



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

February 8, 2023

Dane Helsing  
64 Hoitt Road  
Belmont, MA 02478

RE: Denial to Construct a Second Story Addition

Dear Mr. Helsing

The Office of Community Development is in receipt of your building permit application for the construction of a second story addition at 64 Hoitt Road located in a Single Residence C (SR-C) Zoning District.

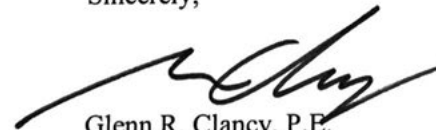
Your application has been denied because it does not comply with the Town of Belmont Zoning By-Law. More specifically, your property does not conform to the lot area requirements of the SR-C District (9000SF required, 6750SF existing), also the required rear setback to the addition is 27.0'.

You may alter your plans to conform to the Zoning By-Law and resubmit a building permit application or you may request two (2) Special Permits from the Planning Board.

1. §1.5.4C(2) of the By-Law allows expansions of GFA by more than 30% by a Special Permit granted by the Planning Board.
2. The required rear setback is 27.0', the existing and proposed is 24.1'.

If you choose this option, please contact the Office of Community Development at (617)-993-2650 to schedule an appointment with Ara Yogurtian, Assistant Director to begin the process.

Sincerely,

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



Town of Belmont  
Planning Board

**APPLICATION FOR A SPECIAL PERMIT**

Date: 2/13/2023

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 64 Hoitt 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 2nd story addition

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

Signature of Petitioner

Dane R. Helsing

Print Name

Dane R. Helsing

Address

64 Hoitt Rd.

Belmont, MA 02478

Daytime Telephone Number

724-513-9248

August 20, 2014



## Zoning Compliance Check List (Registered Land Surveyor)

Property Address: 64 HOITT ROAD

Zone: SR-C

Surveyor Signature and Stamp: 

Date: 11-17-22

	REQUIRED	EXISTING	PROPOSED
Lot Area	9,000	6,750	6,750
Lot Frontage	75'	75'	75'
Floor Area Ratio	N/A	N/A	N/A
Lot Coverage	25%	19%	20.5%
Open Space	50%	75%	71.7%
Front Setback	22.5' <sup>25%</sup> OF 90'	21.0'	21.0'
Side Setback	10'	13.3'	13.3'
Side Setback	10'	19.8'	19.8'
Rear Setback	27' <sup>30%</sup> OF 90'	24.1'	24.1'
Building Height	36'	16.55'	25.75'
Stories	2 1/2	1 1/2	2 1/2
1/2 Story Calculation			

### NOTES:


To: Planning Board

Re: 64 Hoitt Road

Dear Planning Board members,

Our names are Dane and Laura Helsing. We have lived at 64 Hoitt Road for the past 8 years. We wanted to share with you why we are applying for a special permit to add a second story addition to our home.

We have three children: Cecile 9, Soren 6, and Dane Jack 1.5. We love our current home but it has limited living space and this has certainly become more evident as our family has grown. We have one small full bathroom on the first floor and very little closet space throughout the house. Both of us have parents that live out of state but visit frequently for extended periods of time. A second story addition with a simple finished attic space would increase our living space, bedroom space, closet space and bathrooms.

We have grown to love our neighborhood during these 8 years. Our older two children currently go to Winn Brook Elementary School and have very much enjoyed their experience there. Being able to walk our children to school each day is something we value. It provides an opportunity to meet neighbors and catch up with friends. We've also enjoyed summer block parties on Hoitt Rd over the years. Given our home's space limitation, we have looked at purchasing a house in another Belmont neighborhood. It would be difficult to leave such a great neighborhood and so our desire is to stay where we are.

Our proposed addition does not add to the existing footprint of the house. It simply goes up, adding a full second story and finished attic space. The height and square footage of our proposed addition fits with the rest of our neighborhood. We have included several pictures of construction projects in our vicinity that have been approved that are similar in scale to our proposal. Thank you for your time and consideration of our project.

Sincerely,

Dane and Laura Helsing

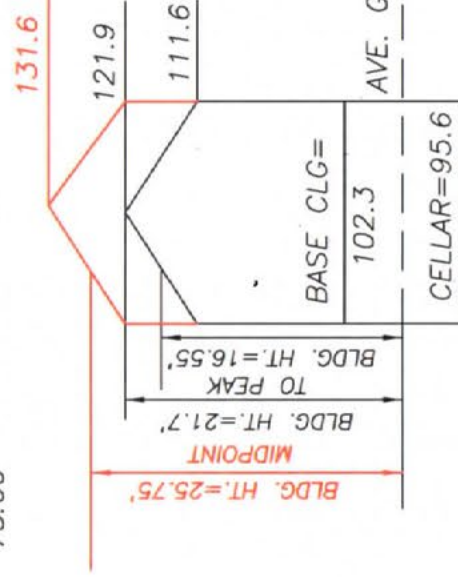
# HOITT ROAD



DANE & LAURA HELSING  
LOCUS HOUSE # - 64 HOITT ROAD

LOCUS DEED - BOOK 65728 PAGE 332  
LOCUS PLAN - PLAN # 716 OF 1950  
APP. # -

SITE DOES NOT FALL WITHIN  
THE WETLAND ZONE.



ZONING DISTRICT= SRC

MAX. LOT COVERAGE\*  
MIN. OPEN SPACE\*\*  
FRONT SETBACK  
(25% of 90')  
SIDE SETBACK  
SIDE SETBACK  
REAR SETBACK  
(30% of 90')

REQ.	EXIST.	PROP.
25%	19.0%	20.5%
50%	75%	71.7%
22.5'	21.0'	21.0'
10'	13.3'	13.3'
10'	19.8'	19.8'
27'	24.1'	24.1'

\* HOUSE (1036 S.F. + 112 S.F. SCREEN PORCH + 117 S.F. PATIO + 20 S.F. REAR STOOP + 24 S.F. NEW STOOP + 78 SHED)=1387/6750=20.5%

\*\* HOUSE (1036 S.F. + 112 S.F. SCREEN PORCH + 117 S.F. PATIO + 20 S.F. REAR STOOP + 24 S.F. NEW STOOP + 78 SHED + 520 S.F. DRIVE) =1907/6750=28.3% OR 71.7%

## BUILDING HEIGHT

68.1% OF BASEMENT UNDERGROUND  
THEREFOR BASEMENT IS A NOT STORY



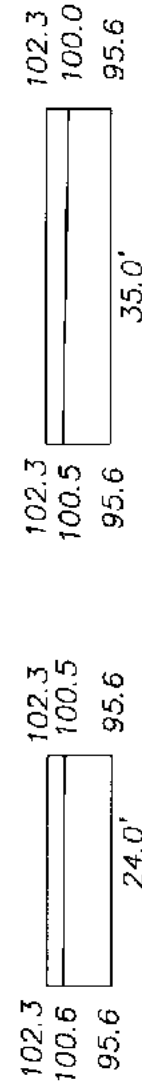
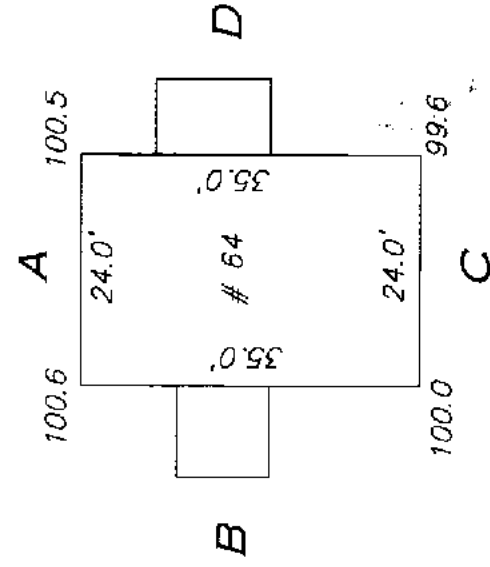
PLOT PLAN  
64 HOITT ROAD  
BELMONT MASS.

SCALE: 1" = 20' NOVEMBER 17, 2022

Prepared By

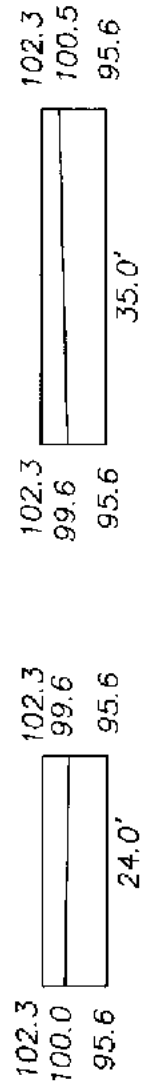
**EDWARD J. FARRELL**  
PROFESSIONAL LAND SURVEYOR  
110 WINN STREET ~ SUITE 203 ~ WOBURN,  
MA.

(781)-933-9012



EXPOSED AREA=42.0 S.F.  
TOTAL SEGMENT AREA=160.8 S.F.

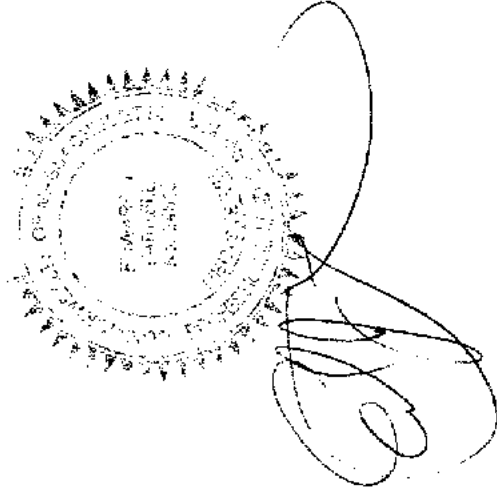
A



EXPOSED AREA=60 S.F.  
TOTAL SEGMENT AREA=160.8 S.F.

B

EXPOSED AREA = 252.5 X 100 = 31.9%  
TOTAL SEGMENT AREA = 790.6



68.1% OF BASEMENT UNDERGROUND  
THEREFOR BASEMENT IS A NOT STORY

BASEMENT CALCULATIONS  
64 HOITT ROAD  
BELMONT MASS.  
SCALE: 1" = 20' NOVEMBER 17, 2022  
Prepared By  
EDWARD J. FARRELL  
PROFESSIONAL LAND SURVEYOR  
110 WINN STREET ~ SUITE 203 ~ WOBURN,  
MA.  
(781)-933-9012





73 HOITT RD.



67 HOITT RD.



61 HOITT RD.



55 HOITT RD.



49 HOITT RD.



76 HOITT RD.



70 HOITT RD.



35 WESTLUND RD.



27 WESTLUND RD.



21 WESTLUND RD.



15 WESTLUND RD.



9 WESTLUND RD.



43 HOITT RD.



55 WATERHOUSE RD.



52 HOITT RD.



58 HOITT RD.



IMAGES OF IMMEDIATE ABUTTING HOUSES





29 JASON RD.  
LOT 7,225 SF  
TLA 2,608 SF



16 TROY RD.  
LOT 7,153 SF  
TLA 2,864 SF



20 ELIOT RD.  
LOT 9,315 SF  
TLA 2,280 SF



9 WESTLUND RD.  
LOT 6,480 SF  
TLA 2,644



70 HOITT RD.  
LOT 6,750 SF  
TLA 2,190 SF



**PROPOSED**  
64 HOITT RD.  
LOT 6,750 SF  
TLA 2,413 SF



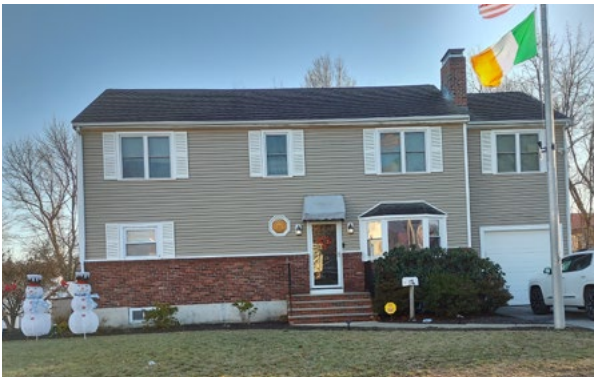
67 HOITT RD.  
LOT 9,070 SF  
TLA 2,752 SF



73 HOITT RD.  
LOT 9,296 SF  
TLA 3,538



54 WATERHOUSE RD.  
LOT 7,648 SF  
TLA 2,817 SF



215 CHANNING RD.  
LOT 7,497 SF  
TLA 2600 SF



182 CHANNING RD.  
LOT 9,144 SF  
TLA 2,742

**COMPARABLE RECENT ADDITIONS/ NEW CONSTRUCTION FROM IMMEDIATE NEIGHBORHOOD**





64 HOITT RD BELMONT  
ADDITION AND RENOVATION  
ZONING APPLICATION DRAWING SET

DRAWING LIST		
PAGE	TITLE	SCALE
E-100	EXISTING SITE PLAN, ZONING AND AREA CALCULATIONS	VARIES
E-101	EXISTING FIRST FLOOR AND BASEMENT PLANS	1/8"= 1' 0"
E-102	EXISTING SECOND FLOOR AND ROOF 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 3D IMAGES	
A-100	PROPOSED SITE PLAN AND ZONING	VARIES
A-101	PROPOSED FIRST FLOOR AND SECOND FLOOR PLANS	1/8"= 1' 0"
A-102	PROPOSED ATTIC FLOOR AND ROOF PLANS	1/8"= 1' 0"
A-103	PROPOSED BASEMENT FLOOR PLAN	1/8"= 1' 0"
A-106	PROPOSED EXTERIOR ELEVATIONS 1	1/8"= 1' 0"
A-107	PROPOSED EXTERIOR ELEVATIONS 2	1/8"= 1' 0"
A-110	PROPOSED 3D IMAGES	
A-111	PROPOSED TLA CALCULATIONS1 EXISTING FIRST AND SECON FLOORS	1/8"= 1' 0"
A-112	PROPOSED TLA CALCULATIONS2 PROPOSED BASEMENT AND FIRST FLOOR	1/8"= 1' 0"
A-113	PROPOSED TLA CALCULATIONS3 PROPOSED SECOND FLOOR AND ATTIC	1/8"= 1' 0"



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CONSULTANT

REV	DESCRIPTION	DATE

OWNER  
**HELISING  
RESIDENCE**  
64 HOITT RD  
BELMONT, MA

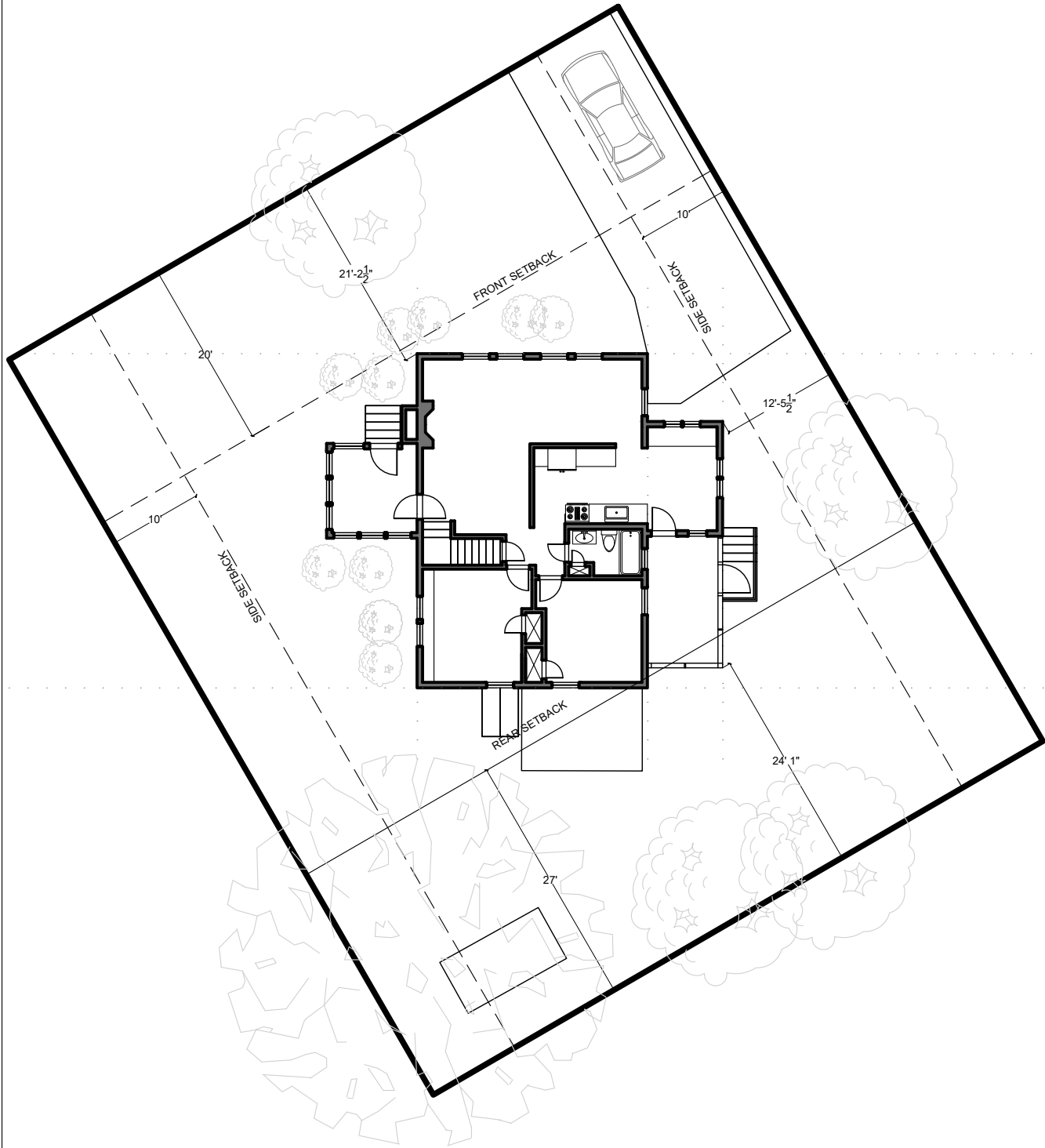
PROJECT

DRAWING TITLE

081 YGS  
FEB 13, 2023

DRAWING NUMBER

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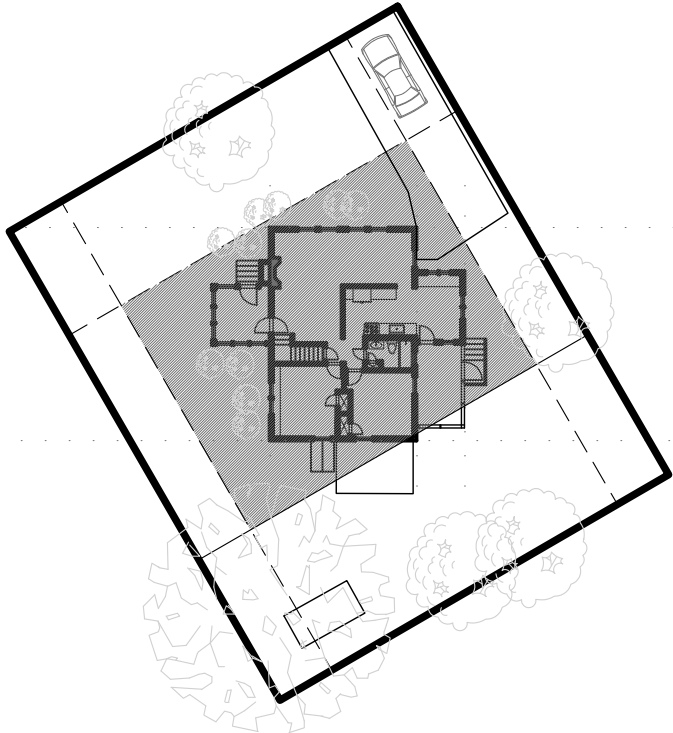


1 EXISTING SITE PLAN  
SCALE: 1/16" = 1' 0"

	EXISTING GROSS FLOOR AREA	EXISTING NET (finished) FLOOR AREA
CELLAR AREA	871 SF not counted to GFA	276 SF
FIRST FLOOR AREA including porch and sunroom	1184 SF	824 SF
SECOND FLOOR AREA	541 SF	541 SF
ATTIC ABOVE 6'	0 SF	0 SF
TOTAL	1725 SF	1641 SF

	ZONING	EXISTING
ZONE	SRC	SRC
MIN LOT SIZE	9,000	6750 SF
LOT COVERAGE	25%	19.6 %
OPEN SPACE	50%	73%
FRONT SETBACK	20.1'	21' 2.5"
SIDE SETBACK	10'	13.3'
REAR SETBACK	27'	24.1'
MAX BUILDING HEIGHT	30'	17' 1.5"
STORIES	2 1/2	1 1/2

2 ZONING ANALYSIS AND  
AREA CALCULATIONS  
E - 100



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



OWNER: HELSING RESIDENCE  
64 HOITT RD  
BELMONT, MA

PROJECT: EXISTING SITE PLAN,  
ZONING, AND AREA  
CALCULATIONS

DATE: FEB 13, 2023

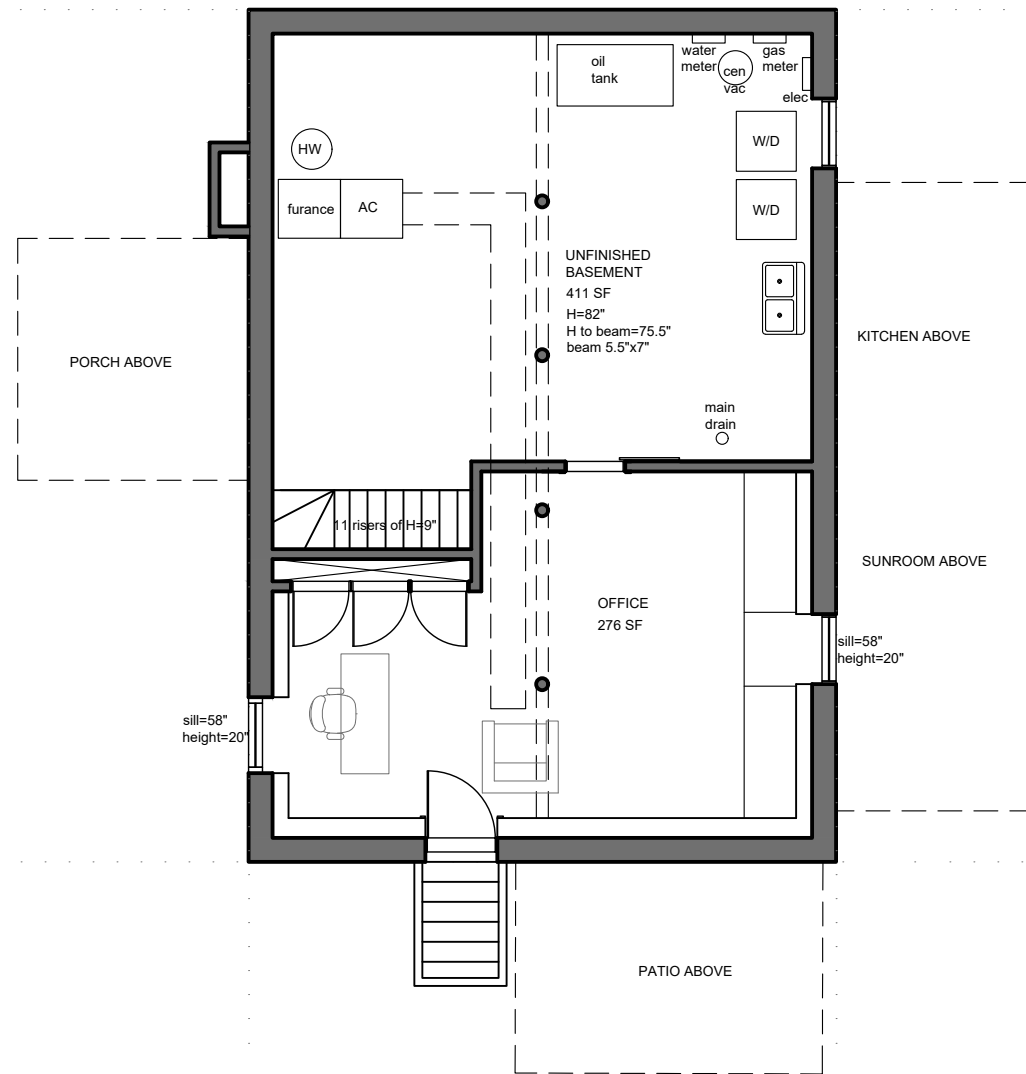
081 YGS  
VARIES

E-100

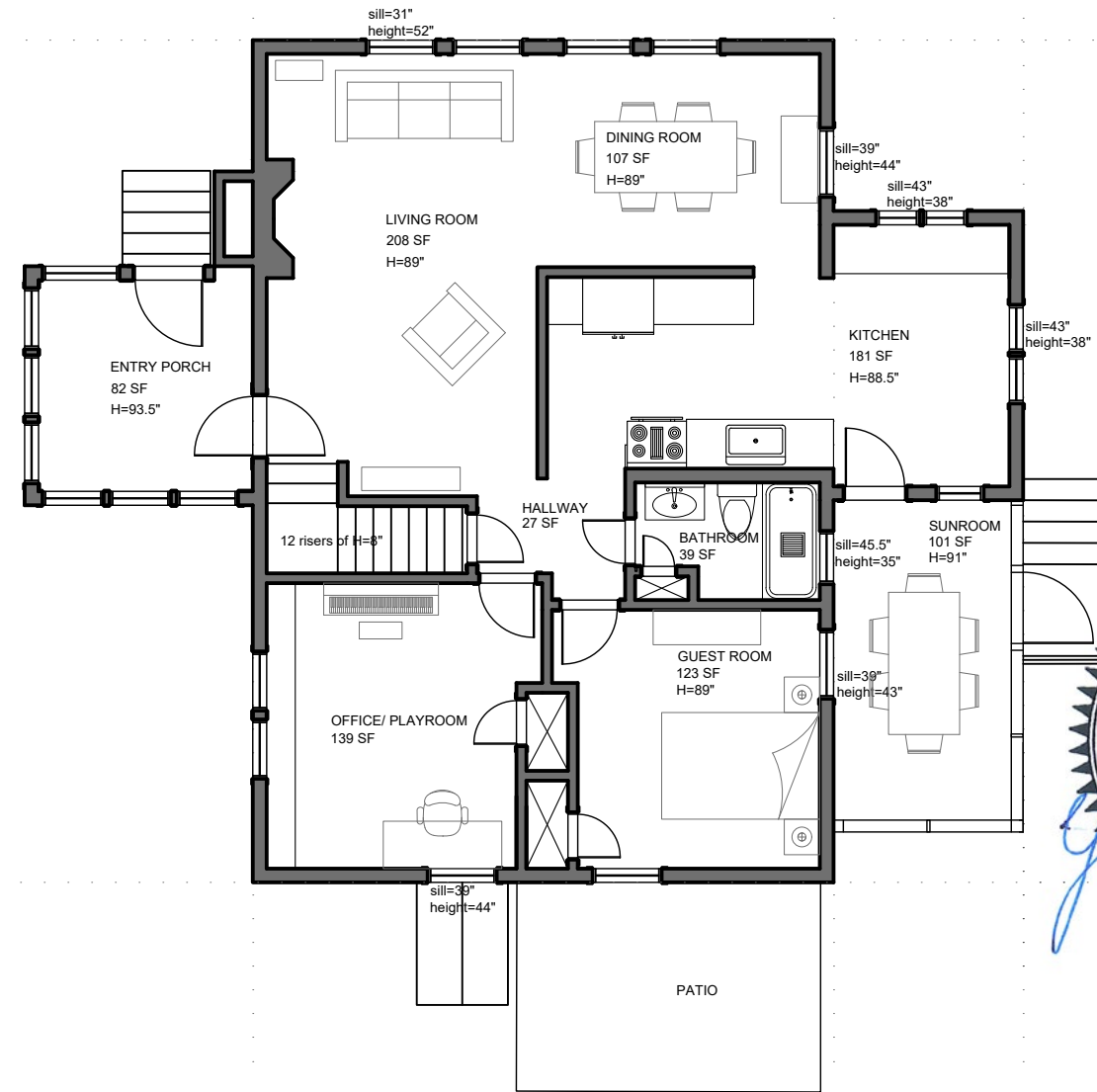
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- existing wall to remain
- new wall
- existing door to demolish
- existing door to remain
- new door
- 1 window mark- see window schedule
- A door mark- see door schedule
- interior elevations mark



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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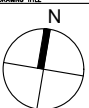


REV	DESCRIPTION	DATE

HELISING  
RESIDENCE

64 HOITT RD  
BELMONT, MA

EXISTING BASEMENT  
AND FIRST FLOOR  
PLANS

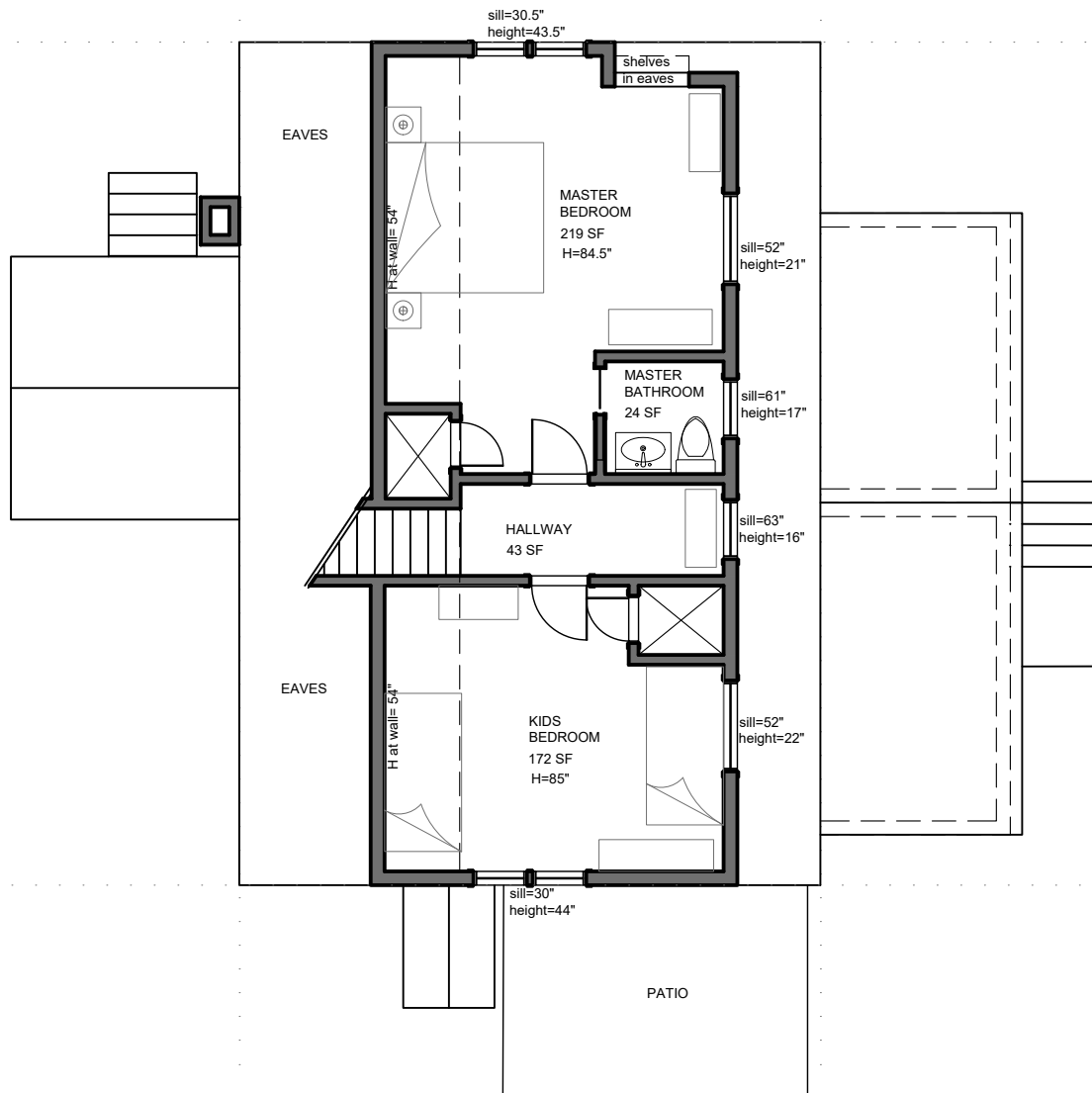


081 YGS  
1/8" = 1' 0" FEB 13, 2023

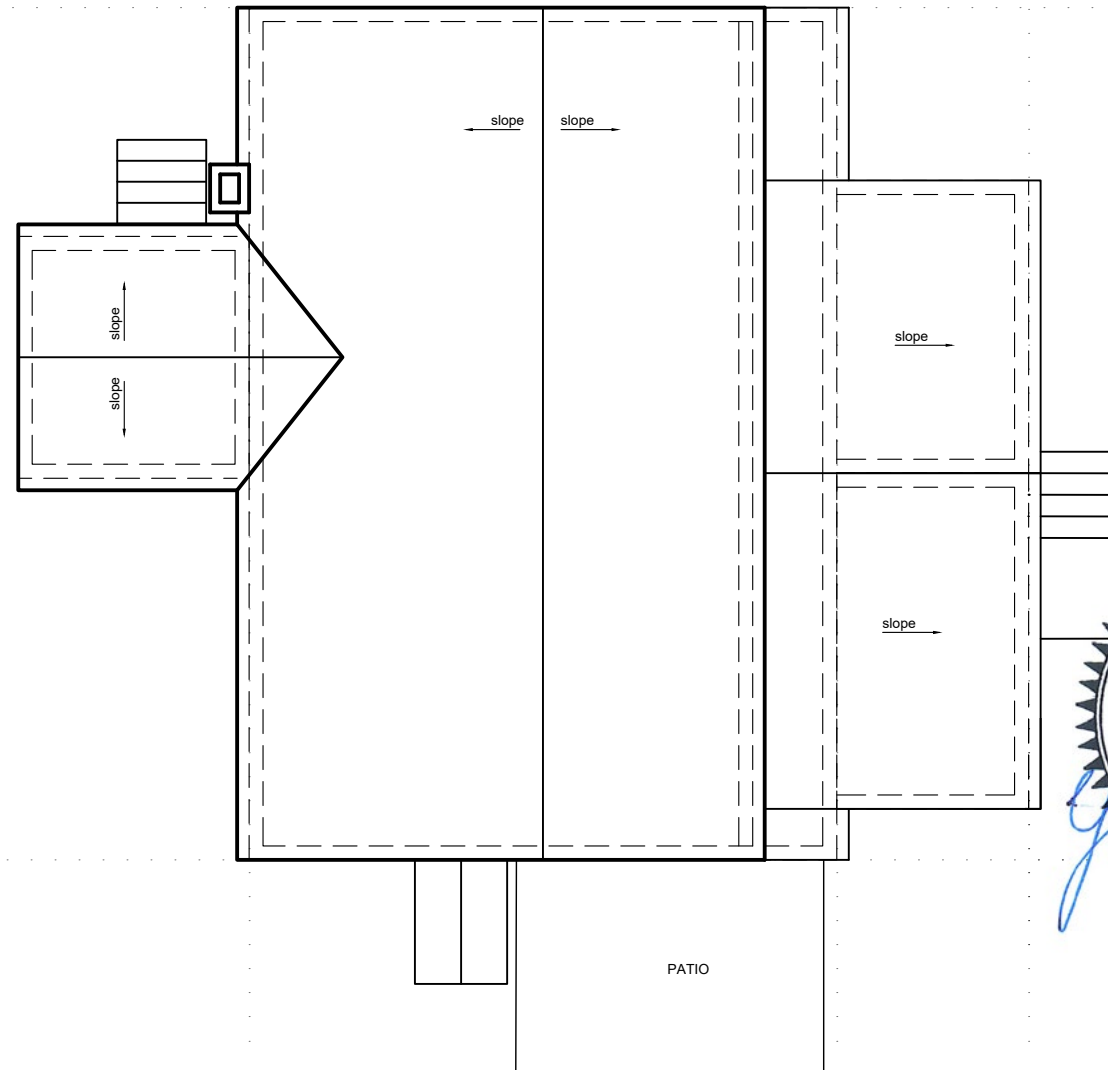
E-101

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

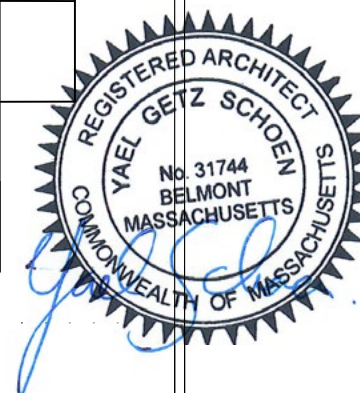


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Design &  
Development

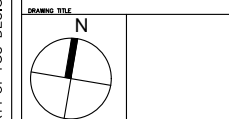
CONSULTANT



REV.	DESCRIPTION	DATE

HELISING  
RESIDENCE  
OWNER  
64 HOITT RD  
BELMONT, MA

PROJECT  
EXISTING SECOND  
FLOOR AND ROOF PLANS



081 YGS  
1/8" = 1' 0" FEB 13, 2023  
SCALE: DATE:

E-102

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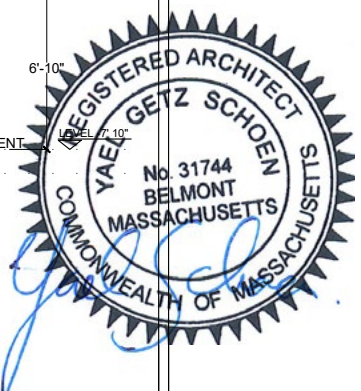




1 EXISTING SOUTH EXTERIOR ELEVATION  
E - 103 SCALE: 1/8" = 1' 0"



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



REV	DESCRIPTION	DATE

HELSING RESIDENCE	
OWNER 64 HOITT RD BELMONT, MA	
PROJECT EXISTING EXTERIOR ELEVATIONS 1	
DRAWING TITLE	
081	YGS
1/8" = 1' 0"	FEB 13, 2023
E-103	
DRAWING NUMBER	

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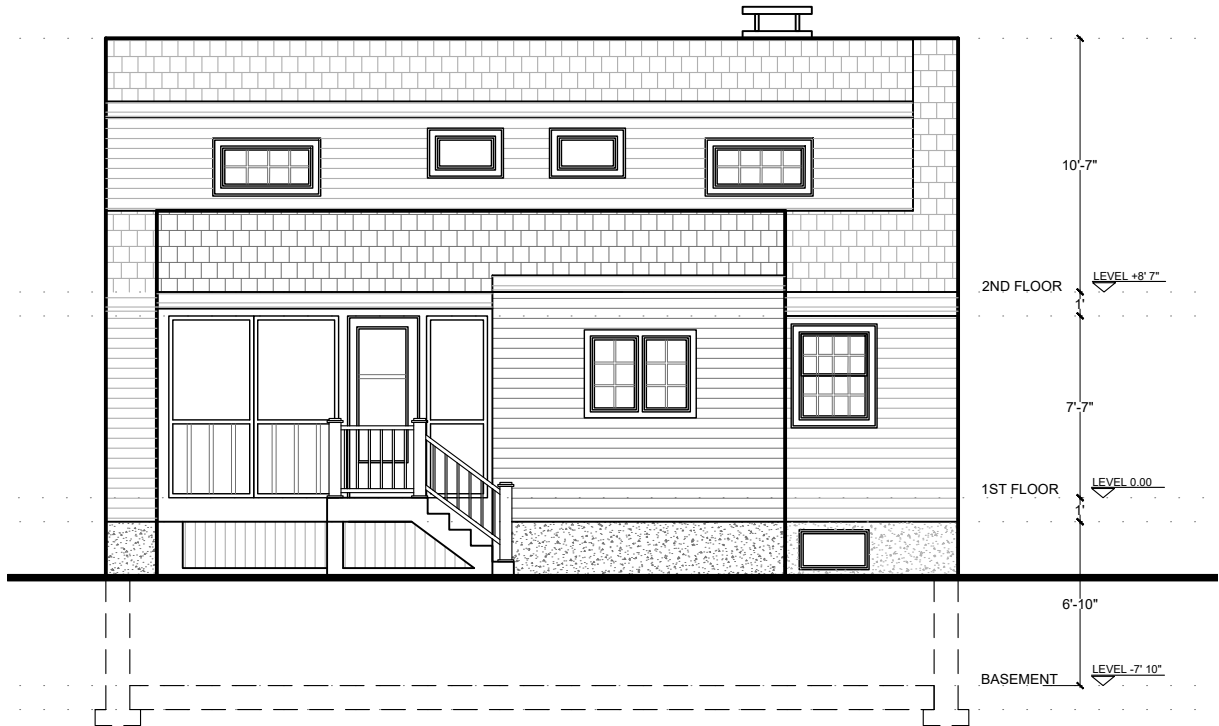
REV	DESCRIPTION	DATE

OWNER	HELISING RESIDENCE
PROJECT	64 HOITT RD BELMONT, MA
DRAWING TITLE	EXISTING EXTERIOR ELEVATIONS 2

081	YGS
1/8" = 1' 0"	FEB 13, 2023

E-104
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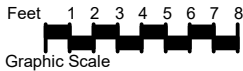
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1 EXISTING EAST EXTERIOR ELEVATION  
E - 103 SCALE: 1/8" = 1' 0"



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







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REV	DESCRIPTION	DATE

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64 HOITT RD  
BELMONT, MA

PROJECT  
EXISTING 3D IMAGES

DRAWING TITLE

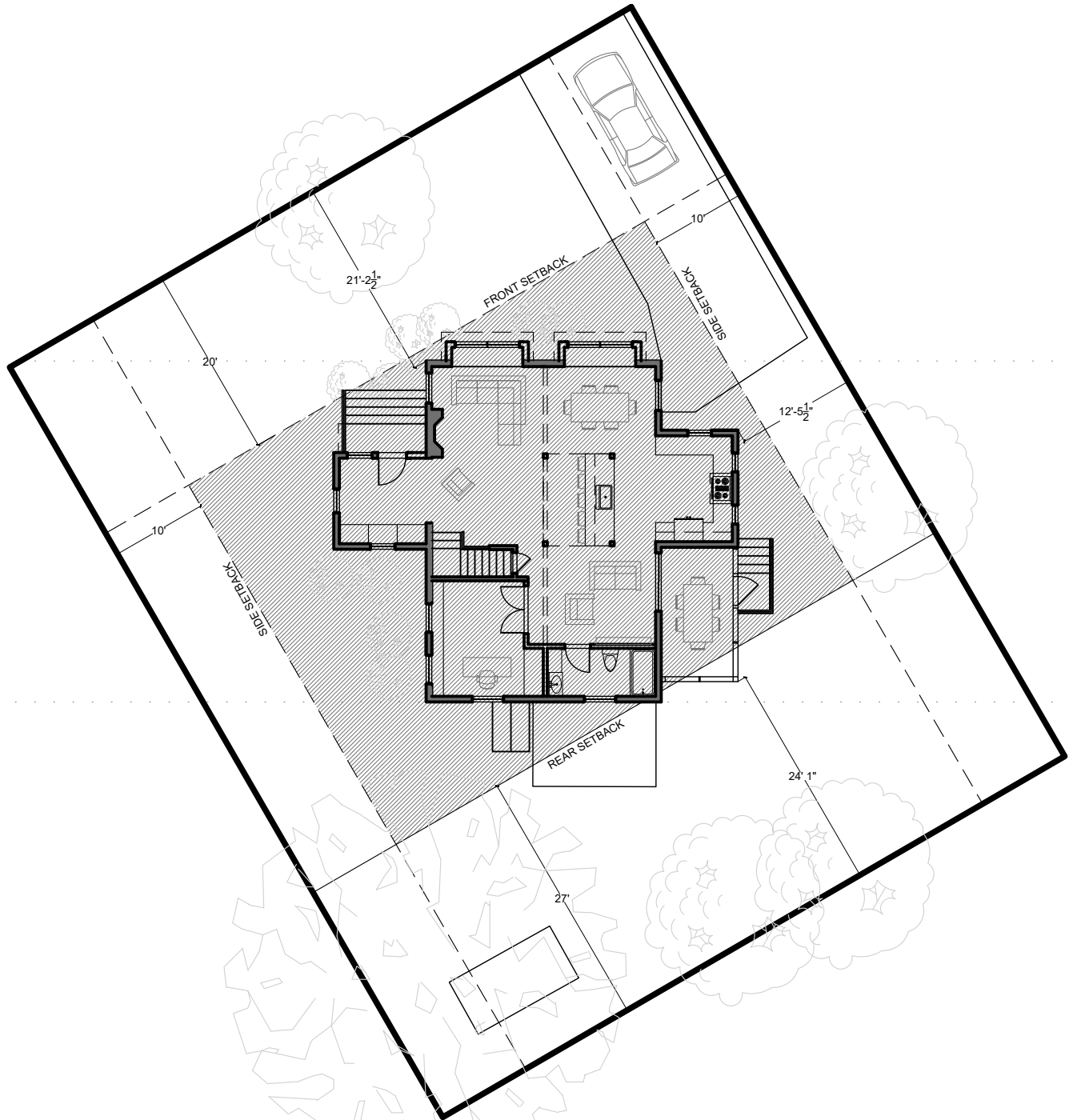

081	YGS
JOB NO.	DATE
	FEB 13, 2023
SCALE	DATE

E-105

DRAWING NUMBER



- 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"

	ZONING	EXISTING	PROPOSED
ZONE	SRC	SRC	SRC
MIN LOT SIZE	9,000	6750 SF	6750 SF
LOT COVERAGE	25%	19.6 %	20.1 %
OPEN SPACE	50%	73%	73%
FRONT SETBACK	20.1'	21' 2.5"	21' 2.5"
SIDE SETBACK	10'	13.3'	13.3'
REAR SETBACK	27'	24.1'	24.1'
MAX BUILDING HEIGHT (mid point of roof to average grade)	30'	17' 1.5"	25' 9.5"
STORIES	2 1/2	1 1/2	2 1/2

3 PROPOSED ZONING ANALYSIS



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REV	DESCRIPTION	DATE

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RESIDENCE  
OWNER  
64 HOITT RD  
BELMONT, MA  
PROJECT  
PROPOSED SITE PLAN,  
ZONING AND AREA  
CALCULATIONS  
DRAWING TITLE

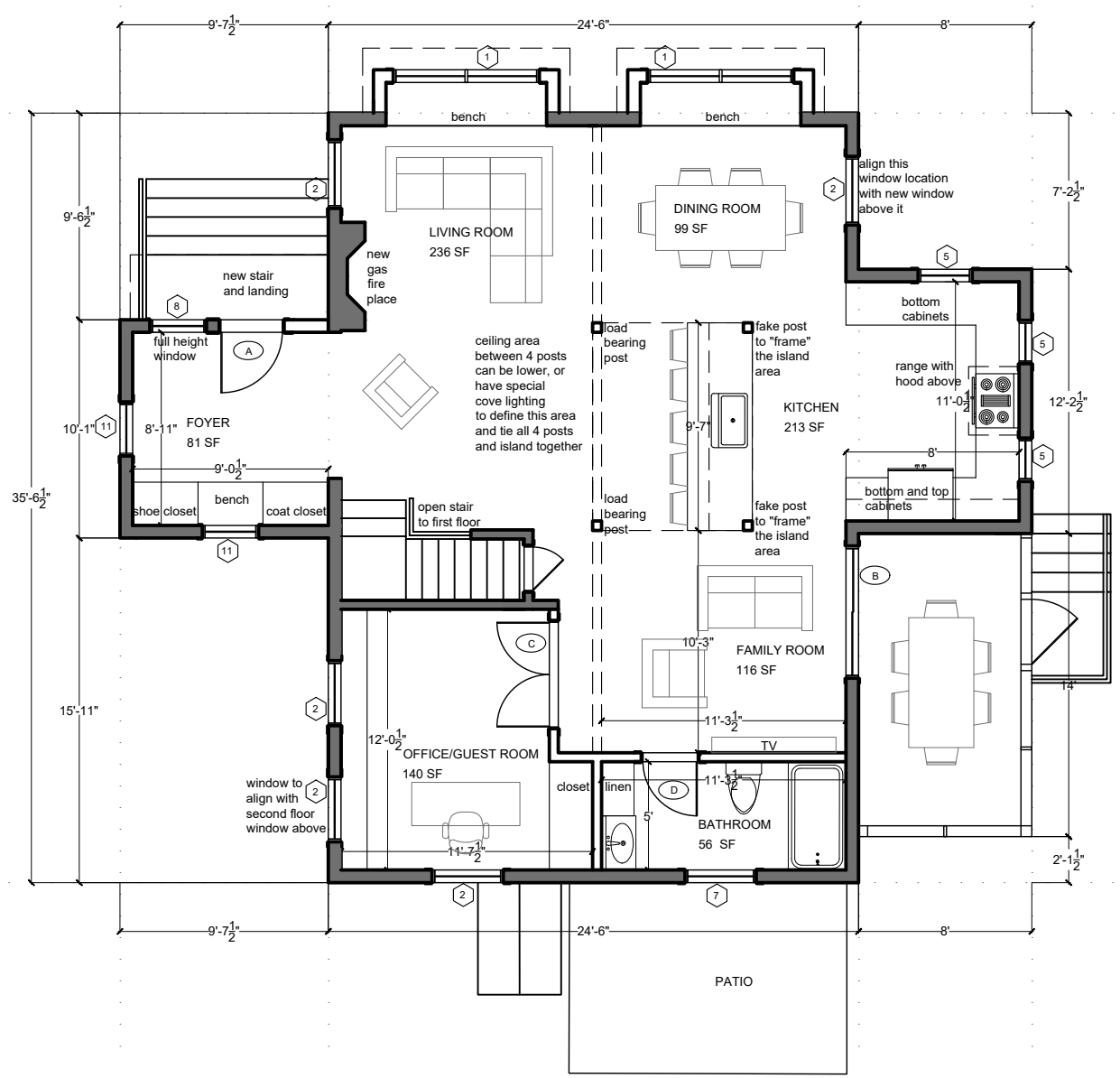
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081  
1/16" = 1' 0"  
YGS  
FEB 13, 2023

A-100  
DRAWING NUMBER

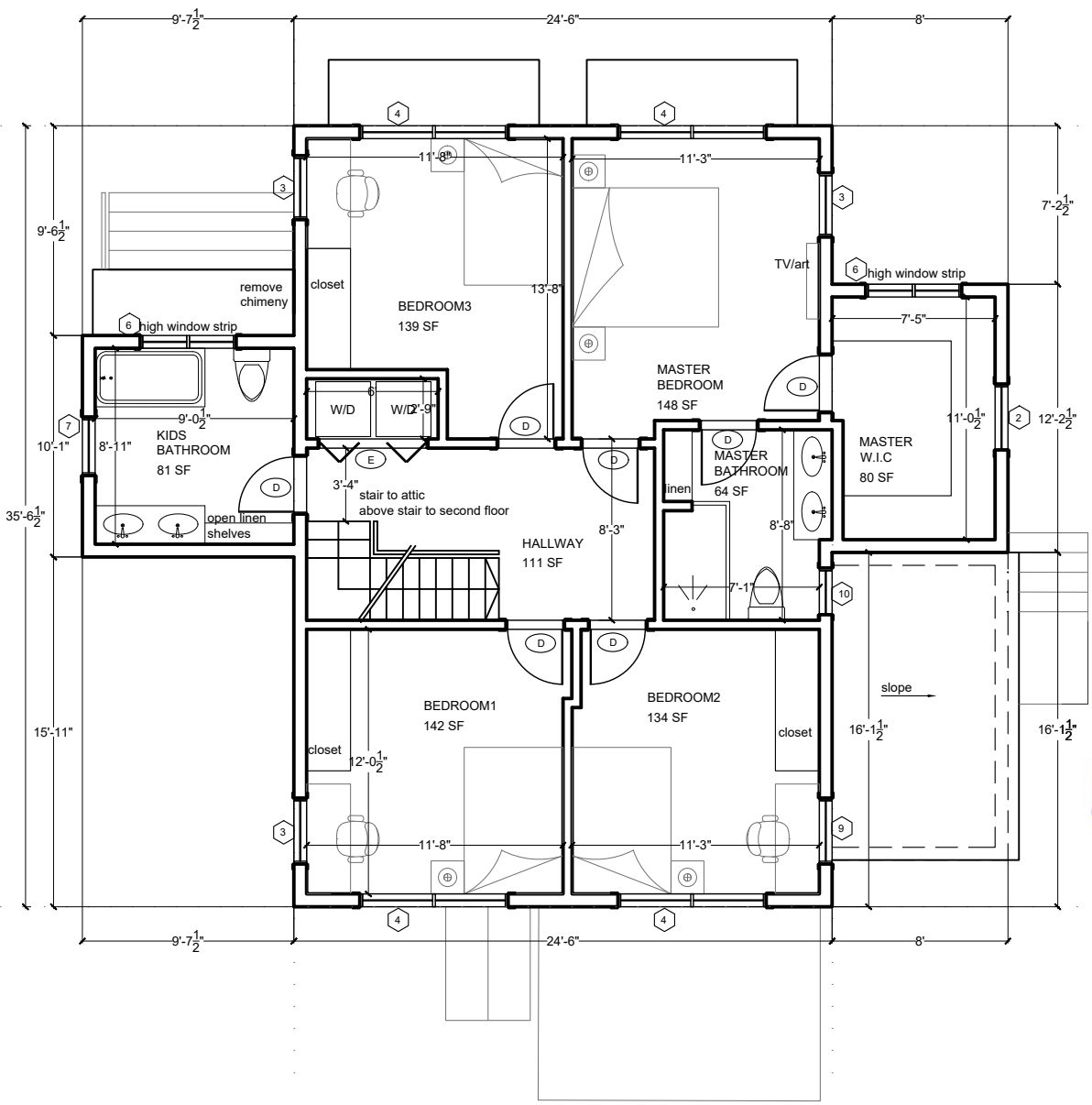
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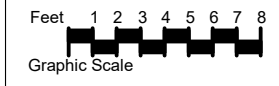
- existing wall to remain
- new wall
- existing door to demolish
- existing door to remain
- new door
- 1 window mark- see window schedule
- A door mark- see door schedule
- interior elevations mark



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



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



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REV	DESCRIPTION	DATE

HELISING  
RESIDENCE  
64 HOITT RD  
BELMONT, MA  
PROJECT  
PROPOSED FIRST AND  
SECOND FLOOR PLANS  
DRAWING TITLE

N	
081	YGS
1/8" = 1' 0"	FEB 13, 2023
SCALE:	DATE:

A-101  
DRAWING NUMBER

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1

A

existing wall to remain

new wall

existing door to demolish

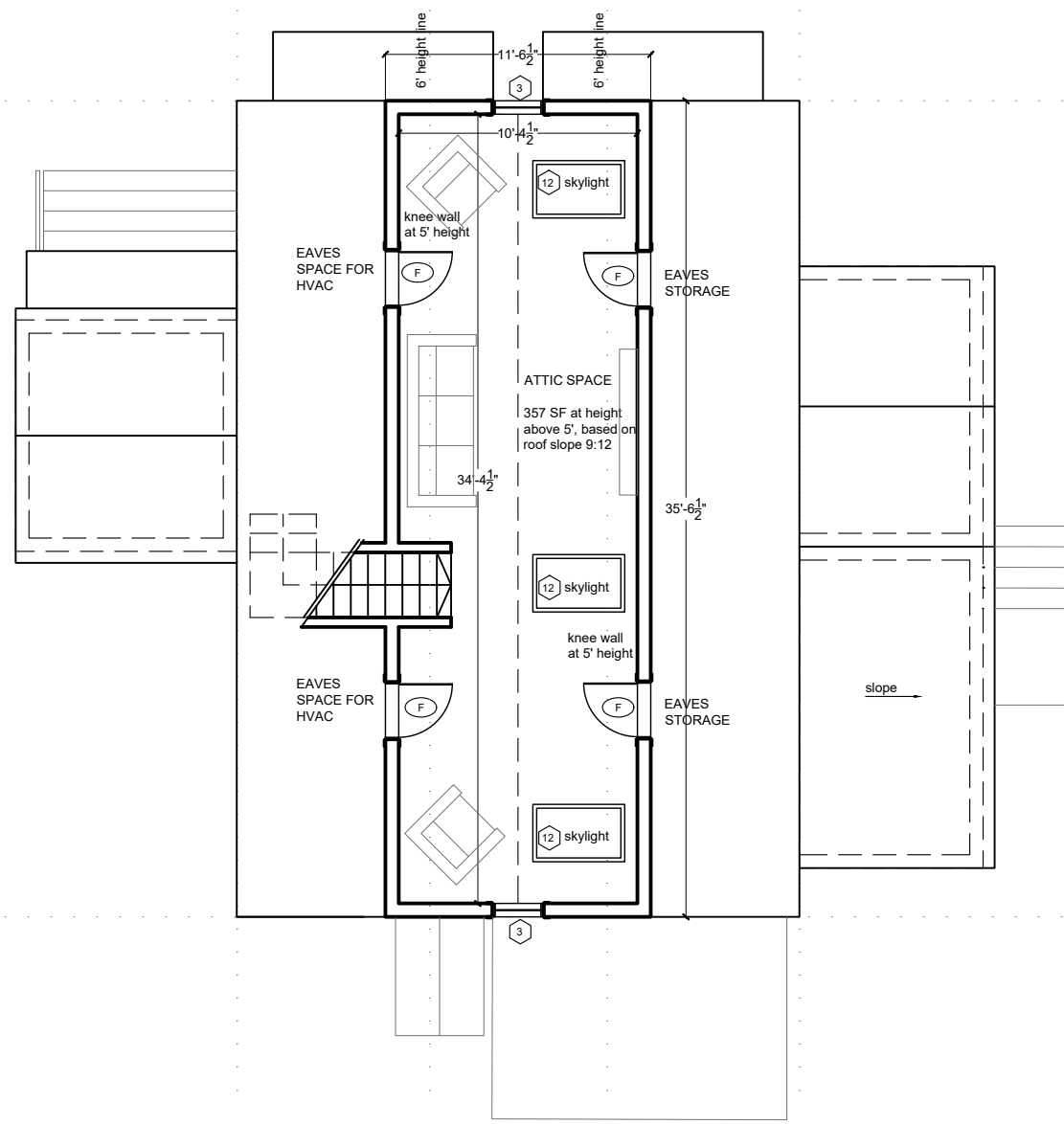
existing door to remain

new door

window mark- see window schedule

door mark- see door schedule

interior elevations mark

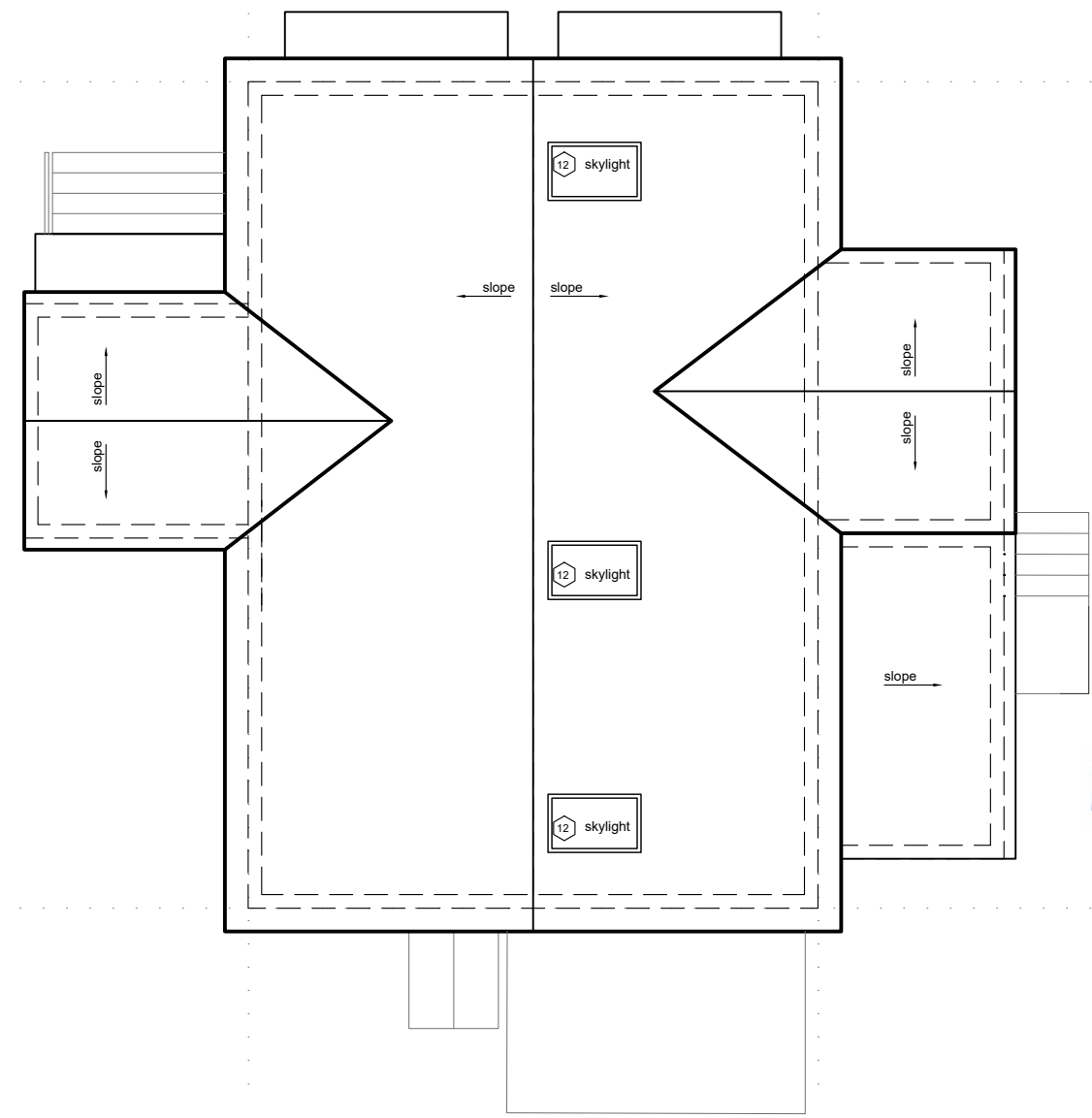


1

PROPOSED ATTIC FLOOR PLAN

A - 102

SCALE: 1/8" = 1' 0"

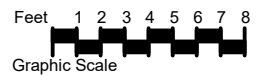


2

PROPOSED ROOF PLAN

A - 102

SCALE: 1/8" = 1' 0"



YGS

DESIGN &

DEVELOPMENT

LLC

ARCHITECTURAL DESIGN &  
REAL ESTATE DEVELOPMENT

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BELMONT MA 02478  
617-669-2965  
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CONSULTANT

REV	DESCRIPTION	DATE

OWNER

HELISING RESIDENCE

64 HOITT RD  
BELMONT, MA

PROJECT

PROPOSED ATTIC AND  
ROOF PLANS

DRAWING TITLE

<div>N</div> <div></div>	
081	YGS
1/8" = 1' 0"	FEB 13, 2023
SCALE	DATE

A-102

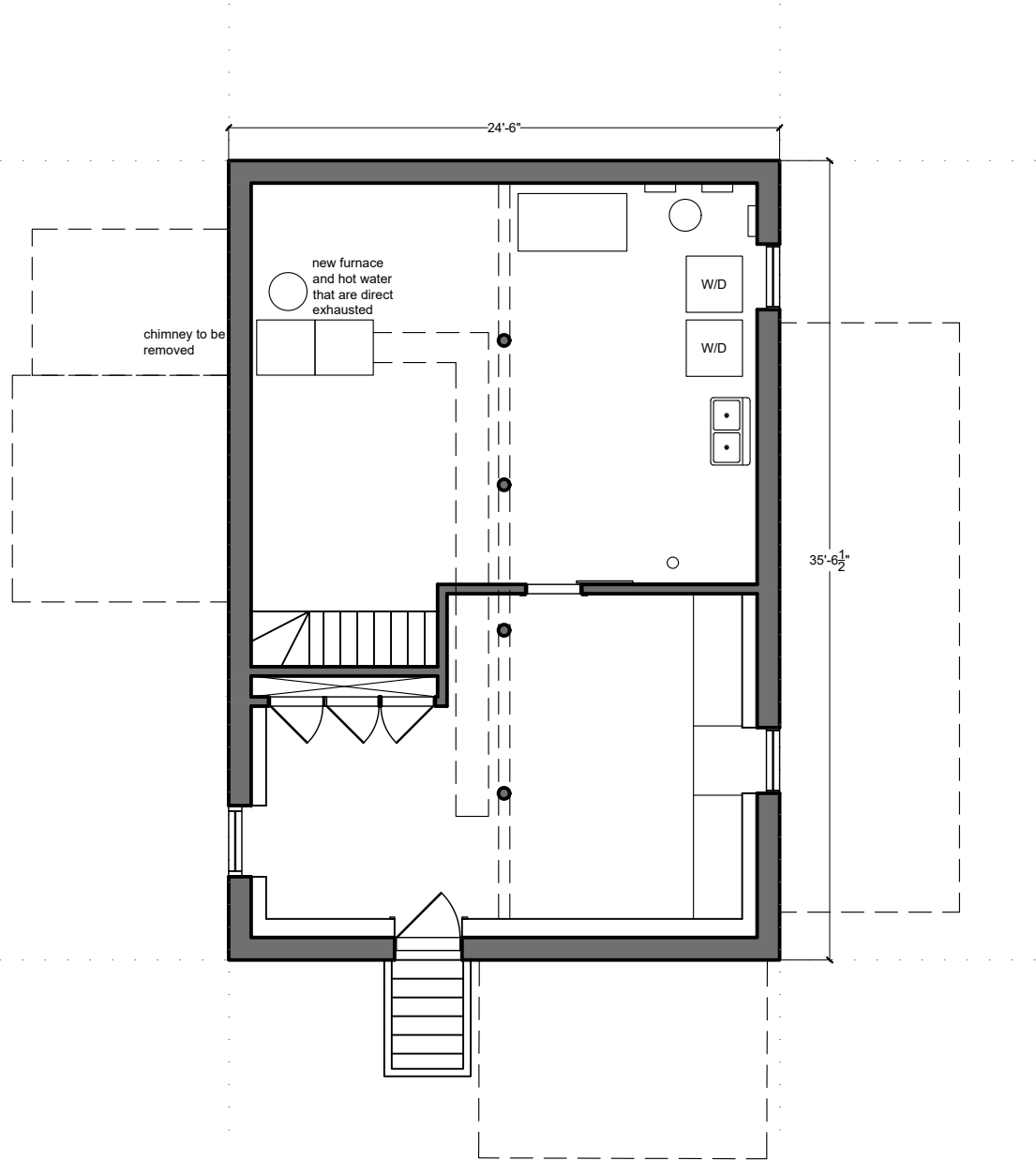
DRAWING NUMBER

NOT FOR CONSTRUCTION

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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 BASEMENT FLOOR PLAN  
A - 103 SCALE: 1/8" = 1' 0"



YGS  
DESIGN &  
DEVELOPMENT  
LLC

ARCHITECTURAL DESIGN &  
REAL ESTATE DEVELOPMENT  
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REV	DESCRIPTION	DATE

HELISING  
RESIDENCE  
64 HOITT RD  
BELMONT, MA  
PROPOSED BASEMENT  
FLOOR PLAN

081	YGS
1/8" = 1' 0"	FEB 13, 2023

A-103

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REV.	DESCRIPTION	DATE

HELISING RESIDENCE	
OWNER 64 HOITT RD BELMONT, MA	
PROJECT PROPOSED EXTERIOR ELEVATIONS 1	
DRAWING TITLE	
081	YGS
1/8" = 1' 0"	FEB 13, 2023
A-106	

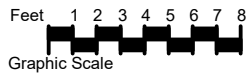
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1 PROPOSED NORTH EXTERIOR ELEVATION  
SCALE: 1/8" = 1' 0"



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







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



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



REV	DESCRIPTION	DATE

HELISING RESIDENCE	
OWNER 64 HOITT RD BELMONT, MA	
PROJECT PROPOSED EXTERIOR ELEVATIONS 2	
DRAWING TITLE	
081	YGS
1/8" = 1' 0"	FEB 13, 2023
SCALE: DATE:	
A-107	
DRAWING NUMBER	

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REV	DESCRIPTION	DATE

HELISING  
RESIDENCE

OWNER  
64 HOITT RD  
BELMONT, MA

PROJECT  
PROPOSED 3D IMAGES

DRAWING TITLE	

JOB NO. 081	YGS
DATE FEB 13, 2023	

A-110

DRAWING NUMBER



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G  
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REV:	DESCRIPTION:	DATE:

<p><b>HELSING RESIDENCE</b></p> <p><small>OWNER</small></p> <p>64 HOITT RD BELMONT, MA</p>
--

TLA CALCULATION 1

DRAWING TITLE

081	YGS
JOB NO:	DATE:
1/8" = 1' 0"	FEB 13, 2023

A-111

DRAWING NUMBER

Architectural floor plan of a building section. The plan shows a large rectangular area with diagonal hatching, indicating a specific material or structural zone. The overall dimensions are 34'-3" in height and 12'-0 1/2" in width. The plan includes several structural details: a central vertical corridor or shaft, a circular feature (possibly a well or a small room) with a diameter of 3'-0", and various wall and floor sections. Dimensions for specific sections are provided: 6'-10 1/2" and 5'-2" for the top horizontal section, and 35'-6 1/2" for the left vertical section. The plan also shows a 7' height line on the left and right sides.

Architectural floor plan of the existing first floor, showing a complex layout with multiple rooms, a central staircase, and a kitchen area. The plan includes dimensions for overall size (24'-6" by 24'-6") and various room-specific measurements. The area is shaded with diagonal lines.

Dimensions shown on the plan:

- Overall width: 24'-6"
- Overall depth: 24'-6"
- Top-left room: 9'-6 1/2" (width), 9'-7 1/2" (depth)
- Top-right room: 7'-2 3/4" (width), 8" (depth)
- Bottom-left room: 10'-1" (width), 9'-7 1/2" (depth)
- Bottom-right room: 15'-11" (width), 8'-0 1/2" (depth)
- Central staircase area: 8'-0 1/2" (width)
- Bottom-right room: 2'-1 1/2" (width), 8'-0 1/2" (depth)

EXISTING  
FIRST FLOOR  
1177 SF

[illegible]

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REV:	DESCRIPTION:	DATE:

<p align="center"><b>HELSING RESIDENCE</b></p>	
OWNER	<p align="center">64 HOITT RD BELMONT, MA</p>
PROJECT	<p align="center">TLA CALCULATION 2</p>

DRAWING TITLE	
081	YGS
JOB NO: 1/8" = 1' 0"	DATE: FEB 13, 2023

A-112

DRAWING NUMBER

24'-6"

35'-6 1/2"

PROPOSED  
(AND EXISTING)  
BASEMENT  
0 SF

Architectural floor plan of the proposed first floor of a building. The plan shows a central corridor and several rooms. Key dimensions are provided for overall and room-specific measurements:

- Overall dimensions: 35'-6 1/2" (left), 24'-6" (top and bottom), 8' (right), 9'-7 1/2" (left and bottom).
- Room dimensions: 9'-6 1/2" (top left), 10'-11" (middle left), 15'-11" (bottom left), 8'-7" (top right), 7'-2 1/2" (top right), 26'-2 1/2" (middle right), 2'-11 1/2" (bottom right).
- Room features: A kitchen area with a stove and sink is located on the right. A bathroom with a toilet and sink is located in the bottom right. A staircase is located in the center. A large room with a window is located in the center.

**PROPOSED  
FIRST FLOOR  
1212 SF**

[illegible]

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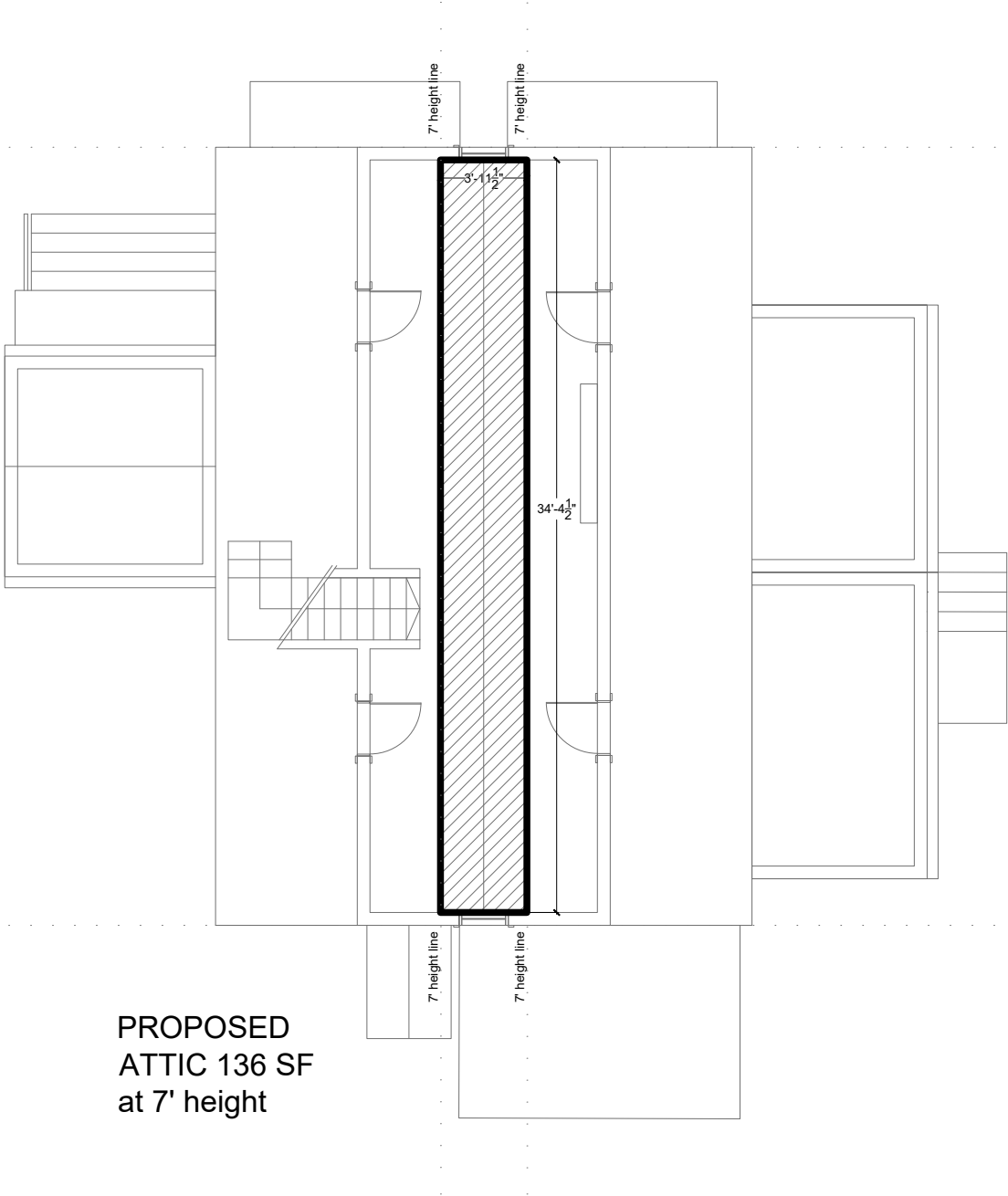




REV	DESCRIPTION
	DATE

HELISING RESIDENCE	
OWNER 64 HOITT RD BELMONT, MA	
PROJECT TLA CALCULATION 2	
DRAWING TITLE	
081	YGS
1/8" = 1' 0"	FEB 13, 2023
A-113	
DRAWING NUMBER	

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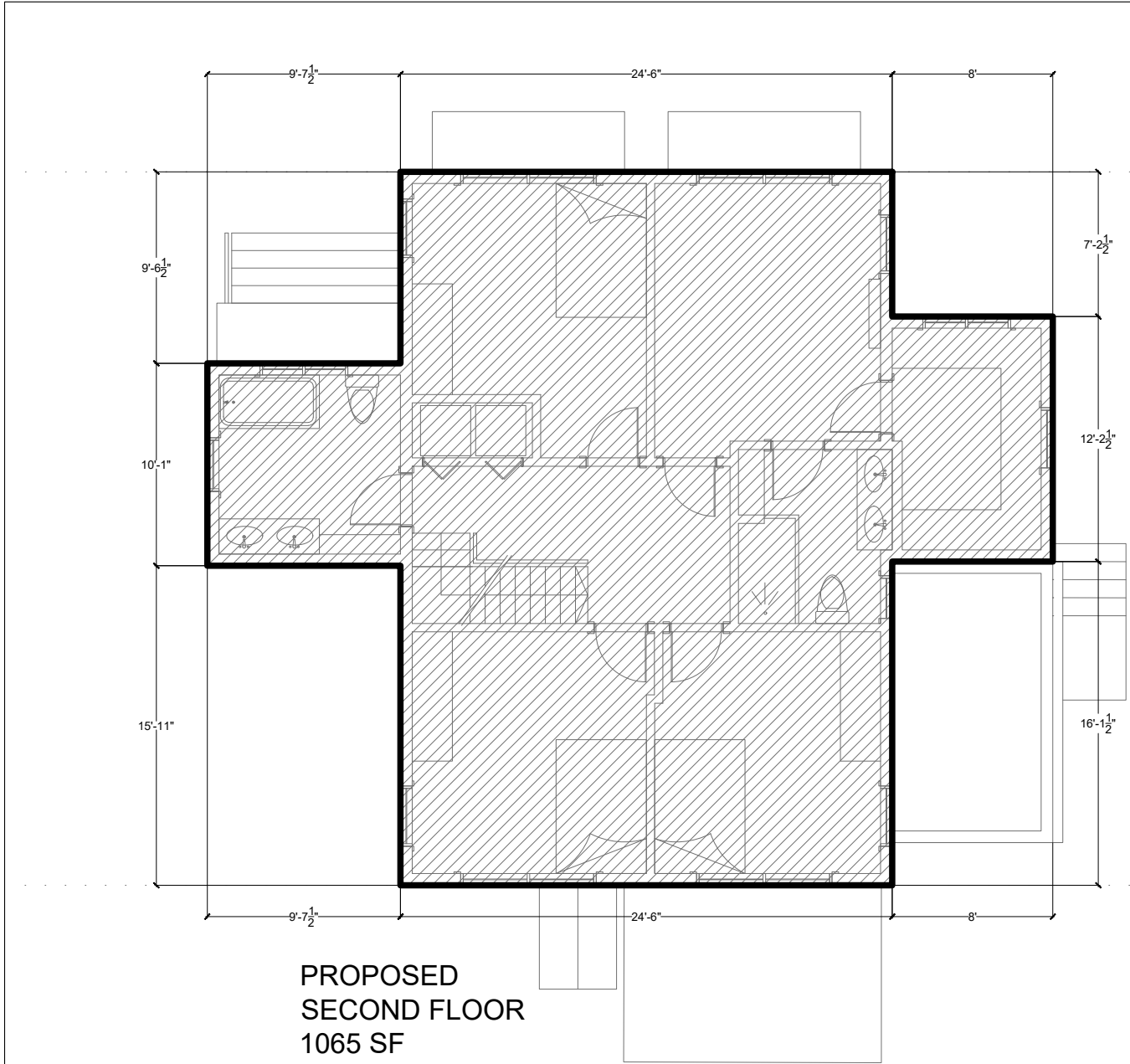


PROPOSED  
ATTIC 136 SF  
at 7' height

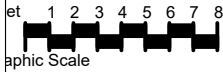
	EXISTING	PROPOSED
CELLAR AREA	0 SF not counted to GFA	0 SF not counted to GFA
FIRST FLOOR AREA	1177 SF including porch and sunroom	1212 SF including porch and sunroom
SECOND FLOOR AREA	422 SF	1065 SF
ATTIC	0 SF	136 SF at 7' height and above
TOTAL	1,599 SF	2,413 SF

$\frac{2,413-1,599}{1,599} = 50\%$  ADDITION

TLA CALCULATION



PROPOSED  
SECOND FLOOR  
1065 SF



\$FILES\$  
\$TIME\$  
\$DATE\$