

RECEIVED
TOWN CLERK
BELMONT, MA

CASE NO. 21-05

2021 FEB 18 PM 3: 52 NOTICE OF PUBLIC HEARING BY THE
TOWN OF BELMONT PLANNING BOARD

ON APPLICATION FOR ONE SPECIAL PERMIT

Notice is hereby given that the Planning Board will hold a public hearing on Tuesday, March 2, 2021 at 7:00 PM by remote access through the Zoom app. to consider the application of Michael and Erin Mahoney to construct a two story addition at 44 Winn Street located in Single Residence C (SRC) Zoning District. Special Permit: §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 more than thirty percent (30%) by a Special Permit granted by the Planning Board. The existing Gross Floor Area is 2272 square feet and the proposed addition is 1676 square feet or 73.76%. 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

APPLICATION FOR A SPECIAL PERMIT

Date: 1/13/21

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 44 Winn 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 2 story rear addition on an existing
non-conforming structure per section 1.5.4 c.

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

Signature of Petitioner

Michael J. Mahoney

Print Name

Michael J. Mahoney Elin L. Mahoney

Address

27 Dean Street
Belmont, MA

Daytime Telephone Number

617-293-5209



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) 993-2654
Engineering Division
(617) 993-2655
Planning Division
(617) 993-2656

December 29, 2020

Michael and Erin Mahoney
44 Winn Street
Belmont, MA 02478

RE: Denial to Construct a Two Story Addition

Dear Mr. and Mrs. Mahoney,

The Office of Community Development is in receipt of your building permit application for your proposal to construct a two story addition with an attached garage and a deck above at 44 Winn Street 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 more than thirty percent (30%) by a Special Permit granted by the Planning Board.

Special Permit:

1. The existing Gross Floor Area is 2272 square feet and the proposed addition is 1676 square feet or 73.76%. 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 the Planning Board. If you choose this option, please contact the Office of Community Development to schedule an appointment with Ara Yogurtian, Assistant Director, at (617) 993-2650 in order to begin the process.

Sincerely,

Ara Yogurtian
Assistant Director
Office of Community Development

Belmont Planning Board

Special Permit Narrative Statement

44 Winn Street

Erin and Michael Mahoney of 44 Winn Street seek a special permit in order to increase the gross floor area of a non-conforming structure by more than 30%. The existing GFA is 2,272 sf and the proposed addition is 1,676 gross sf.

Michael and Erin Mahoney have deep roots in Belmont going back to the early 1900's and are both lifelong residents. Both of their parents are still living in Belmont today. Michael and Erin attended the Winn Brook and Wellington elementary schools, Chenery Middle School and graduated Belmont High Class of 1996. They came back to Belmont after college, got married and knew they wanted to raise their children, Michael (13), Cookie (11) and Patrick (8) in Belmont. Michael and Erin are both active participants in the community. Erin has been a Winn Brook PTA member since their eldest started kindergarten in 2012. She has been room mother every year since, volunteered for all class field trips, classroom events, schoolwide events and served as the Extra-curricular Program Contact Communicator. Erin serves on the Foundations for Belmont Education (FBE) raising private funds to enrich the education in the Belmont Public Schools. She is part of the fundraising efforts for the Spring Fundraising Dinner as well as part of the Nominating Committee and just completed her term on the Programs Committee reviewing and considering grants that contribute to the educational excellence of the Belmont Public Schools. Erin also coaches both in-town and travel basketball in the BYBA program and recently joined the Dolphins Swim Team Board. Michael is also an active participant in Belmont athletics. He is a hockey coach for the BYHA as well as baseball coach for the in-town and travel programs and serves on the Baseball Executive Board. Together with a few other participants, Michael and Erin have planned and coordinated the highly successful Baseball Spring Fundraiser. Michael is also a former town meeting member for the town. They own Mahoney Oil a local oil business on Brighton Street. Mahoney Oil has made many contributions to the town of Belmont. They were large contributors to the rebuilding of Joey's Park putting in countless hours and contributions as Diamond Sponsors. Mahoney Oil assisted the many other recently renovated parks throughout town, giving their time and expertise to the renovations. They have always been big supporters of The S.P.O.R.T.S. Program as well as the D.A.R.E. Program in town.

The Mahoney's currently live the next street over on Dean Street. They fell in love with the neighborhood when they bought their home on Dean Street in 2007. Michael, Erin and their three children love the ease, safety and accessibility of walking to schools, parks and the center of town. Although they are looking for more space, they would never want to consider moving out of the Winn Brook neighborhood. The beauty of the homes in the area is something that has always attracted the Mahoney's to the neighborhood, and it is their intent to remodel 44 Winn Street to maintain the character of the neighborhood.

44 Winn Street was built in 1928 and has not had any major updates since then. The current house is a brick center entrance 3 bedroom colonial with a total living area of 2,002 sf (first and second floors). The current left side sun room with bonus room above is a wood clad structure with a gambrel roof that is incongruous to the rest of the home. The home is in need of renovations in order to avoid becoming a detraction to the neighborhood.

The proposed remodel will transform the left side structure to be more cohesive with the rest of the home. The two story rear addition will provide more comfortable living space on the first floor as well as a fourth bedroom which will enable each of their three children to have their own room. The proposed addition is 1,438 sf (first and second floors), for a **new total living area of 3,440 sf.** The proposed addition conforms to all zoning requirements. We recognize that this is a large addition, however we feel that the merits of this proposed addition as well as the conditions of this specific property justify this addition.

The design deliberately attempts to hide the mass, 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 majority of the new construction in the rear, maintaining a low overall height, and honoring all setbacks with the new addition. The remodel maintains a front façade that is minimally impacted and consistent with the neighbors. The proposed overall height is low – 29' – 4 ½" to the ridge and 24'-8 ¼" to the midpoint with a hip style roof that further hides the mass. This height is very consistent with the surrounding homes. Lastly, the addition is stepped in on the right side so that it will conform to all setbacks – the main house maintains a generous 15.5' setback on left side, offering ample spacing between abutters.

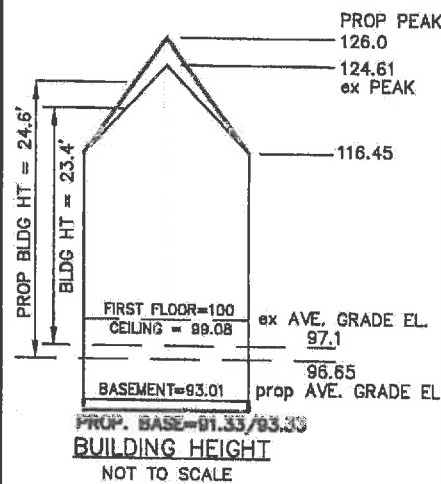
At 9,351 sf, this property exceeds the minimum lot size and is among the larger lots within the Winn Brook neighborhood which is notorious for undersized lots. As such, it is more capable of supporting a larger home. In fact, all of the lots on the east side of Winn Street are comparably large, so this specific streetscape represents a noteworthy microcosm within the greater context of the 300' sampling. These deeper lots have already afforded two of the neighbors (58 Winn and 64 Winn) the ability to exist as larger homes while still fitting in with the vernacular of the greater neighborhood. These two homes serve as excellent examples of larger homes (3,034 TLA at 58 Winn and 3,408 TLA at 64 Winn) that successfully respect the scale of the neighborhood. We feel that our proposed addition will also accomplish this.

In addition, the property includes a street tree and an abundance of mature landscaping which will all be either maintained or replaced. The landscaping, including an expansive 7' high hedge row along the north (left) side, effectively screens the property.

We have shared these plans with and received enthusiastic support from all of our neighbors including all of the abutters. We will be providing a signed petition demonstrating neighborhood support.

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 Town Meeting and the Planning Board Special permit criteria (Section 1.5.4.B) and is not substantially detrimental to the neighborhood.

Thank you for your consideration on this matter.



ex. 62.04% OF BASEMENT UNDERGROUND
THEREFOR BASEMENT IS NOT A STORY
prop. 60.4% OF BASEMENT UNDERGROUND
THEREFOR BASEMENT IS NOT A STORY

**PROPOSED
GARAGE/DECK**

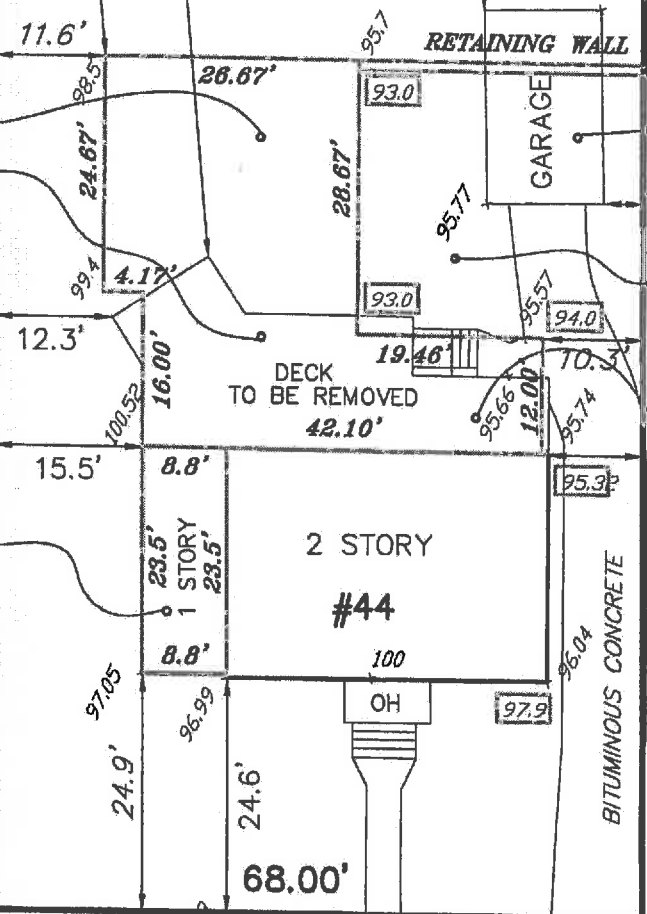
**PROPOSED
ADDITION**

LOT 56

**PROPOSED
2nd STORY
ADDITION**

#38

134.63'



EXISTING GARAGE
TO BE REMOVED

**PROPOSED
DRIVEWAY
EXPANSION**

LOT 58

EXISTING DECK
TO BE REMOVED

2 STORY

#44



100

68.00'

#50

24.7'

93.0 PROPOSED ELEVATION

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

WINN STREET

ZONING DISTRICT: SC (SINGLE RESIDENCE C)

	REQ.	EXISTING	PROP.
FRONT SETBACK:	24.7'	24.6'	24.9'
SIDE SETBACK:	10'	9.8'	10.3'
REAR SETBACK:	30'	67.8'	46.1'
MAXIMUM LOT COVERAGE:	25%	19.8%	24.2%
MINIMUM OPEN SPACE:	50%	73.1%	61.3%
LOT FRONTAGE:		68.00'	

TOTAL LOT AREA: 9,351± S.F.

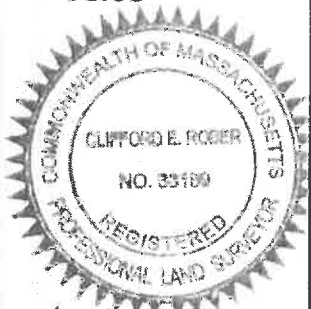
OWNER: MICHAEL & ERIN MAHONEY
75573/518
ASSESSORS MAP 43 - PARCEL 115

**PROPOSED PLOT PLAN
#44 WINN STREET
IN
BELMONT, MA
(MIDDLESEX COUNTY)**

SCALE: 1" = 20' DATE: 8/6/2020



ROBER SURVEY
1072 MASSACHUSETTS AVENUE
ARLINGTON, MA 02476
(781) 648-5533
DWG. NO. 6250PP1.DWG



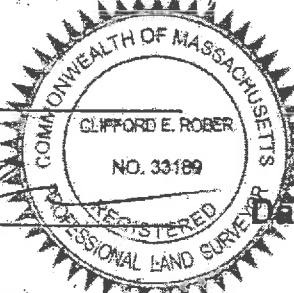
Clifford E. Rober
CLIFFORD E. ROBER, PLS **DATE** 12/14/2020

Zoning Compliance Check List

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

Property Address: 44 Winn St

Surveyor Signature and Stamp: *Clifford E. Rober*



Date: 12/14/20

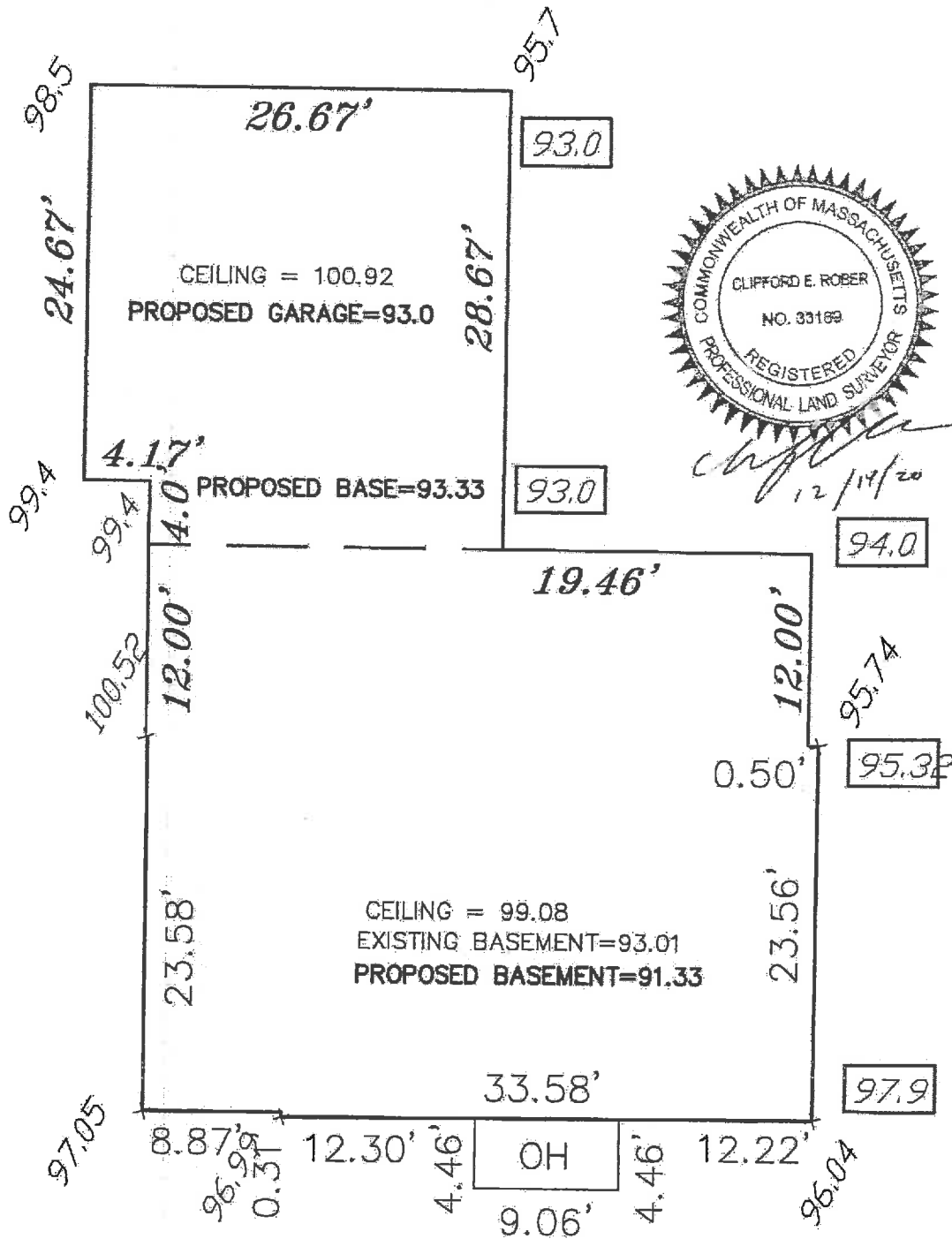
Per §4.2 of the Zoning By-Law

		REQUIRED		EXISTING		PROPOSED	
Lot Area (sq. ft.)		9,000		9361		—	
Lot Frontage (feet)		75'		68.00		—	
Lot Coverage (% of lot)		25%		19.8		24.2	
Open Space (% of lot)		50%		73.1		61.3	
Setbacks: (feet)	➤ Front ^(a)	24.7		24.6		24.9	
	➤ Side/Side	10'	10'	12.3	9.8	11.6	10.3
	➤ Rear	30'		67.8		46.1	
Building Height:	➤ Midpoint (feet)	30'		23.4		24.6	
	➤ Ridge (feet)						
	➤ Stories	2 1/2		2		2	
1/2 Story (feet) (Per §1.4)	➤ Perimeter (50%)						
	➤ Area (60%)						
	➤ Length (75%)						
HVAC ^(b)		Prohibited in Front Yard and Side and Rear Setbacks and shall be screened					

- (a) Front setback is equal to the average front setbacks of the abutting properties on either side.
- (b) Includes all outdoor mechanical equipment and fuel storage systems.

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

R6250
44 WINN STREET
12/14/2020

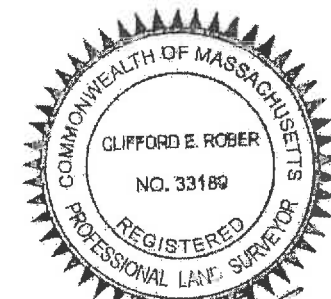


44 WINN ST

Segment	Segment From Existing		Segment From New		Segment To		Segment To		Segment Length	Avg		Difference
	Grade	Grade	Grade	Grade	Existing Grade	New Grade	Existing	New		Existing	New	
J	97.05	97.05	97.05	96.99	96.99	96.99	8.87	860.5674	860.5674		0.00	
K	96.99	96.99	96.99	96.99	96.99	96.99	0.31	30.0669	30.0669		0.00	
L	96.99	96.99	96.99	96.99	96.99	96.99	12.3	1192.977	1192.977		0.00	
M	96.99	96.99	96.99	96.99	96.99	96.99	4.46	432.5754	432.5754		0.00	
N	96.99	96.99	96.99	96.04	96.04	96.04	9.06	874.4259	874.4259		0.00	
O	96.04	96.04	96.04	96.04	96.04	96.04	4.46	428.3384	428.3384		0.00	
P	96.04	96.04	96.04	97.9	97.9	97.9	12.22	1173.609	1184.973		11.3646	
Q	96.04	97.9	95.66	95.32	95.32	95.32	23.56	2258.226	2276.132		17.9056	
R	95.66	95.32	95.66	95.32	95.32	95.32	0.5	47.83	47.66		-0.17	
S	95.66	95.32	95.66	94	94	94	12	1147.92	1135.92		-12	
T	95.66	94	95.66	93	93	93	19.46	1861.544	1819.51		-42.0336	
U	95.66	93	95.66	95.7	95.7	95.7	28.67	2743.146	2666.31		-76.8356	
V	95.7	95.7	98.5	98.5	98.5	98.5	26.67	2589.657	2589.657		0	
	98.5	98.5	99.4	99.4	99.4	99.4	24.67	2441.097	2441.097		0	
	99.4	99.4	99.4	99.4	99.4	99.4	4.17	414.498	414.498		0	
	99.4	99.4	100.52	100.52	100.52	100.52	16	1599.36	1599.36		0	
W	100.52	100.52	97.05	97.05	97.05	97.05	23.58	2329.35	2329.35		0	
							230.96	22425.19	22323.42		-101.769	

Ceiling Height:	9.13
Basement Floor Elevation	91.45
Ceiling Elevation	100.58
Perimeter Total Length	230.96
Total Perimeter Square Foot	2108.66
Average Existing Grade	97.10
New Average Grade	96.65
Difference In Grade in feet	0.45

% Covered using Avg Grade 57.01%



Clifford E. Rober
12/14/20

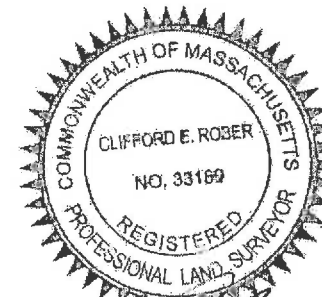
44 WINN ST

Segment	Ceiling Elevation	Elevation From	Elevation To	Ceiling Length	Ceiling Height	Square Footage	Exposed Square Footage	% Covered
A	99.08	97.05	97.05	8.87	7.75	68.74	18.01	73.81%
B	99.08	97.05	97.05	0.31	7.75	2.40	0.63	73.81%
C	99.08	97.05	97.9	33.58	7.75	260.25	53.90	79.29%
D	99.08	97.9	95.32	23.56	7.75	182.59	58.19	68.13%
E	99.08	95.32	95.32	0.50	7.75	3.88	1.88	51.48%
F	99.08	95.32	94	12	7.75	93	53.04	42.97%
G	99.08	94	93	19.46	7.75	150.82	108.59	28.00%
H	100.92	93	93	28.67	7.92	227.066	227.0664	0.00%
I	100.92	95.7	98.5	26.67	7.92	211.226	101.8794	51.77%
	100.92	98.5	99.4	24.67	7.92	195.386	48.5999	75.13%
	100.92	99.4	99.4	4.17	7.92	33.0264	6.3384	80.81%
	100.92	99.4	99.4	4	7.92	31.68	6.08	80.81%
	99.08	99.4	99.4	12	7.75	93	-3.84	104.13%
J	99.08	100.52	97.05	23.58	7.75	182.745	6.9561	96.19%
	99.73714			222.04	7.81071	1735.80	687.31	60.40%

Ceiling Height:	7.75	<- enter
Basement Floor Elevation	91.33	<- enter
Ceiling Elevation	99.08	
Perimeter Total Length	222.04	
Total Perimeter Square Foot	1735.80	
Exposed Square Footage	687.31	
% Covered	60.40%	<- result

North	South	East	West
#REF!	#REF!	#REF!	#REF!
#REF!	#REF!	#REF!	#REF!
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
#REF!	#REF!	#REF!	#REF!
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Clifford E. Robber
12/14/20

PLANNING BOARD REVIEW
DECEMBER 18, 2020

ENERGY AUDIT:
REFERENCE CH 11 - ENERGY EFFICIENCY 2015 INTERNATIONAL RESIDENTIAL CODE W/ MASS AMENDMENTS.
PRESCRIPTIVE OPTION FOR RESIDENTIAL ADDITION (401.3):
1. RENOVATION TO COMPLY WITH ENERGY STAR QUALIFIED HOMES THERMAL BYPASS INSPECTION CHECKLIST. INSULATION VALUES AS FOLLOWS: R49 ROOF R-VALUE, R20 WALL R-VALUE, R15/19 BASEMENT / CRAWL SPACE WALL R-VALUE.
2. RENOVATION TO COMPLY WITH ENERGY STAR PROGRAM REQUIREMENTS FOR RESIDENTIAL WINDOWS, DOORS, AND SKYLIGHTS - VERSION 5.0. ALL NEW WINDOW GLAZING TO BE .30 U FACTOR AND SKYLIGHTS TO BE .55 U-FACTOR.
3. HEATING / COOLING DUCTS TO BE SEALED AND TESTED TO MEET REQUIREMENTS OF 401.3.

PROJECT INFORMATION:
BELMONT ZONING SR-C:
REQUIRED:
MAX 25% LOT COVERAGE
MIN 50% OPEN SPACE
FRONT YARD SETBACK: 25'-0" OR AVERAGE
REAR YARD SETBACK: 30'-0"
SIDE YARD SETBACK: 10'-0"
MAX HEIGHT: 2 1/2 STORIES,
30' TO MIDPOINT AND 34' TO RIDGE

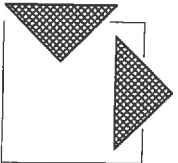
- DRAWING LIST
- A1 COVER SHEET
 - A2 EXISTING CELLAR FLOOR PLAN
 - A3 EXISTING FIRST FLOOR PLAN
 - A4 EXISTING SECOND FLOOR PLAN
 - A5 EXISTING ATTIC FLOOR PLAN
 - A6 EXISTING ELEVATIONS
 - A7 NEW CELLAR FLOOR PLAN
 - A8 NEW FIRST FLOOR PLAN
 - A9 NEW SECOND FLOOR
 - A10 NEW ATTIC FLOOR PLAN
 - A11 NEW ROOF PLAN
 - A12 NEW ELEVATIONS
 - A13 NEW ELEVATIONS

BELMONT GROSS FLOOR AREA CALCS:
EXISTING GROSS FLOOR AREA:
0 SF CELLAR
1001 SF FIRST FLOOR
1001 SF SECOND FLOOR
22 SF ATTIC (6' OR GREATER)
248 SF GARAGE
2,272 SF TOTAL
30% OF 2272 SF = 681.6 SF MAX ADDITION BY RIGHT
NEW ADDITION GROSS FLOOR AREA:
0 SF CELLAR
719 SF FIRST FLOOR
719 SF SECOND FLOOR
238 SF ATTIC (6' OR GREATER)
1676 SF NEW
TLA (TOTAL LIVABLE AREA) - EXCLUDES CELLAR, GARAGE & ATTIC:
EXISTING = 1001+1001= 2002 SF
PROPOSED = 2002 + 719 + 719 = 3440 SF

- LIGHTING LEGEND
- RECESSED LED CAN LIGHT - AS SELECTED BY OWNER
 - CEILING MOUNTED PENDANT - AS SELECTED BY OWNER
 - CEILING MOUNTED DOME LIGHT - AS SELECTED BY OWNER
 - WALL MOUNTED SCONCES AS SELECTED BY OWNER
 - CEILING FAN WITH INTEGRAL LIGHT - AS SELECTED BY OWNER
 - S.D. SMOKE DETECTOR - NOTE ALL NEW AND EXISTING SMOKES TO BE HARD-WIRED PER CODE
 - S/CO HARD-WIRED SMOKE / CARBON MONOXIDE DETECTOR
 - DATA CONNECTION
 - TELEPHONE / DATA CONNECTION
 - ELECTRIC OUTLET (SPECIFIC LOCATIONS ONLY - ALL OUTLETS AS REQUIRED BY CODE ARE NOT SHOWN ON PLANS)

- SYMBOL LEGEND
- WALL TO BE DEMOLISHED
 - EXISTING WALL TO REMAIN
 - NEW WALL
 - INTERIOR ELEVATION
 - SECTION
 - DOOR TAG
 - WINDOW TAG

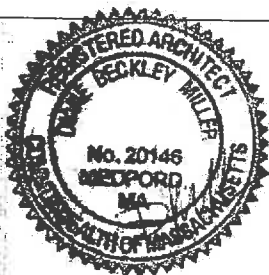
MILLER
DESIGN LLC



80 CLARK STREET
BELMONT, MA 02478

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

Date:	Issued for:
10/19/20	SCHEMATIC DESIGN
10/27/20	REVISIONS
10/31/20	DESIGN DEVELOPMENT
12/18/20	PLANNING BOARD REVIEW



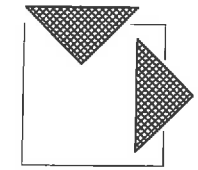
MAHONEY RESIDENCE
44 WINN STREET
BELMONT MA 02478

COVER SHEET

Sheet
Number:

A1

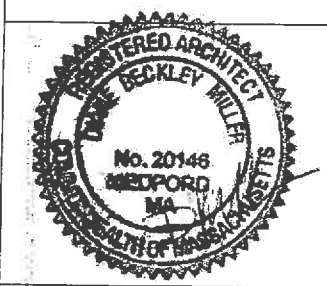
**MILLER
DESIGN LLC**



80 CLARK STREET
BELMONT, MA 02478

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

Date:	Issued for:
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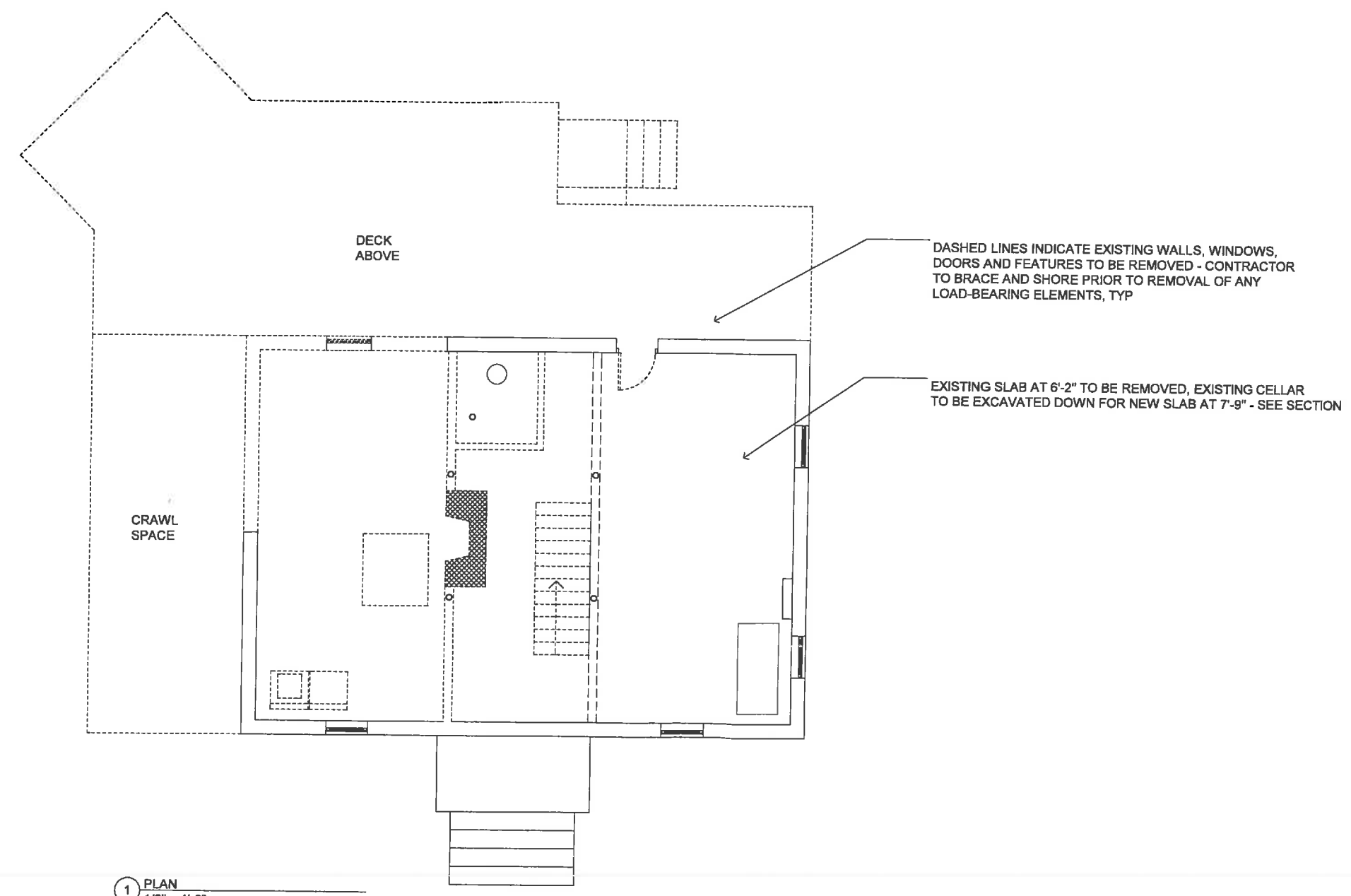


MAHONEY RESIDENCE
44 WINN STREET
BELMONT MA 02478

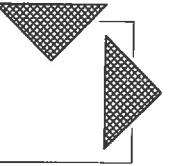
**EXISTING
CELLAR PLAN**

Sheet
Number:

A2



MILLER
DESIGN LLC

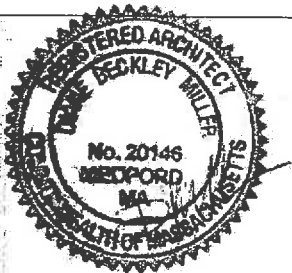


80 CLARK STREET
BELMONT, MA 02478

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

Date: Issued for:

10/19/20	SCHEMATIC DESIGN
10/27/20	REVISIONS
10/31/20	DESIGN DEVELOPMENT
12/18/20	PLANNING BOARD REVIEW



MAHONEY RESIDENCE
44 WINN STREET
BELMONT MA 02478

EXISTING FIRST
FLOOR PLAN

Sheet
Number:

A3

TONE INDICATES EXTENT OF GROSS FLOOR
AREA OF EXISTING STRUCTURE:

248 sq ft

GARAGE
(EXACT
LOCATION NTS)

1 PLAN
1/8" = 1'-0"

DECK

EXISTING KITCHEN FIXTURES, FINISHES AND
APPLIANCES TO BE REMOVED, TYP

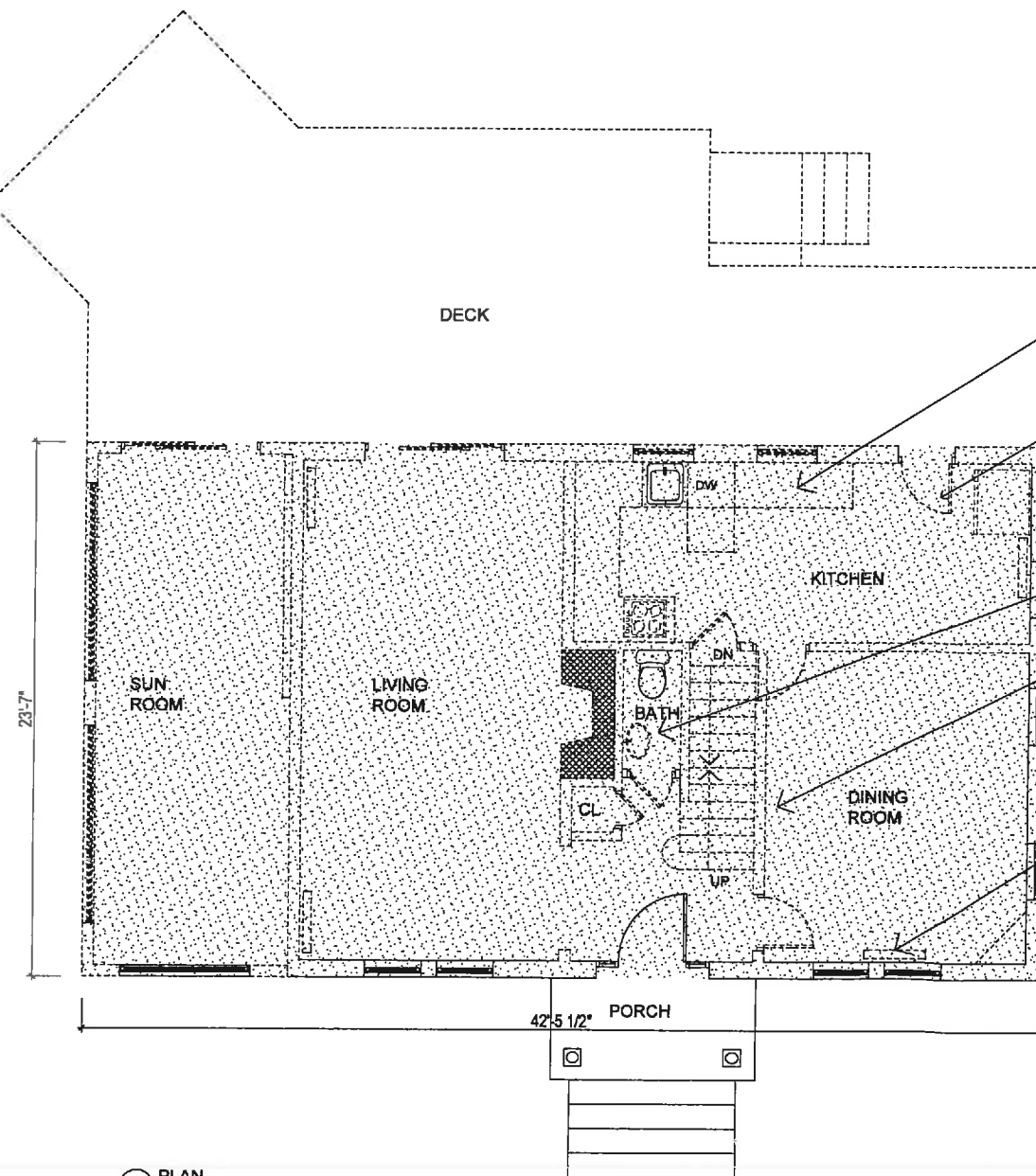
TONE INDICATES EXTENT OF GROSS FLOOR
AREA OF EXISTING STRUCTURE:

1,001 sq ft

EXISTING KITCHEN FIXTURES, FINISHES AND
APPLIANCES TO BE REMOVED, TYP

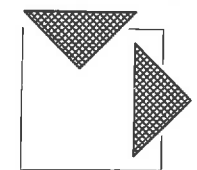
DASHED LINES INDICATE EXISTING WALLS, WINDOWS,
DOORS, FIXTURES AND FEATURES TO BE REMOVED -
CONTRACTOR TO BRACE AND SHORE PRIOR TO REMOVAL
OF ANY LOAD BEARING ELEMENTS, TYP

EXISTING RADIATORS TO BE REMOVED, TYP



1 PLAN
1/8" = 1'-0"

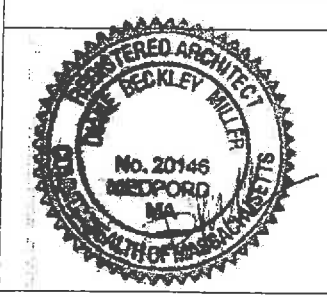
**MILLER
DESIGN LLC**



80 CLARK STREET
BELMONT, MA 02478

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

Date:	Issued for:
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10/27/20	REVISIONS
10/31/20	DESIGN DEVELOPMENT
12/18/20	PLANNING BOARD REVIEW

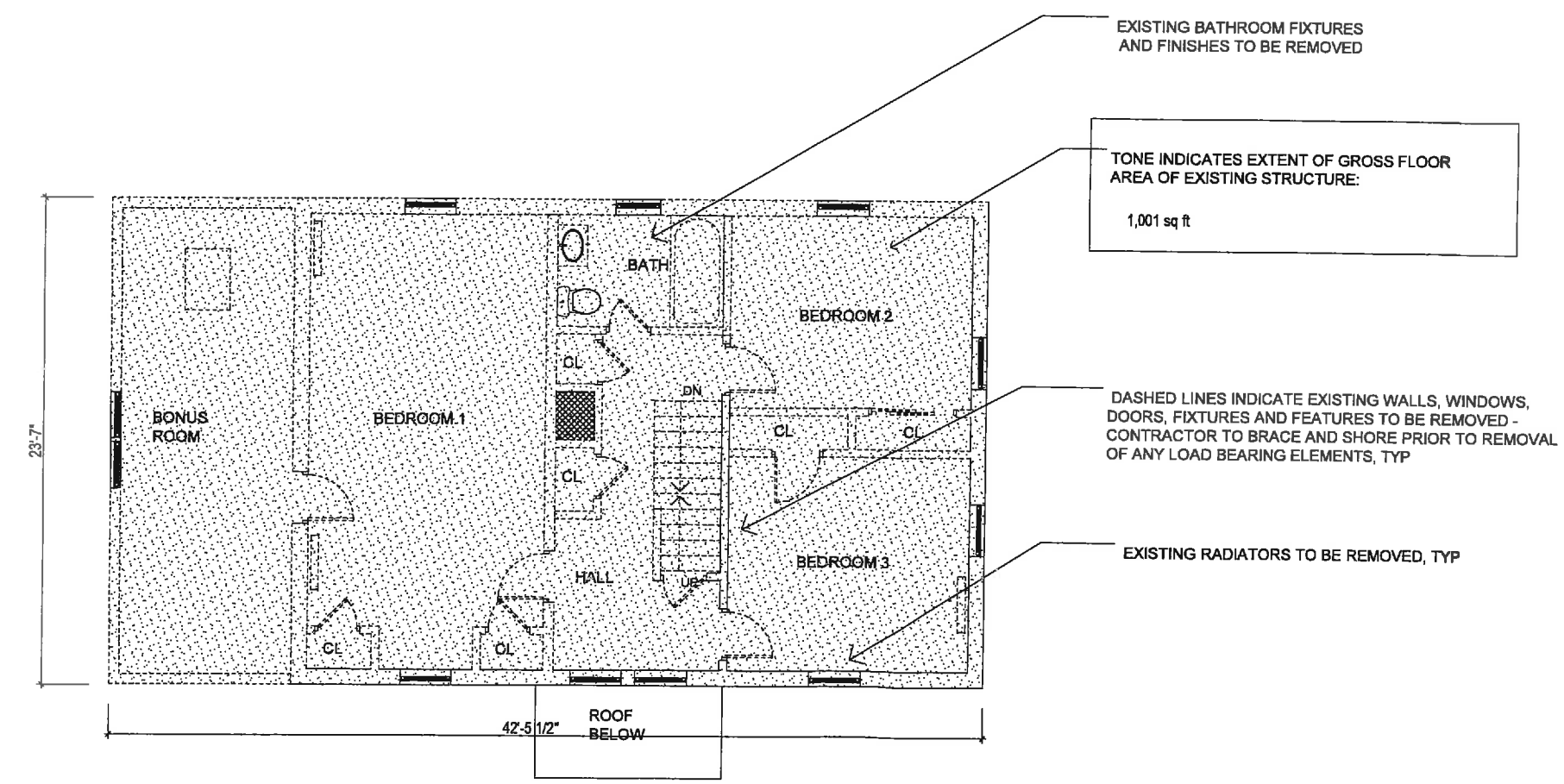


MAHONEY RESIDENCE
44 WINN STREET
BELMONT MA 02478

EXISTING SECOND
FLOOR PLAN

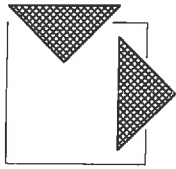
Sheet
Number:

A4



1 PLAN
1/8" = 1'-0"

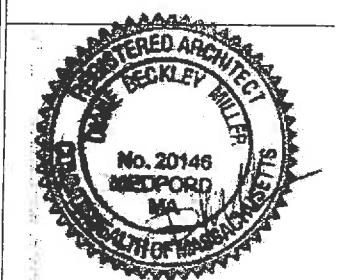
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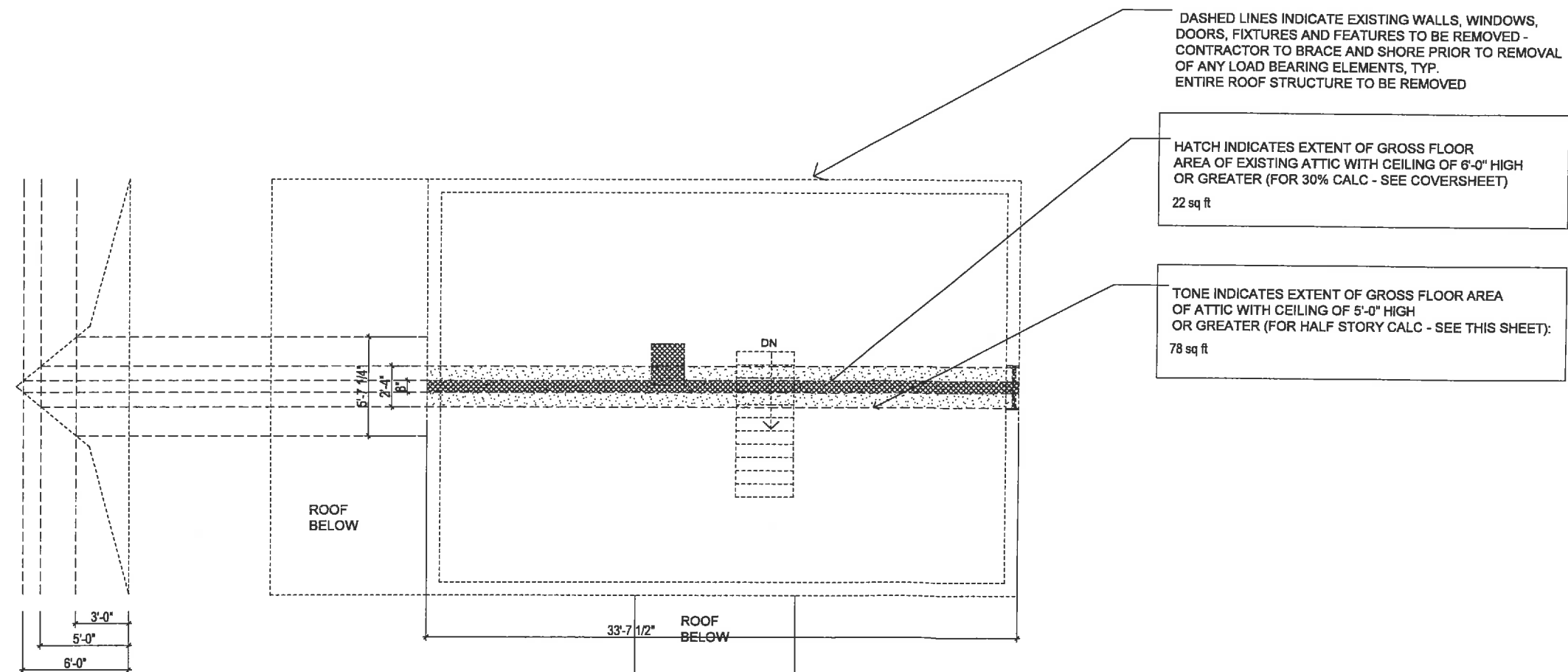


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BELMONT MA 02478

EXISTING ATTIC
FLOOR PLAN

Sheet
Number:

A5

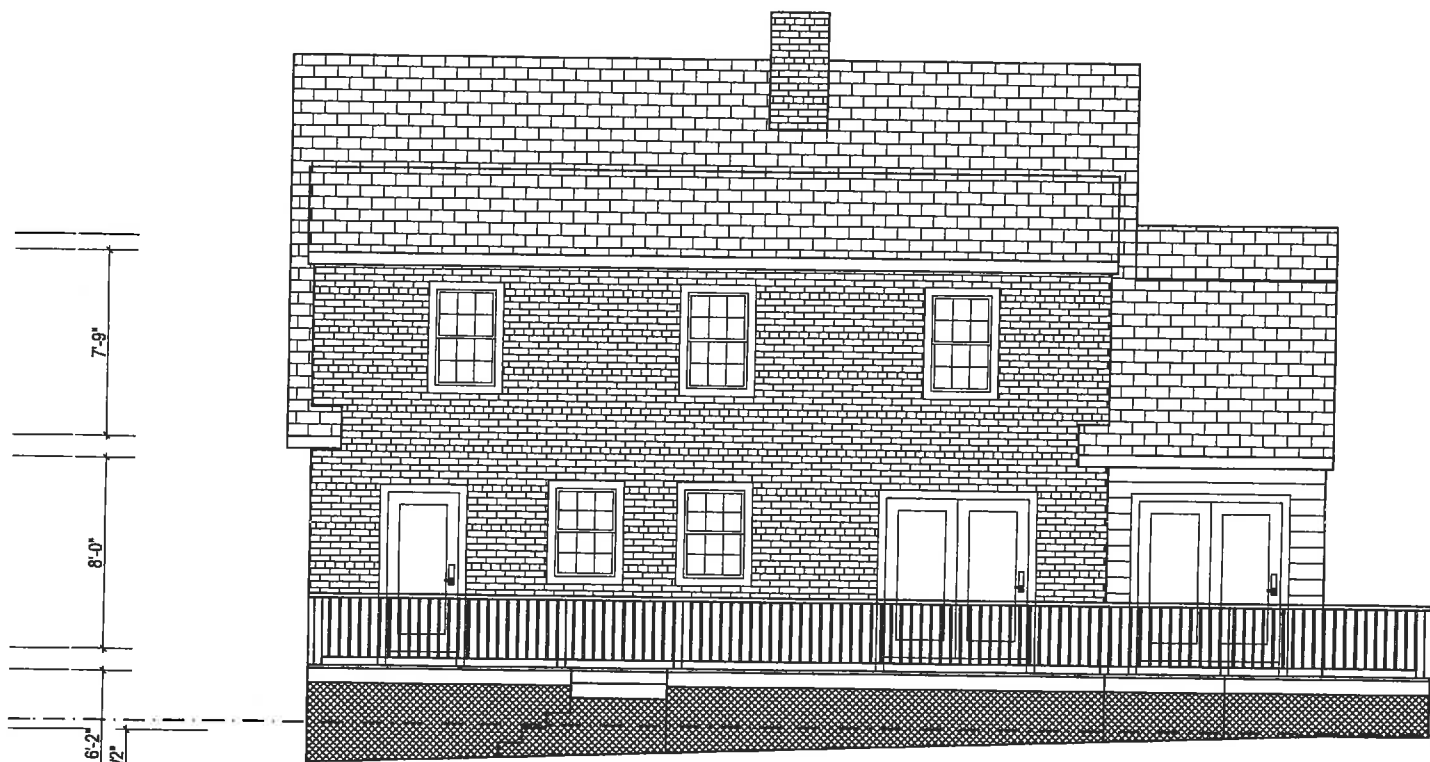




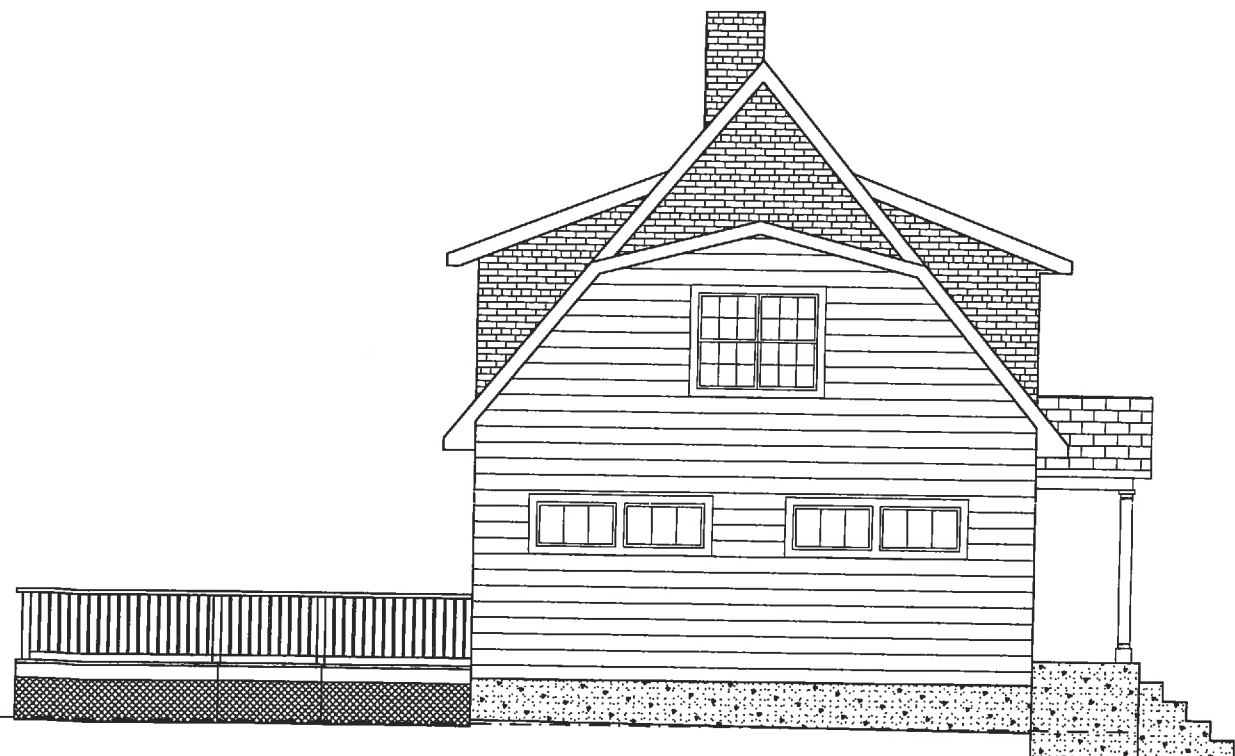
1 FRONT ELEVATION
1/8" = 1'-0"



2 SIDE ELEVATION
1/8" = 1'-0"

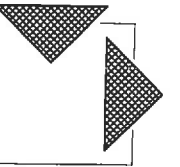


3 REAR ELEVATION
1/8" = 1'-0"



4 SIDE ELEVATION
1/8" = 1'-0"

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DESIGN LLC

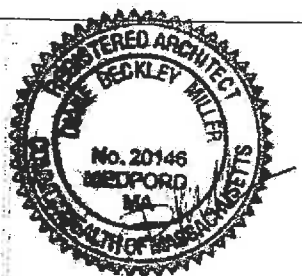


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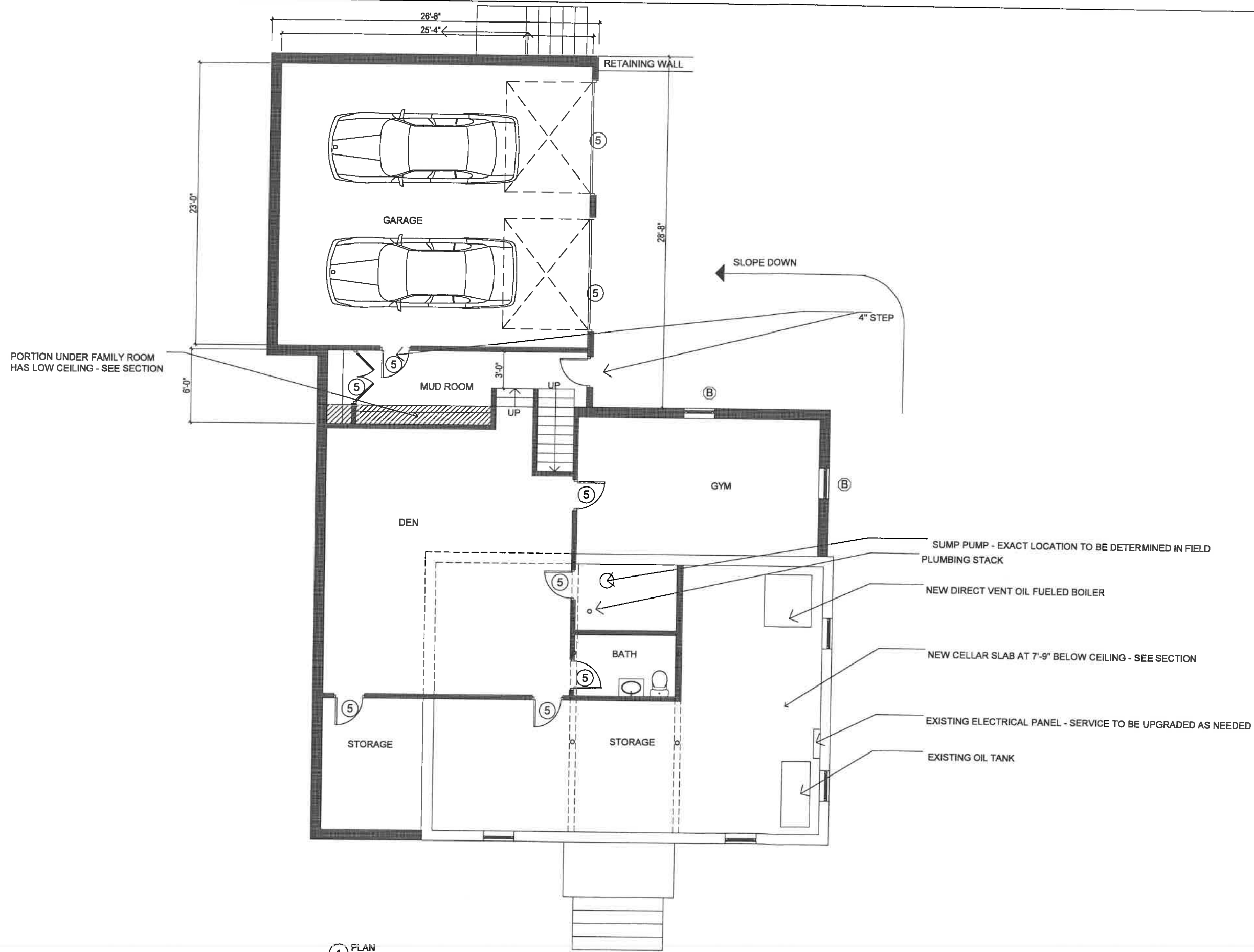


MAHONEY RESIDENCE
44 WINN STREET
BELMONT MA 02478

EXISTING
ELEVATIONS

Sheet
Number:

A6

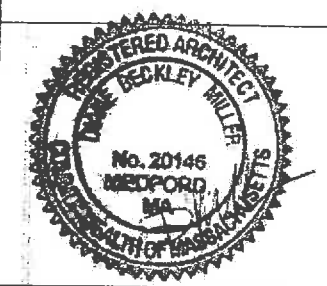


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44 WINN STREET
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**NEW CELLAR
FLOOR PLAN**

Sheet
Number:

A7



1 PLAN
1/8" = 1'-0"

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Miller Design LLC
80 Clark Street
Belmont MA 02478
617-993-3157

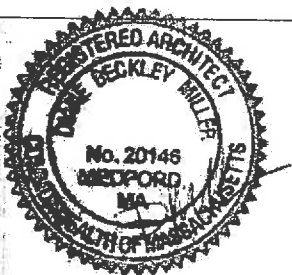
Date: Issued for:

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10/31/20 DESIGN DEVELOPMENT

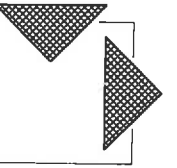
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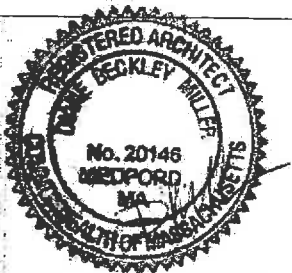
NEW FIRST
FLOOR PLANSheet
Number:

A8

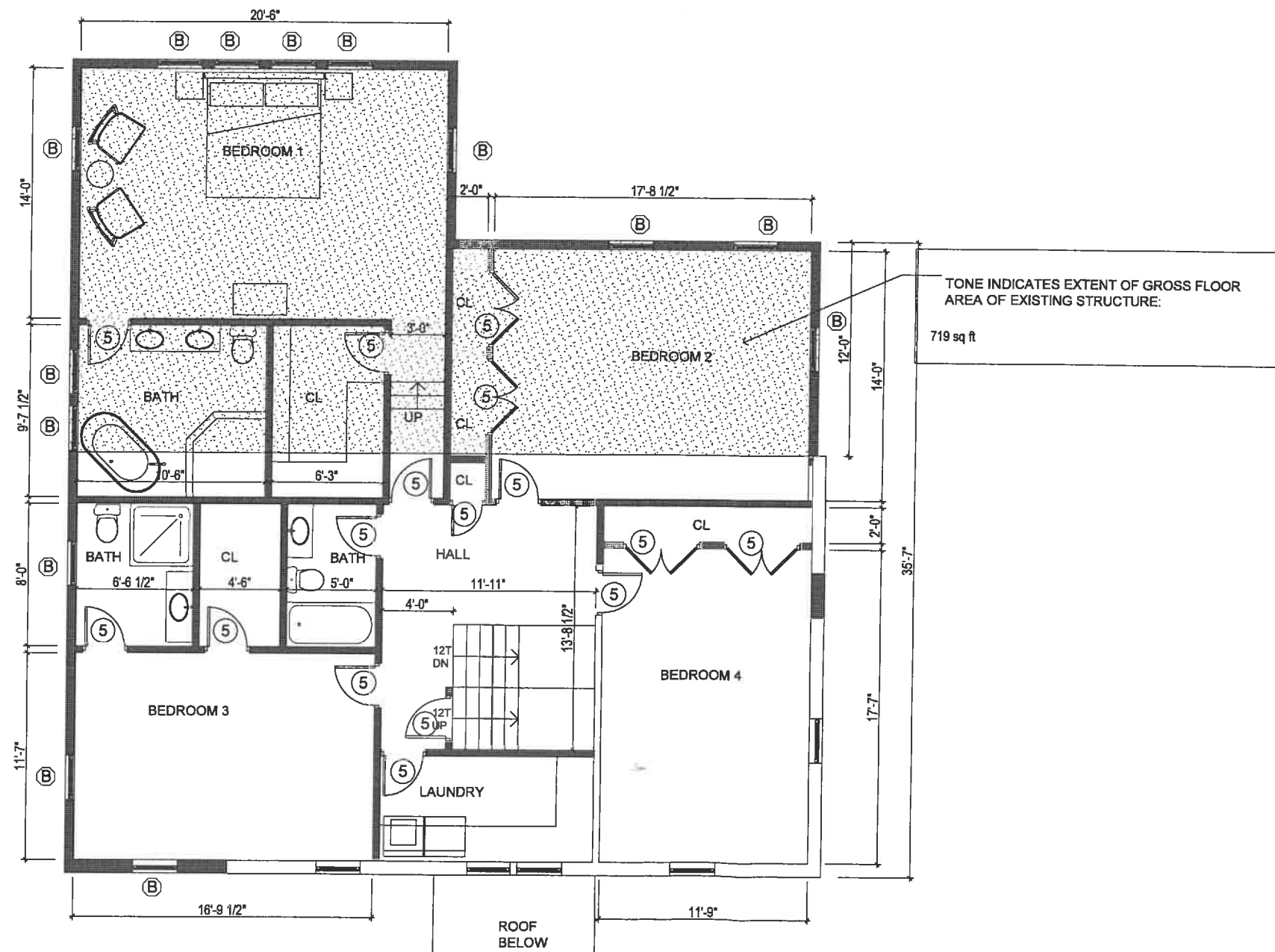


Architect:
Miller Design LLC
80 Clark Street
Belmont MA 02478
617-993-3157

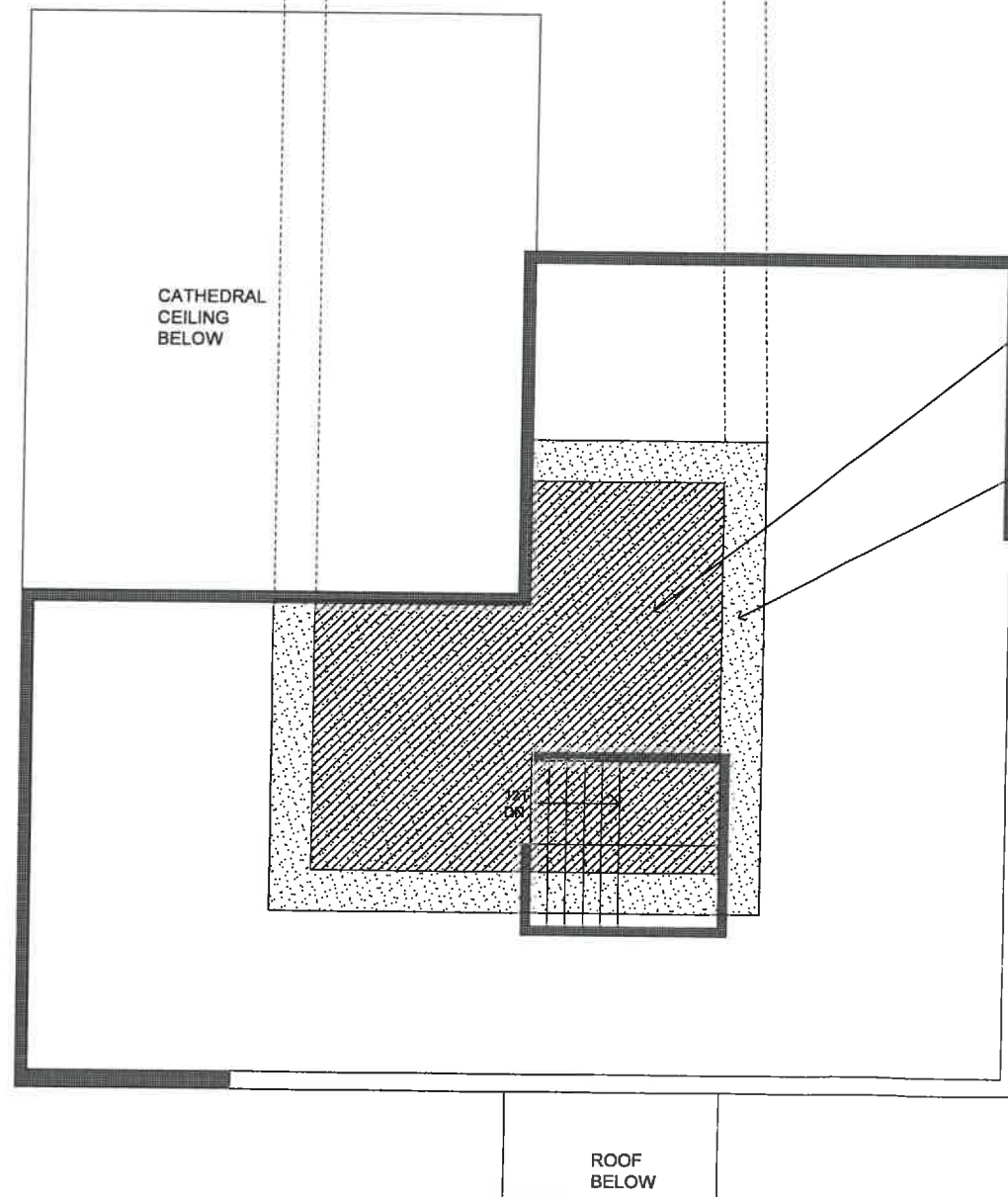
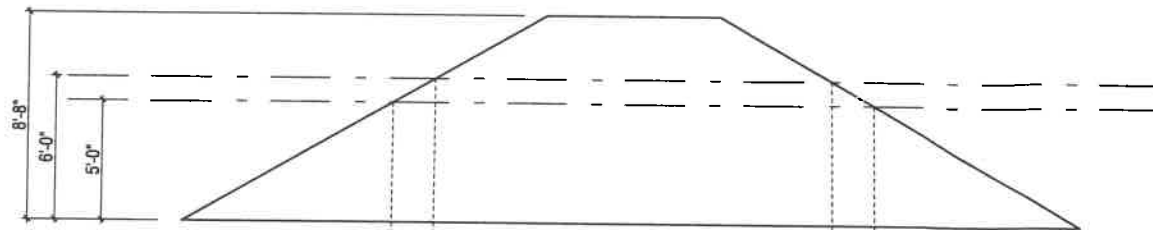
12/18/20 PLANNING BOARD REVIEW



A9



1 PLAN
1/8" = 1'-0"



HATCH INDICATES EXTENT OF NEW GROSS FLOOR AREA WITH CEILING HEIGHT OF 6'-0" OR GREATER (FOR GROSS AREA CALCS - SEE COVERSHEET)
238 sq ft

TONE INDICATES EXTENT OF GROSS FLOOR AREA WITH CEILING HEIGHT OF 5'-0" OR GREATER (FOR HALF STORY CALCS - SEE THIS SHEET)
340 sq ft

HALF STORY AREA CALCULATIONS:
SECOND FLOOR AREA = 1001+719=1720 SF

ALLOWABLE: MAX 1032 SF W/ CEILING HEIGHT OF 5' OR GREATER (BASED ON 60% OF 1720 SF SECOND FLOOR).

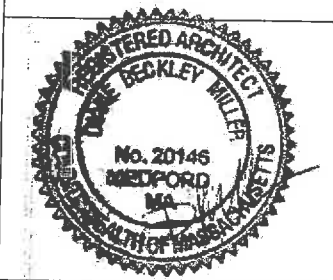
ACTUAL: 340 SF
(AREA W/ CEILING HEIGHT OF 5' OR GREATER IS DESIGNATED BY TONE)

**MILLER
DESIGN LLC**

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BELMONT, MA 02478

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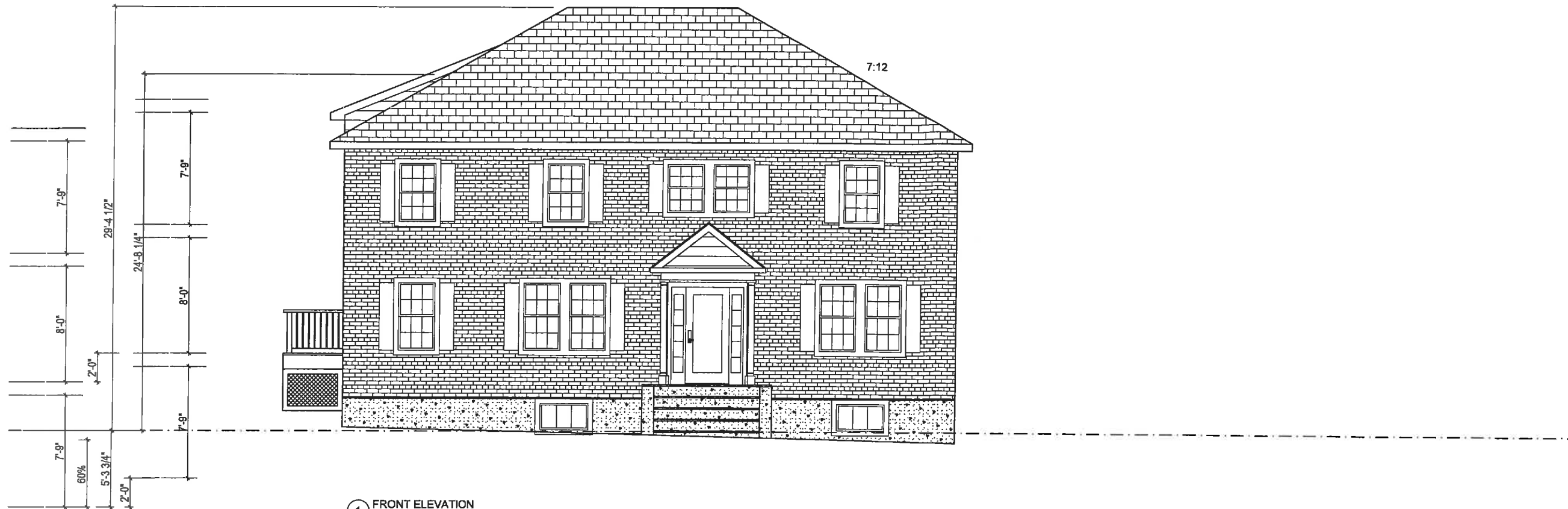


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ATTIC PLAN

Sheet
Number:

A10

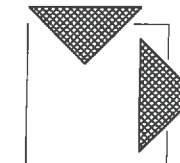


1 FRONT ELEVATION
1/8" = 1'-0"



2 SIDE ELEVATION
1/8" = 1'-0"

MILLER
DESIGN LLC



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BELMONT, MA 02478

Architect:
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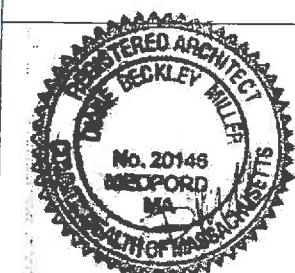
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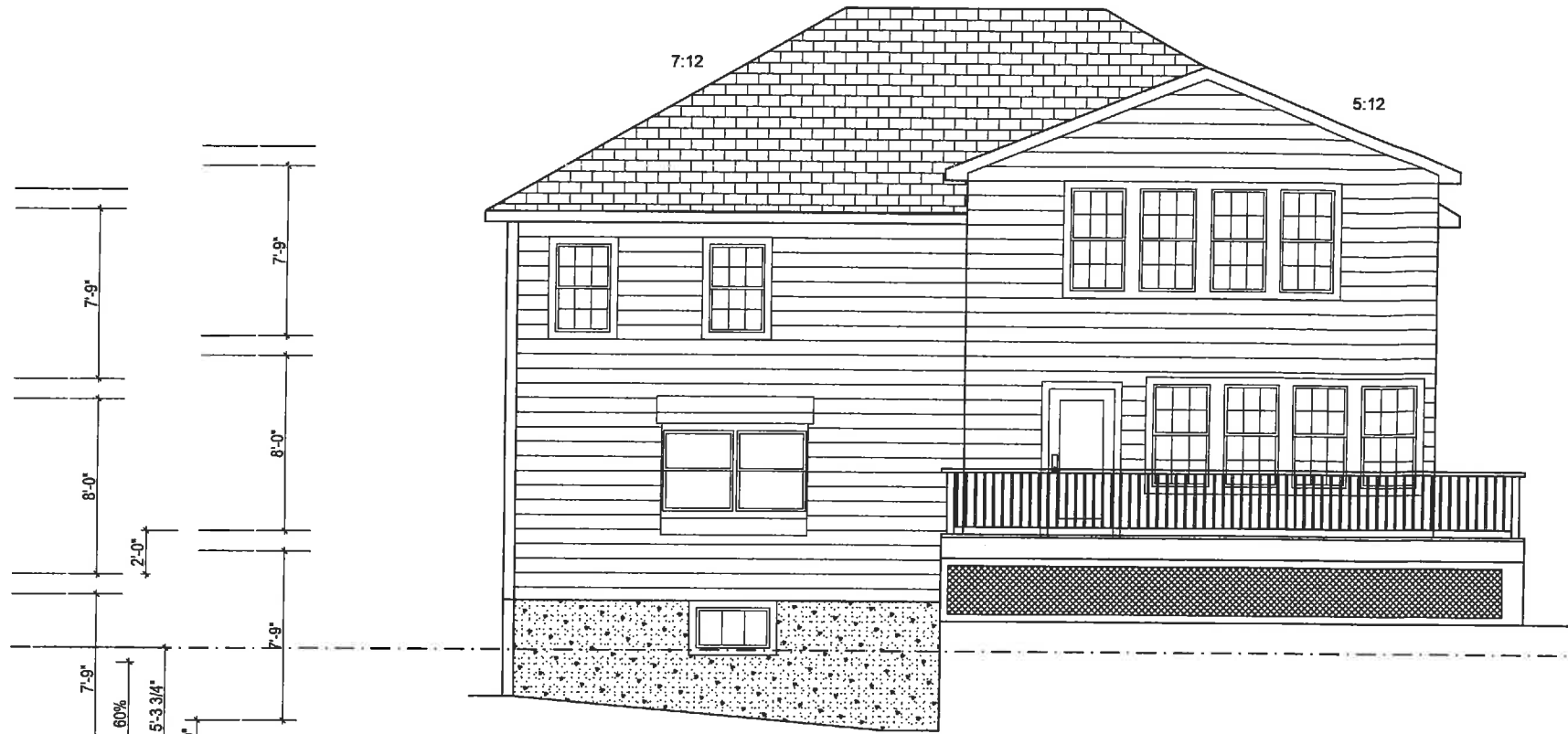


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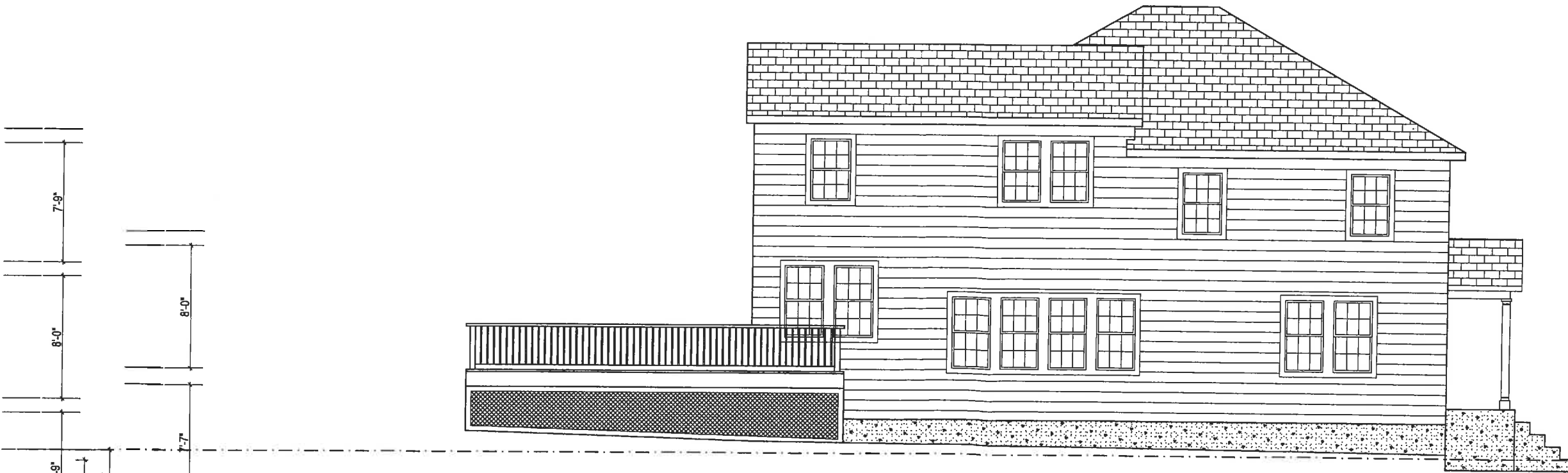
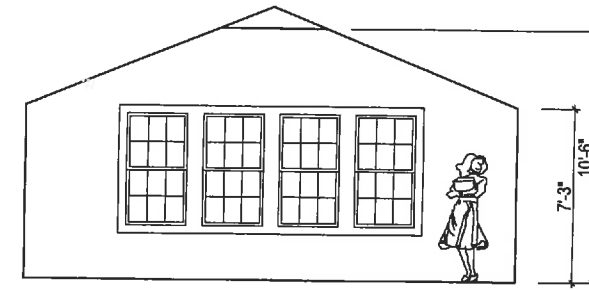
NEW
ELEVATIONS

Sheet
Number:

A12

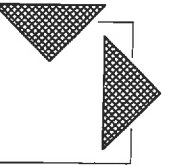


3 REAR ELEVATION
1/8" = 1'-0"



4 SIDE ELEVATION
1/8" = 1'-0"

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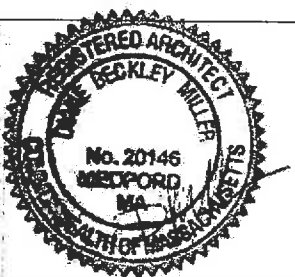
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NEW
ELEVATIONS

Sheet
Number:

A13

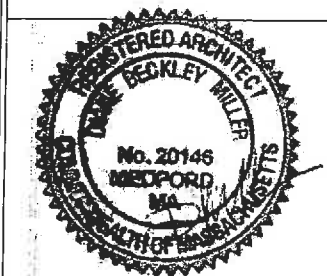
**MILLER
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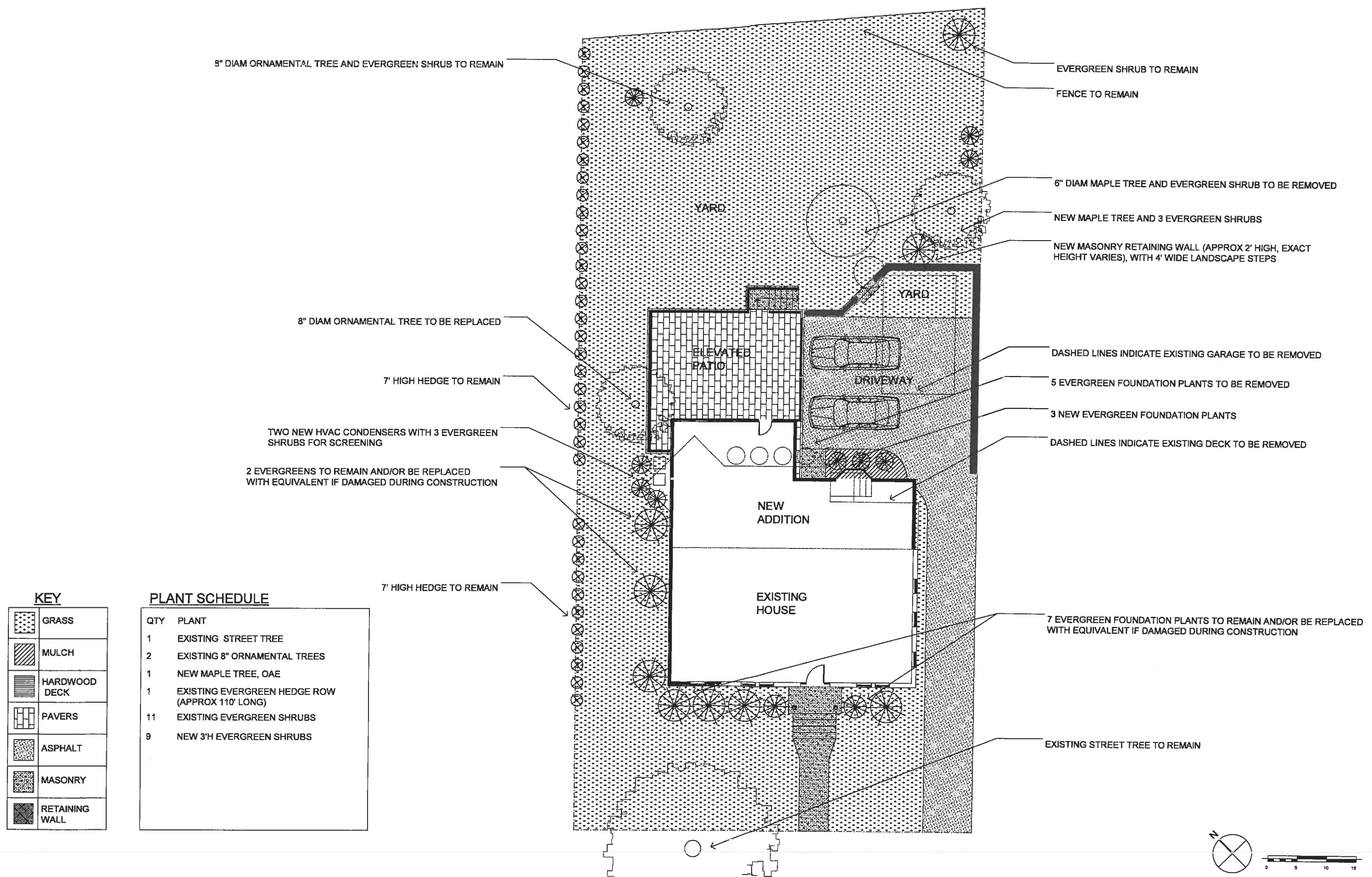


MAHONEY RESIDENCE
44 WINN STREET
BELMONT MA 02478

LANDSCAPE PLAN

Sheet
Number:

L1



Marc and Libby Firenze

64 Winn Street
Belmont, MA 02478
(617) 438-5468
libbyfirenze@gmail.com

2021 JAN 29 AM 9:19

26 January 2021

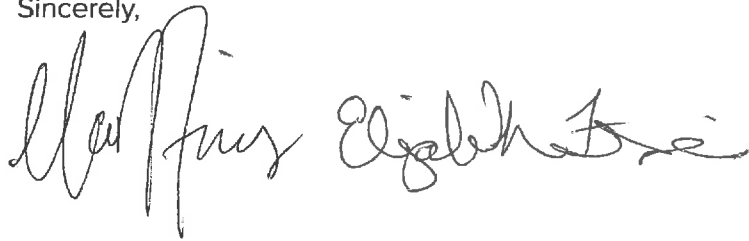
Planning Board

Office of Community Development
Homer Municipal Building, 2nd Floor
19 Moore Street
Belmont, MA 02478

Planning Board Members,

We are writing this letter to express our support for Michael and Erin Mahoney's proposed addition for 44 Winn Street. We have reviewed the plans and feel that their remodel and addition is both tasteful and is in keeping with the character of the neighborhood. Their large lot size can easily carry the proposed addition and will not be visible from the street, which will help maintain the style and traditional aesthetics of our street.

Sincerely,

A handwritten signature in black ink, appearing to read "Marc and Elizabeth Firenze". The signature is written in a cursive, flowing style.

Marc and Elizabeth Firenze