height:	➤ Midpoint (feet)	30		19.46		19.46			
	➤ Ridge (feet)	34		28.39		28.39			
	➤ Stories	2-1/2		2		2			
1/2 Story (feet) (Per §1.4)	➤ Perimeter (50%)								
	➤ Area (60%)								
	➤ Length (75%)								
HVAC <sup>(b)</sup>		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.

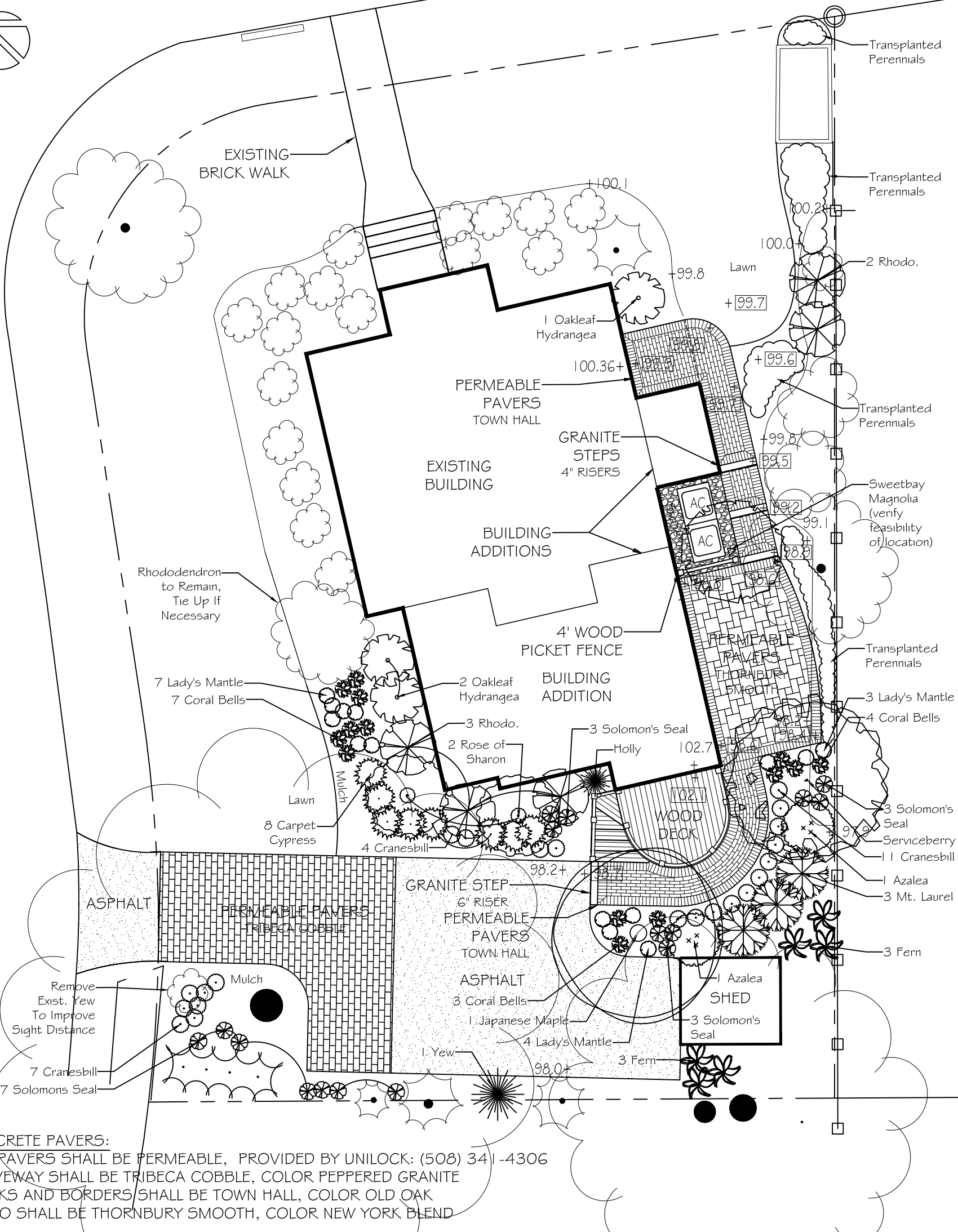
(b) Includes all outdoor mechanical equipment and fuel storage systems.

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

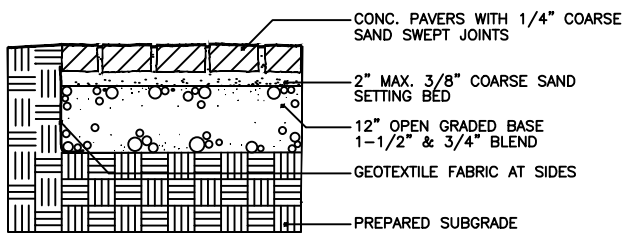


TOBEY ROAD

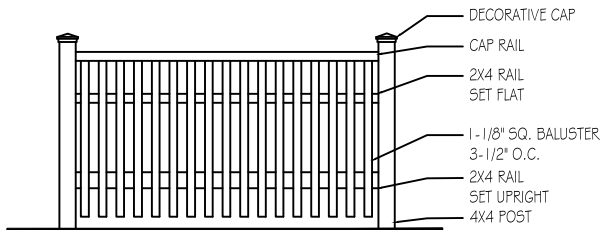
PLYMOUTH AVE.



CONCRETE PAVERS:  
-ALL PAVERS SHALL BE PERMEABLE, PROVIDED BY UNILOCK: (508) 341-4306  
-DRIVEWAY SHALL BE TRIBECA COBBLE, COLOR PEPPERED GRANITE  
-WALKS AND BORDERS SHALL BE TOWN HALL, COLOR OLD OAK  
-PATIO SHALL BE THORNBURY SMOOTH, COLOR NEW YORK BLEND



PERMEABLE PAVERS



PICKET FENCE AT CONDENSERS

36 TOBEY ROAD  
BELMONT, MA

LISA ZAVAL &  
JEFF KERNER

a . point design inc.  
Architecture & Planning  
61 High St. Danvers, MA

PROJECT PHASE:  
SPECIAL PERMIT

ISSUANCE:

MARK	DESCRIPTION	DATE	APRVD
1.	APPROVAL	06/20/23	
2.	REVISIONS	08/09/23	
3.	REVISIONS	11/17/23	

PROJECT NO.: 2777

DRAWN: DAJ

SCALE: 1"=10'

LANDSCAPE  
PLAN

L-1

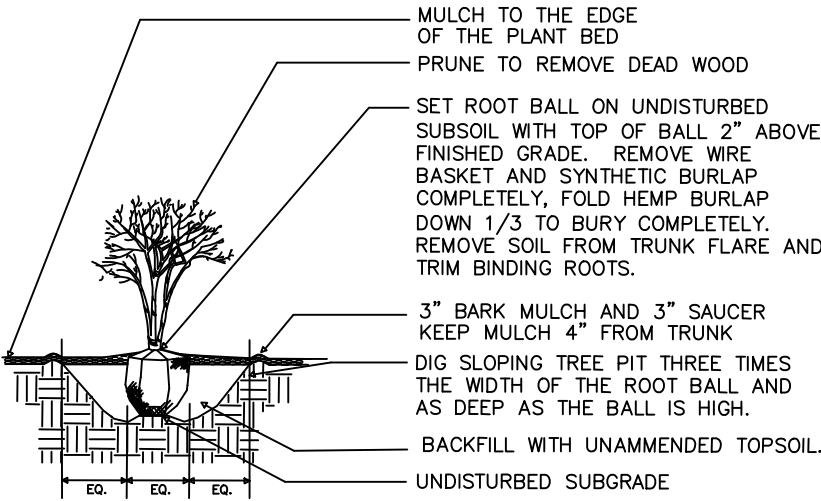
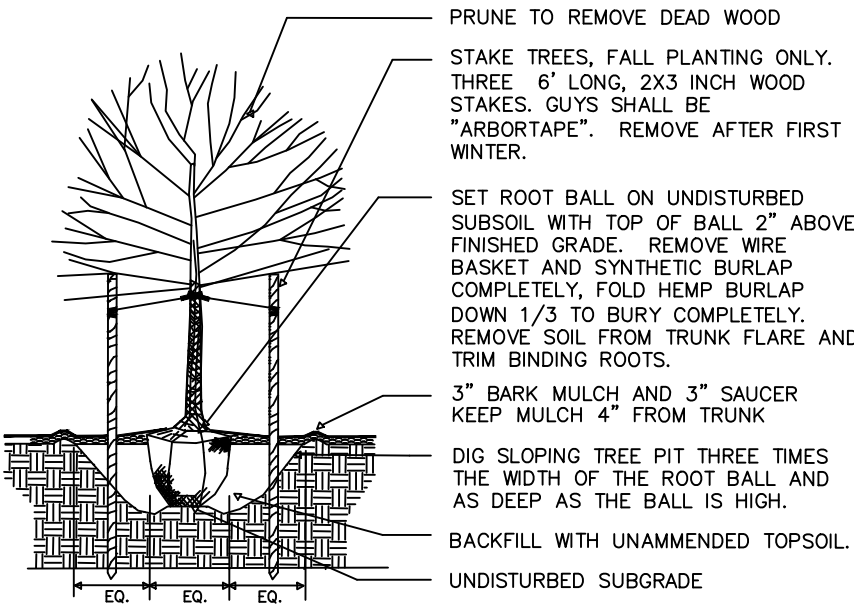
WEINMAYR/JAY ASSOCIATES, INC. LANDSCAPE ARCHITECTS  
360 Charles River Rd, Watertown, MA 02472 617.957.9733 djay@weinmayrjay.com

PLANT LIST

QTY.	SIZE	COMMON NAME	BOTANICAL NAME	COMMENTS
		TREES		
1	2–2.5”	Bloodgood Japanese Maple	Acer palmatum ‘Bloodgood’	Dark red leaves
1	6–7’	Sweetbay Magnolia	Magnolia virginianum	
1	1.5–2”	Serviceberry	Amelanchier ‘Autumn Brilliance’	
		SHRUBS		
2	4–5’	Rose of Sharon	Hibiscus syriacus ‘Aphrodite’	
2	2–3’	Oakleaf Hydrangea	Hydrangea quercifolia ‘Alice’	
1	4–5’	Castle Spire Holly	Ilex x meserveae ‘Heckfree’	
3	2–3’	Mt. Laurel	Kalmia latifolia ‘Snowdrift’	
8	3 gal.	Siberian Carpet Cypress	Microbiota decussata	
5	3–4’	Scintillation Rhododendron	Rhododendron ‘Scintillation’	
2	3–4’	Pink Swamp Azalea	Rhododendron viscosum ‘Pink Form’	
1	3–4’	Hicks Upright Yew	Taxus media ‘Hicksii’	
		PERENNIALS		
14	2 gal.	Ladie’s Mantle	Alchemilla mollis	
22	2 gal.	Cranesbill	Geranium ‘Rozanne’	
14	2 gal.	Coral Bells	Heuchera ‘Pinot Gris’	
6	2 gal.	Ostrich Fern	Metteuccia struthiopteris	
16	2 gal.	Variegated Solomon’s Seal	Polygonatum ‘Striatum’	

PLANTING NOTES

1. UTILITIES: CALL DIG SAFE PRIOR TO ANY DIGGING OR GRADING AT THE SITE. LANDSCAPE CONTRACTOR SHALL REVIEW ARCHITECTURAL/ENGINEERING PLANS TO BECOME THOROUGHLY FAMILIAR WITH SURFACE AND SUBSURFACE UTILITIES. LANDSCAPE CONTRACTOR IS TO COORDINATE HIS WORK WITH THE IRRIGATION AND LIGHTING CONTRACTORS.
2. COMPACTED SUBGRADE SHALL BE TILLED PRIOR TO THE SPREADING OF LOAM. COMPACTED LOAM SHALL BE TILLED PRIOR TO THE SPREADING OF SEED, LAYING OF SOD, OR PLANTING OF TREES AND SHRUBS. COMPACTED GRASS AREAS SHALL BE AERATED .
3. DRAINAGE: THE LANDSCAPE CONTRACTOR SHALL INSURE BEFORE AND AFTER THE SPREADING OF LOAM THAT ALL AREAS WILL DRAIN.
4. LOAM SHALL BE CLEAN, WELL DRAINED TOPSOIL, FREE OF TOXINS, CONTAINING A MINIMUM OF 10% ORGANIC MATTER, THOROUGHLY RAKED TO REMOVE STONES AND DEBRIS GREATER THAN 1". WHETHER FROM THE SITE OR IMPORTED, LOAM SHALL BE TESTED FOR PLANTING SUITABILITY (pH, ORGANIC MATTER, AVAILABLE PLANT NUTRIENTS, C/N RATIO, BULK DENSITY, SOLUBLE SALTS, HEAVY METALS, ETC.). AT LEAST THREE TESTS SHALL BE TAKEN PER STOCKPILE FOR CONSISTENCY. IF SOIL IS FOUND TO BE DEFICIENT, CONTRACTOR SHALL PROVIDE A PROGRAM OF CORRECTIVE ACTIONS. COMPOST SHALL BE ADDED AND TILLED INTO THE SOIL AS NECESSARY TO BRING THE ORGANIC CONTENT TO 10% MIN. ALL PLANT BEDS SHALL HAVE A MINIMUM OF 12" OF LOAM. ALL LAWN AREAS SHALL HAVE A MINIMUM OF 6" OF LOAM.
5. PLANT PITS SHALL BE THREE ROOT BALL DIAMETERS IN WIDTH, AND NO DEEPER THAN THE PLANT BALL. REMOVE SOIL FROM THE TOP OF THE ROOT BALL DOWN TO THE TRUNK FLARE BY LOOSENING THE BURLAP AND DIG PLANT PIT SUCH THAT ROOT FLARE IS 1 TO 2 INCHES ABOVE FINISHED GRADE.
6. SET PLANT IN THE HOLE. CUT AWAY ALL VISIBLE ROPE AND BURLAP. REMOVE WIRE BASKETS. REMOVE SOIL TO EXPOSE ROOT FLARE.
7. BACKFILL HOLE WITH EXISTING SOIL. WHEN BACKFILLING IS HALF COMPLETE, FILL PIT WITH WATER AND ALLOW TO DRAIN TO REMOVE AIR POCKETS. COMPLETE BACKFILLING LEAVING THE ROOT FLARE EXPOSED.
8. MIX MYCOR TREE SAVER INTO TOP 8" OF SOIL ADJACENT TO THE ROOT BALL AT THE RATE OF 1 PACKET PER CALIPER INCH OF TRUNK OR 1 PACKET PER FOOT OF ROOT BALL DIAMETER.
9. WATER-HOLDING SAUCER SHALL BE BUILT UP AROUND THE PLANT PIT. FLOOD WITH WATER FOR 5 MINUTES IMMEDIATELY AFTER PLANTING.
10. STAKES AND TREE WRAP: THE LANDSCAPE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR STABILITY AND PLUMB CONDITION OF ALL TREES AND SHRUBS AND SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED BY INSTABILITY OF ANY PLANT MATERIALS. STAKES AND TREE WRAP SHALL BE REMOVED IN THE SPRING PRIOR TO FINAL ACCEPTANCE AND RELEASE OF THE GUARANTEE.
11. COMPOST: IF MATERIAL IS PLANTED IN UNDISTURBED SOIL, SPREAD 1 TO 2" OF COMPOST OVER THE ENTIRE PLANT BED OR LAWN AREA. DO NOT FERTILIZE.
12. MULCH AREAS AROUND PROPOSED TREES AND SHRUBS AND ALL PLANT BEDS WITH 3" SHREDDED BARK MULCH. DO NOT MULCH AGAINST TRUNKS AND STEMS.
13. PRUNING: REMOVE ALL DEAD, BROKEN AND DAMAGED BRANCHES.
14. WATER PLANTS ONCE A DAY FOR THE FIRST WEEK AND ONCE A WEEK FOR THE FIRST PLANTING SEASON. WATER AT THE RATE OF FIVE GALLONS PER SHRUB AND 10 GALLONS PER TREE.
15. GUARANTEE ALL PLANTS FOR ONE FULL YEAR FROM DATE OF ACCEPTANCE.



36 TOBEY ROAD  
BELMONT, MA

LISA ZAVAL &  
JEFF KERNER

a . point design inc.  
Architecture & Planning  
61 High St. Danvers, MA

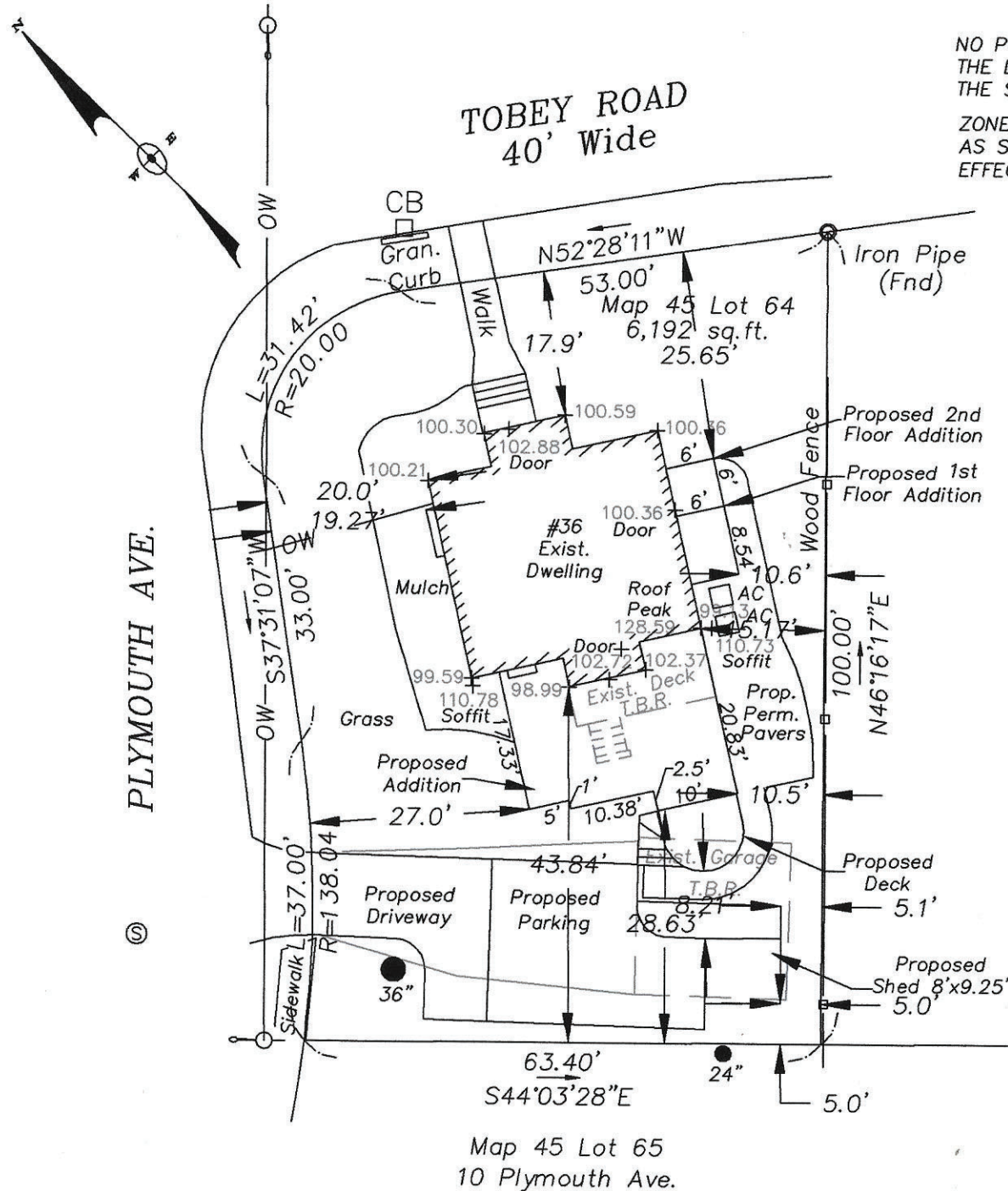
WEINMAYR/JAY ASSOCIATES, INC. LANDSCAPE ARCHITECTS  
360 Charles River Rd, Watertown, MA 02472 617.957.9733 djay@weinmayrjay.com

PROJECT PHASE: SPECIAL PERMIT		
ISSUANCE:		
MARK	DESCRIPTION	DATE
1.	APPROVAL	06/20/23
2.	REVISIONS	08/09/23
3.	REVISIONS	11/17/23
PROJECT NO.:		2777
DRAWN:		DAJ
SCALE:		AS NOTED

LANDSCAPE  
NOTES

L-2





NO PUBLIC SHADE TREES ARE LOCATED WITHIN THE LIMITS OF THE PROPERTY FRONTAGE OF THE SUBJECT PROPERTY.

ZONE X - AREA OF MINIMAL FLOODING AS SHOWN OF FEMA MAP 25017C0409E EFFECTIVE 6/4/2010

LOT IS NOT IN A WETLAND AS SHOWN ON TOWN OF BELMONT WETLAND MAP

	REQD.	EXIST.	PROP.
LOT COVERAGE	25%	21.5%	24.98%
OPEN SPACE	50%	68.8%	64.4%
FRONTAGE	75'	162.9'	162.9'
LOT AREA(S.F.)	9,000	6,192	6,192
FRONT TOBEY	25'	17.9'	25.6'
FRONT PLYMOUTH	25'	19.27'	19.27'
SIDE TOBEY	10'	15.17'	10.5'
REAR PLYMOUTH	28.42'*	43.84'	28.63'
HEIGHT	30'	28.39'	28.39'
STORIES	2½	2	2
<b>ACCESSORY</b>			
FRONT TOBEY	25'	70.53'	77.73'
FRONT PLYMOUTH	25'	39.83'	39.83'
SIDE TOBEY	10'	3.83'	5.0'
REAR PLYMOUTH	25'	5.48'	5.0'

AVERAGE EXISTING GRADE @ HOUSE CORNERS

100.30
100.59
100.36
99.13
102.37
98.99
99.59
100.21
801.54/8 = 100.2

- REFERENCES:
- 1) Deed Book 70592 Page 350
  - 2) Plan #4 of 1931
  - 3) Plan #411 of 1932
  - 4) Plan #295 of 1933

28.42'\* Due to Lot Depth <100 feet

Map 45 Lot 72  
32 Tobey Rd.

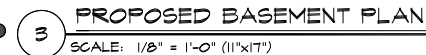
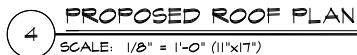
ZONING DISTRICT - SC



Owner: Jeffrey C. Kerner and Lisa E. Zaval  
 Loc. House No.: 36 Tobey Rd.  
 Lot No.: 64 (Map 45)  
 App. No.  
 Date: November 28, 2023  
 Scale: 1"=20'







ISSUANCE:			
MARK	DESCRIPTION	DATE	APRVD
01	PERMIT DENIAL	10-24-02	-
02	APPROVALS	08-18-03	-
-	-	-	-
-	-	-	-

CLIENT : LISA ZAVAL & JEFF KERNER

a • point • design, inc  
architecture and planning  
61 high street, danvers, ma 01923  
p: 978.304.0059 [www.apointdesign.com](http://www.apointdesign.com)

DRAWING TITLE:	PROPOSED BSMT FLOOR & ROOF PLANS
PROJECT NAME:	36 TOBEY ROAD 36 TOBEY ROAD, BELMONT, MA 02478
PROJECT NUMBER:	91-005
PROJECT PHASE:	SPECIAL PERMIT

<u>START DATE :</u>	08.24.21
<u>SCALE :</u>	AS NOTED
<u>DRAWN BY :</u>	RJP/RSB
<u>CHECKED BY :</u>	RSB

A1.20

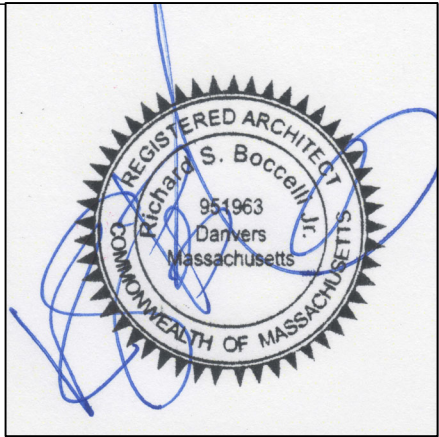
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**B** PROPOSED RIGHT SIDE ELEVATION  
SCALE: 1/8" = 1'-0" (11"x17")



**A** PROPOSED FRONT ELEVATION  
SCALE: 1/8" = 1'-0" (11"x17")



ISSUANCE:				
MARK	DESCRIPTION	DATE	APRVD	
01	PERMIT DENIAL	10.24.22	-	
02	APPROVALS	08.18.23	-	
-	-	-	-	
-	-	-	-	

CLIENT:	
LISA ZAVAL & JEFF KERNER	
a • point • design, inc architecture and planning 61 high street, danvers, ma 01923 p: 978.504.0059 www.apointdesign.com	

DRAWING TITLE:	
PROPOSED EXTERIOR ELEVATIONS	
PROJECT NAME:	
36 TOBEY ROAD 36 TOBEY ROAD, BELMONT, MA 02478	
PROJECT NUMBER:	
21-025	
PROJECT PHASE:	
SPECIAL PERMIT	

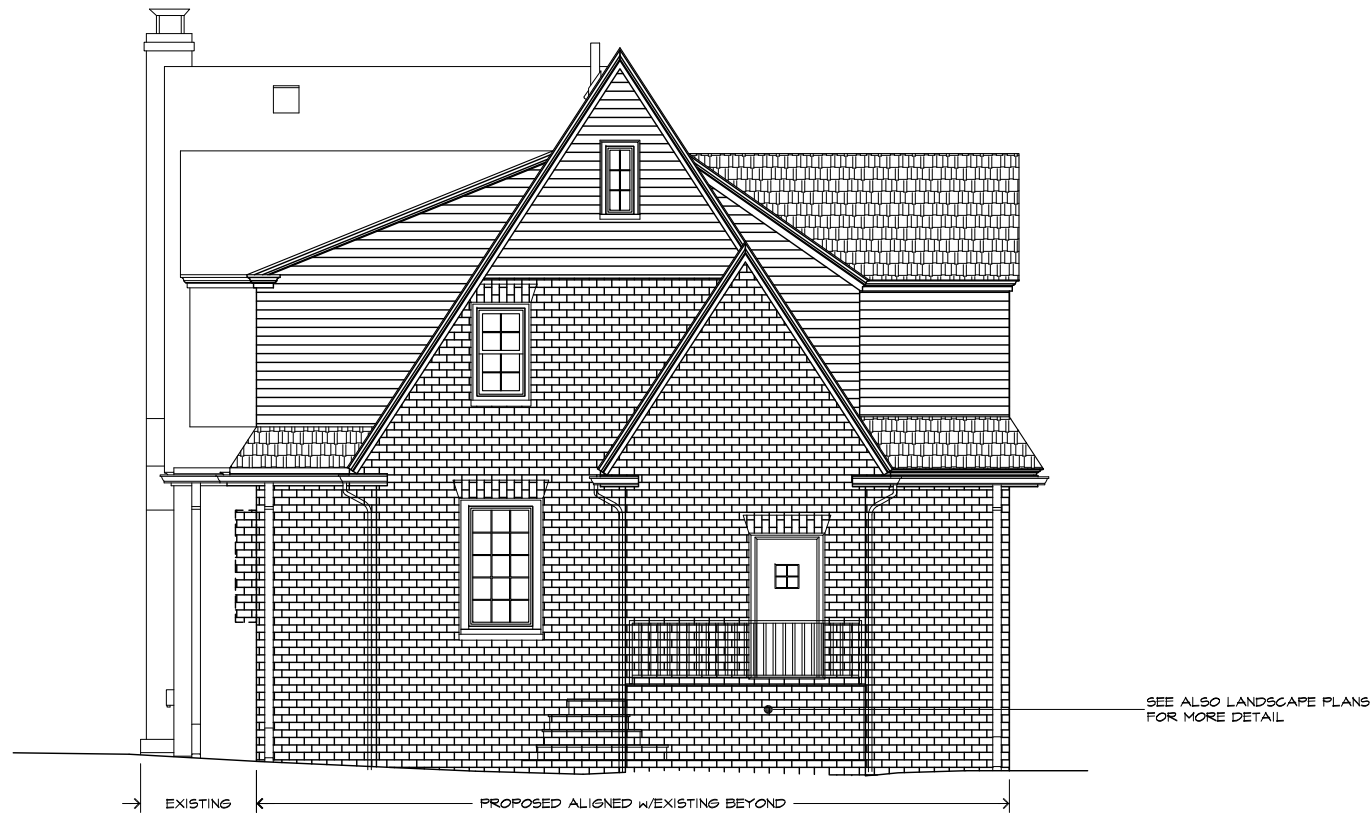
START DATE:	08.24.21
SCALE:	AS NOTED
DRAWN BY:	RJP/RSB
CHECKED BY:	RSB

A2.10

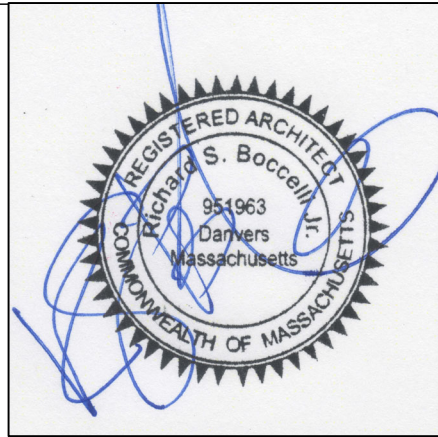
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**D PROPOSED LEFT SIDE ELEVATION**  
SCALE: 1/8" = 1'-0" (11"x17")



**C PROPOSED REAR ELEVATION**  
SCALE: 1/8" = 1'-0" (11"x17")



ISSUANCE:		DESCRIPTION	DATE	APRVD
MARK				
01	PERMIT DENIAL	10.24.22	-	-
02	APPROVALS	08.18.23	-	-
-	-	-	-	-
-	-	-	-	-

CLIENT:	LISA ZAVAL & JEFF KERNER
	<b>a • point • design, inc</b> architecture and planning 61 high street, danvers, ma 01923 p: 978.504.0059 www.apointdesign.com

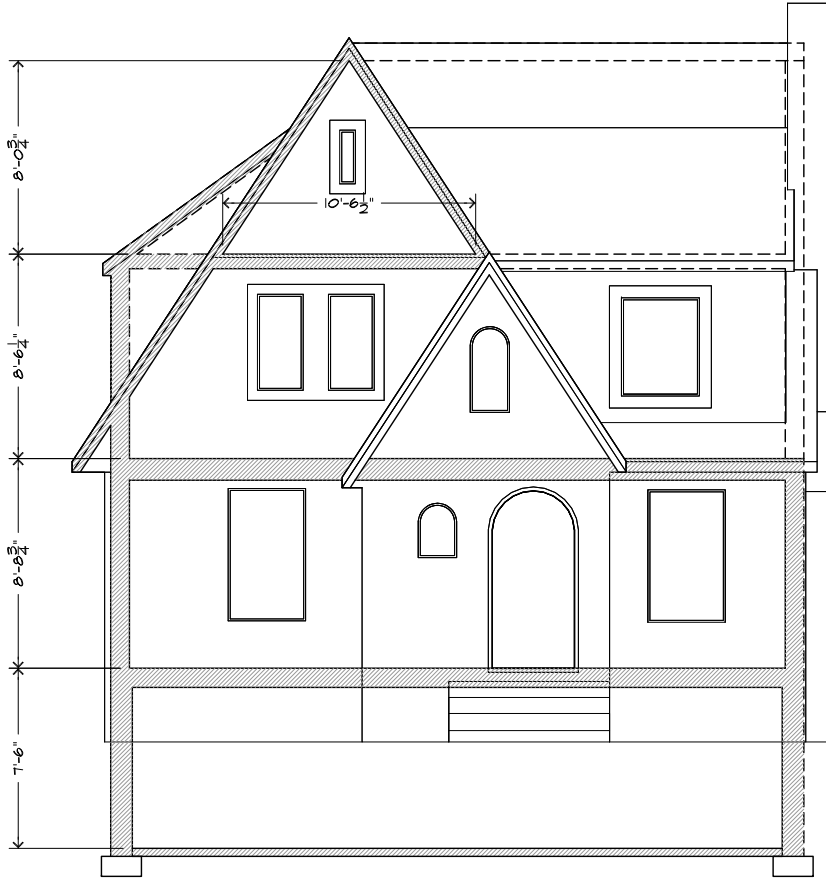
DRAWING TITLE:	PROPOSED EXTERIOR ELEVATIONS
PROJECT NAME:	36 TOBEY ROAD
PROJECT NUMBER:	36 TOBEY ROAD, BELMONT, MA 02478
PROJECT PHASE:	21-025 SPECIAL PERMIT

START DATE:	08.24.21
SCALE:	AS NOTED
DRAWN BY:	RJP/RSB
CHECKED BY:	RSB

A2.20

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**(A:A)** EXISTING SECTION A:A  
SCALE: 1/8"=1'-0" (11"x17")



**(B:B)** EXISTING SECTION B:B  
SCALE: 1/8"=1'-0" (11"x17")



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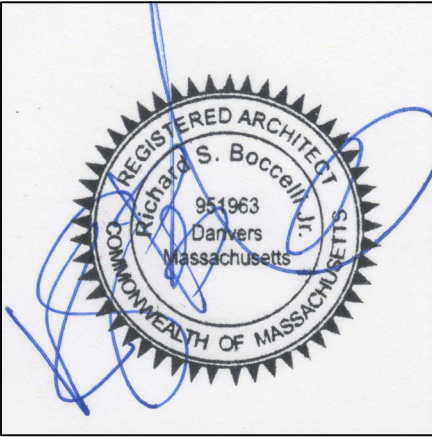
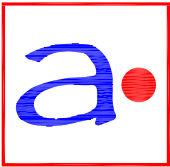
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PROJECT NAME:	
36 TOBEY ROAD 36 TOBEY ROAD, BELMONT, MA 02478	
PROJECT NUMBER:	
21-025	
PROJECT PHASE:	
SPECIAL PERMIT	

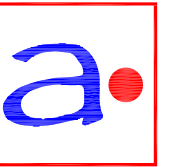
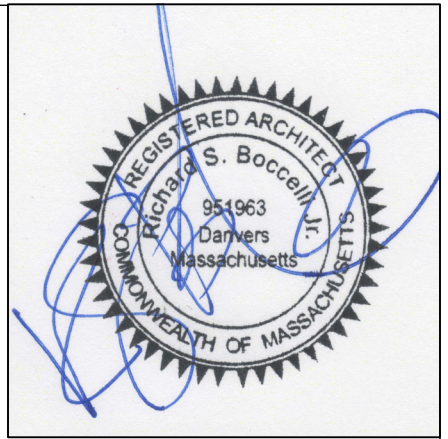
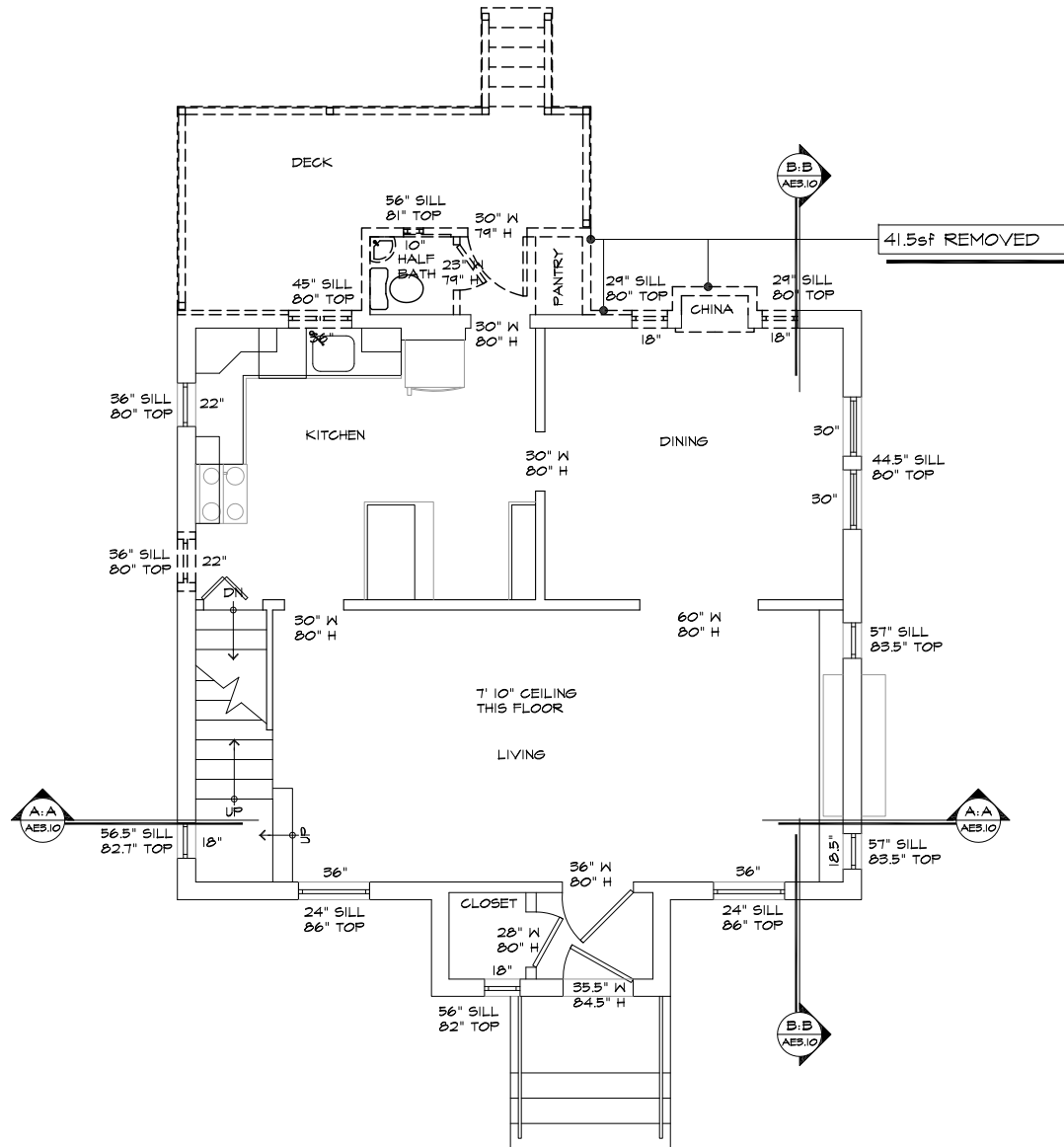
START DATE :	08.24.21
SCALE :	AS NOTED
DRAWN BY :	RUP/RSB
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AE3.10

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ISSUANCE:		DATE		APRVD
MARK	DESCRIPTION			
01	PERMIT DENIAL	10.24.22		-
02	APPROVALS	08.18.23		-
-	-	-		-
-	-	-		-





ISSUANCE:			
MARK	DESCRIPTION	DATE	APRVD
01	PERMIT DENIAL	10.24.22	-
02	APPROVALS	08.18.23	-
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-	-	-	-

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EXISTING w/REMOVAL 1ST & 2ND FLOOR PLANS

PROJECT NAME:

36 TOBEY ROAD, BELMONT, MA 02478

PROJECT NUMBER :  
PROJECT PHASE :  
SPECIAL PERMIT  
21-029

START DATE :	08.24.21
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SCALE : AS NOTED

DRAWN BY : RJP/RSB

CHECKED BY : RSB

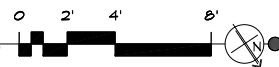
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2

EXISTING w/REMOVAL SECOND FLOOR PLAN

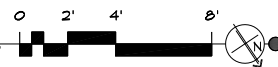
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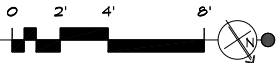
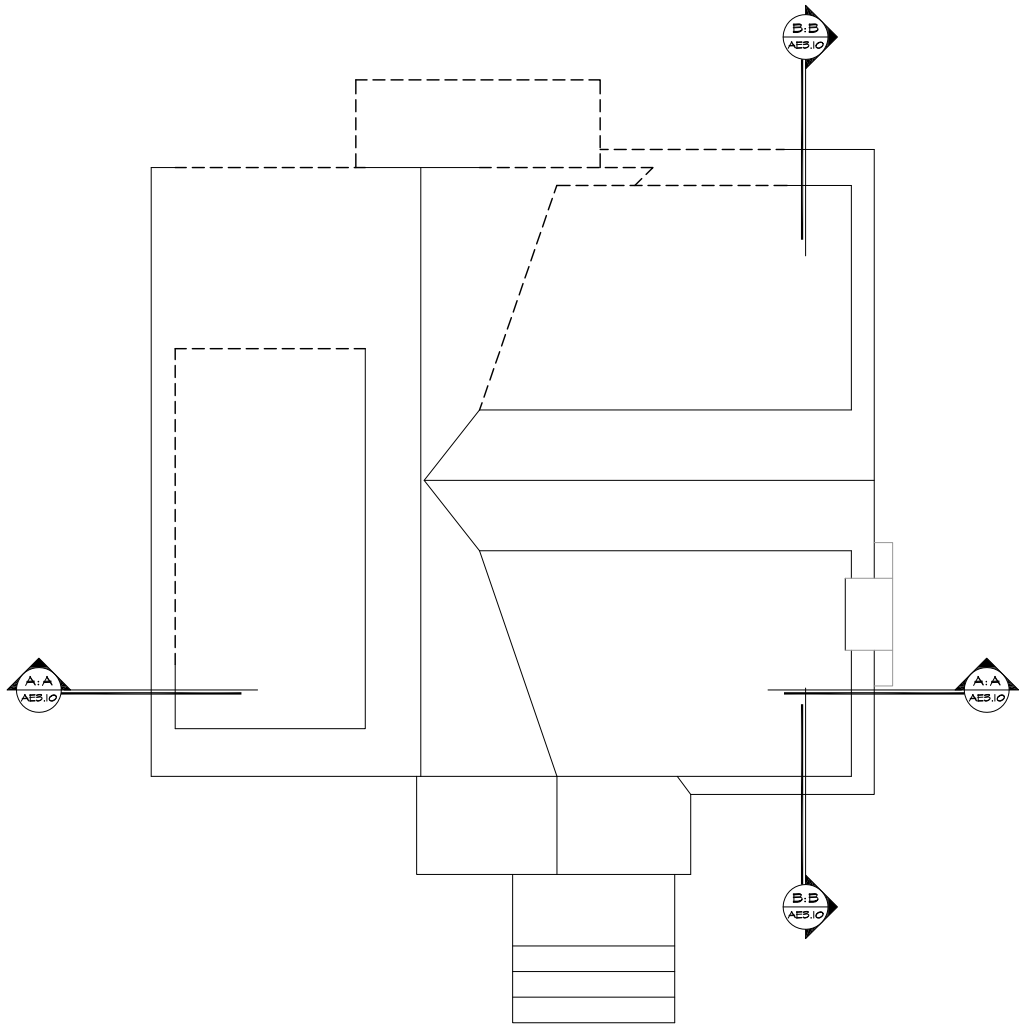
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EXISTING w/REMOVAL FIRST FLOOR PLAN

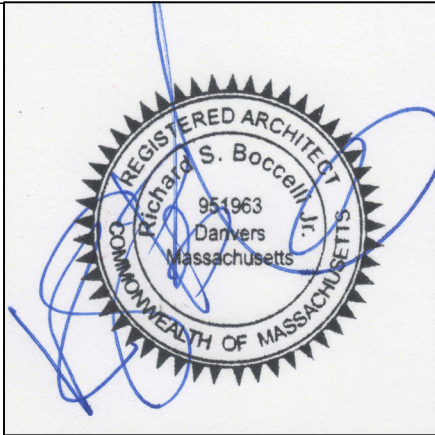
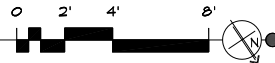
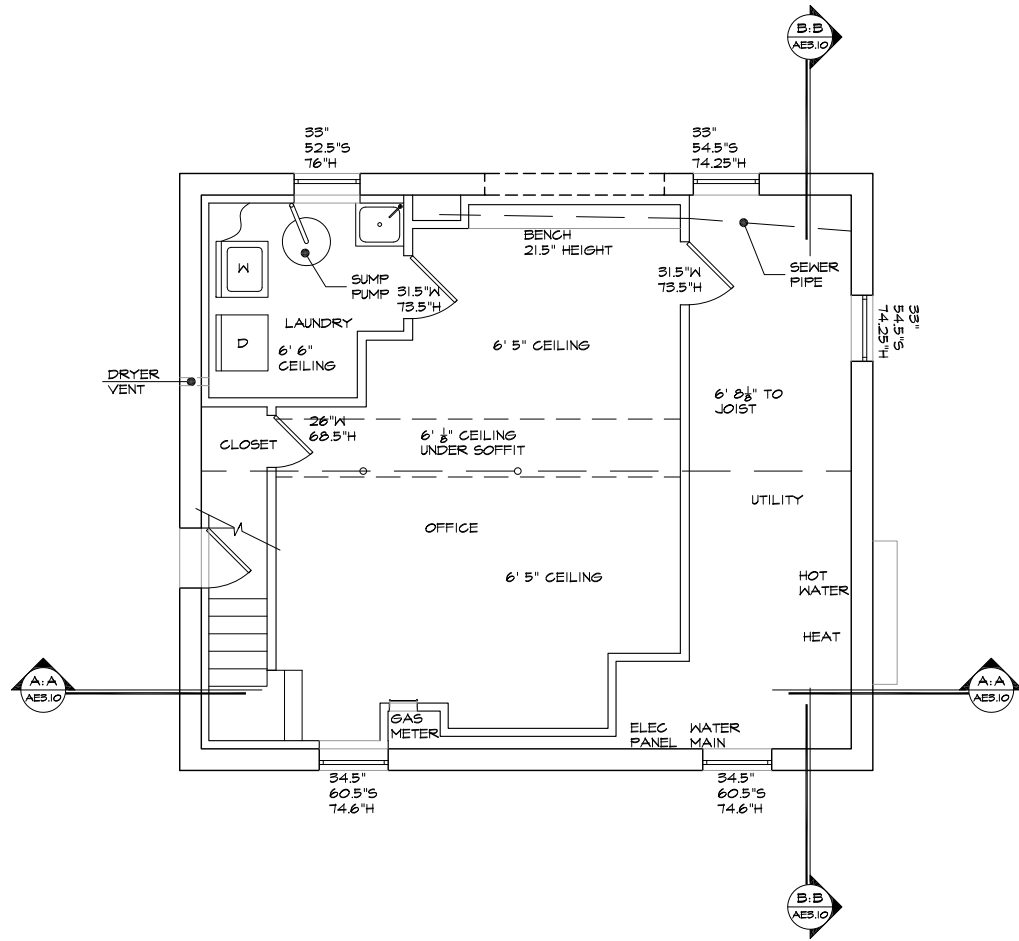
SCALE:  $1/8" = 1'-0"$  (11"x17")



4 EXISTING W/REMOVAL ROOF PLAN  
SCALE: 1/8" = 1'-0" (11"x17")



3 EXISTING W/REMOVAL BASEMENT PLAN  
SCALE: 1/8" = 1'-0" (11"x17")



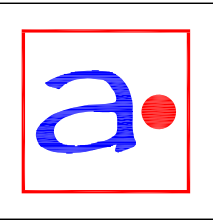
DRAWING TITLE:	EXISTING W/REMOVAL BSMT FLOOR & ROOF PLANS
PROJECT NAME:	36 TOBEY ROAD 36 TOBEY ROAD, BELMONT, MA 02478
PROJECT NUMBER:	21-025
PROJECT PHASE:	SPECIAL PERMIT

START DATE:	08.24.21
SCALE:	AS NOTED
DRAWN BY:	RUP/RSB
CHECKED BY:	RSB

AD1.20

CLIENT:	LISA ZAVAL & JEFF KERNER <b>a • point • design, inc</b> architecture and planning 61 high street, danvers, ma 01923 p: 978.304.0059 www.apointdesign.com
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-		-	-	-



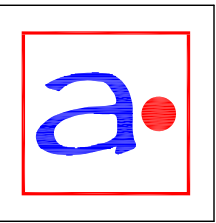
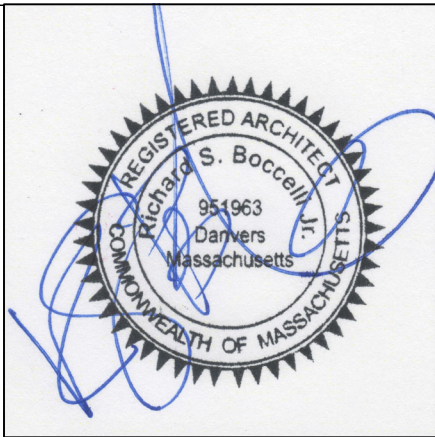
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B EXISTING W/REMOVAL RIGHT SIDE ELEVATION  
SCALE: 1/8" = 1'-0" (11"x17")



A EXISTING W/REMOVAL FRONT ELEVATION  
SCALE: 1/8" = 1'-0" (11"x17")



ISSUANCE:		DESCRIPTION	DATE	APRVD
MARK				
01		PERMIT DENIAL	10.24.22	-
02		APPROVALS	08.18.23	-
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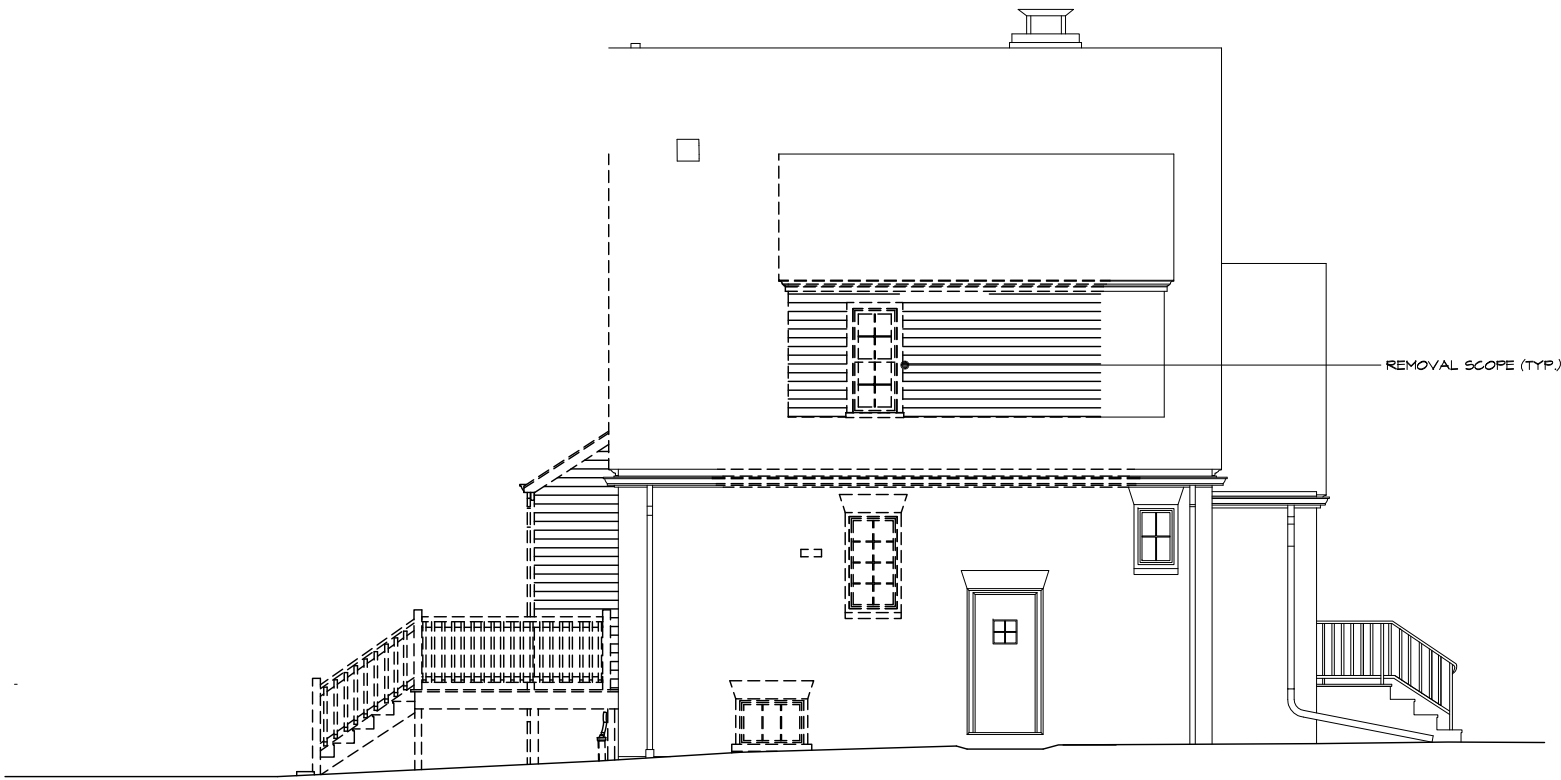
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DRAWING TITLE:	EXISTING W/REMOVAL EXTERIOR ELEVATIONS
PROJECT NAME:	36 TOBEY ROAD 36 TOBEY ROAD, BELMONT, MA 02478
PROJECT NUMBER:	21-025
PROJECT PHASE:	SPECIAL PERMIT

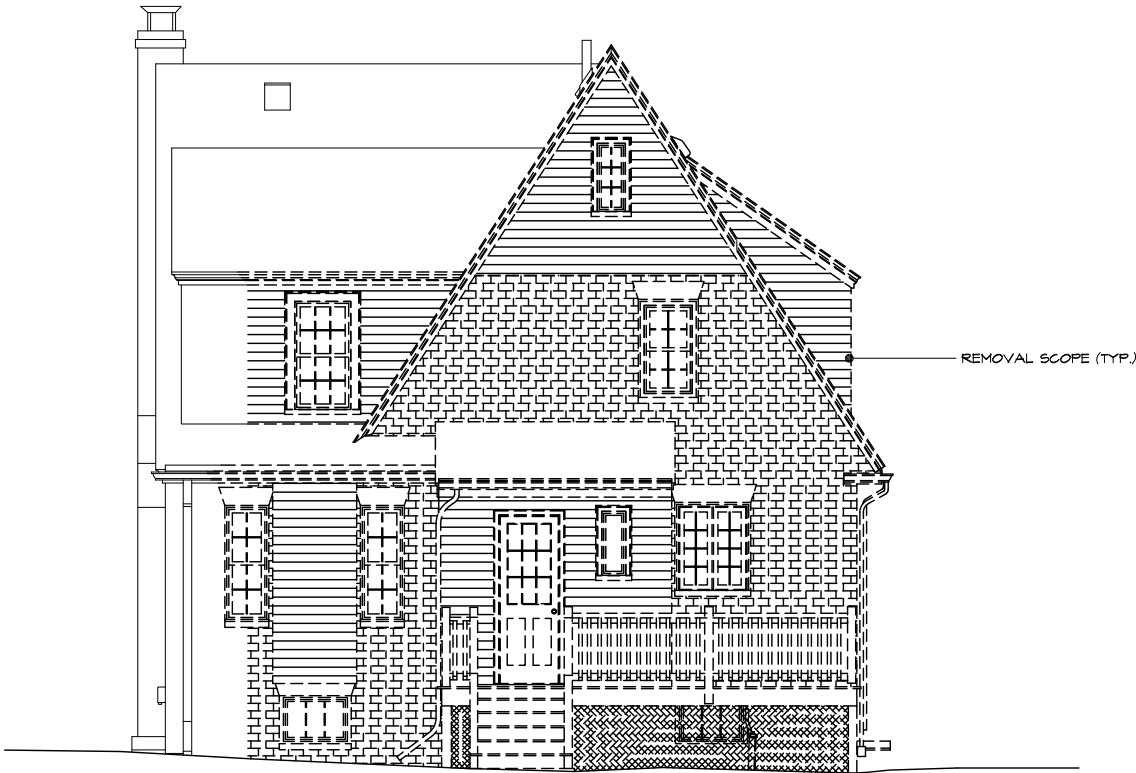
START DATE:	08.24.21
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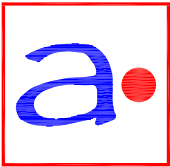
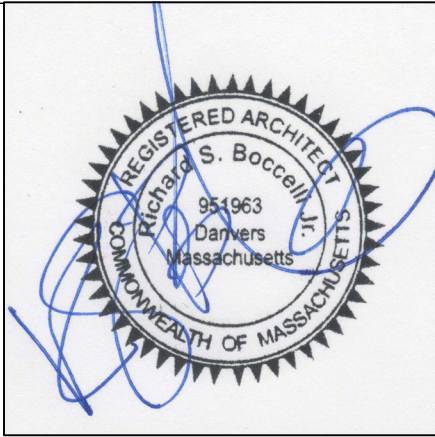
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**D** EXISTING W/REMOVAL LEFT SIDE ELEVATION  
SCALE: 1/8" = 1'-0" (11"x17")



**C** EXISTING W/REMOVAL REAR ELEVATION  
SCALE: 1/8" = 1'-0" (11"x17")



ISSUANCE:		DESCRIPTION	DATE	APRVD
MARK				
01		PERMIT DENIAL	10.24.22	-
02		APPROVALS	08.18.23	-
-		-	-	-
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	LOT AREA = 6192sf							
	EXISTING		LOT COVERAGE	NON OPEN	PROPOSED		LOT COVERAGE	NON OPEN
	DWELLING	794.21			DWELLING	1337.5		
	FRONT STAIR	40.8			FRONT STAIR	40.8		
	REAR DECK / STAIRS	134.92			REAR DECK / STAIRS	94.61		
	GARAGE	359.77	21.4744832		SHED	74	24.98239664	
	PARKING	382.57			PARKING	358.42		
	DRIVEWAY	221.91			DRIVEWAY	299.94		
		1934.18		31.23675711		2205.27		35.61482558
			OPEN SPACE	68.76324289			OPEN SPACE	64.38517442
	EXISTING AREAS				PROPOSED AREAS			
	BASEMENT	719			BASEMENT	719		
	FIRST FLOOR	799			FIRST FLOOR	1298		
	SECOND FLOOR	796			SECOND FLOOR	1325		
	PARKING (GARAGE)	360			PARKING (GARAGE)	224		
	TOTAL EXISTING AREA	2674			TOTAL PROPOSED AREA	3566		
					INCREASED AREA	0.333583		
	AVERAGE GRADE	100.3						
		100.59						
		100.36						
		99.13						
		102.37						
		98.99						
		99.59						
		100.21						
		100.1925						
	MAXIMUM BUILDING HEIGHT	128.59	PEAK					
		100.1925	AVERAGE GRADE					
		28.3975	HEIGHT =< 30' MAX ALLOWED					