

## Hummel, Robert

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**From:** Jack Dawley <jdawley@northlandresidential.com>  
**Sent:** Friday, May 28, 2021 1:33 PM  
**To:** Hummel, Robert; Stephen Pinkerton; Stephen Pinkerton  
**Cc:** Petto, Leanne; Zale, Christine; Yogurtian, Ara; Ed Bradford; Nina Babbitt; Michael Breau; Jack Dawley  
**Subject:** McLean Z-3 Subdistrict A - Architectural Review  
**Attachments:** 2021-05-29 Townhome Floor Area Calculations.pdf; Gross & Net Floor Area Calculations 3BR End Unit.pdf

Dear Members of the Planning Board, Residents of the Town of Belmont and Interested Parties,

On Tuesday June 1<sup>st</sup> at a continued Public Hearing of the Residences at Belmont Design and Site Plan (D&SP) application the Planning Board will review the Applicant's architectural design and unit plans for Subdistrict A.

The Applicant D&SP approval application requests a single waiver from the provisions of the McLean District Zone 3 Overlay Bylaw. The waiver request is made in accordance with Section 6B.6.5 of the Overlay Bylaw, which reads:

*The Planning Board may waive any provision or provisions of this Section 6B (and including without limitation, setbacks, height restrictions, number of units, and parking spaces) if the Planning Board determines that granting such waiver will result in an overall improved, feasible design in accordance with the purposes and design guidelines provided in this Section 6B.*

The Applicant requests the following waiver:

<u>Section</u>	<u>Requirement</u>	<u>Proposed Waiver Request</u>
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6B.3.1 Subdistrict A – Performance and Design Standards:

Section 6B.3.1 b)

**Requirement:**

No townhouse dwelling unit shall exceed 3,600 square feet of Gross Floor Area, inclusive of basement area whether or not finished but exclusive of unfinished garage, unfinished attic area and exterior porch or deck areas. No townhouse dwelling unit shall exceed 2,400 square feet of living area, exclusive of any basement area, unfinished garage, unfinished attic area, and exterior porch or deck areas. A total Gross Floor Area of 144,000 square feet is allowed based on 40 dwelling units of new construction, excluding the dwelling units allowed under Subsection 6B.2.4.

**Proposed Waiver Request:**

No townhouse dwelling unit shall exceed 3,750 square feet of Gross Floor Area, inclusive of finished basement area ~~whether or not finished~~ but exclusive of unfinished garage, unfinished attic areas, unfinished mechanical or storage areas and exterior porch or deck areas. No townhouse dwelling unit shall exceed 2,575 square feet of

living area, exclusive of any basement area, ~~unfinished~~ garage, unfinished attic, *storage and mechanical* areas, and exterior porch or deck areas. A total Gross Floor Area of 144,000 square feet is allowed based on 40 dwelling units of new construction, excluding the dwelling units allowed under Subsection 6B.2.4.

To facilitate a review of this request I have attached two documents:

- Townhouse Floor Area Calculations – a numerical schedule of each unit’s respective **Net Living Area** and **Gross Floor Area**, and
- Gross & Net Floor Area Calculations – a plan depicting pictorially the measured Net and Gross areas for a sample unit

In reviewing and evaluating these attachments the reader must realize that the wording of the Bylaw calls for a **Gross** and a **Living Area** square footage measurement determination. This adds a bit of confusion as Gross and Net square footage calculations are measured differently – Gross – outside of wall to outside of wall, Net – inside to inside. We have taken pains to make this distinction in the attachments, but out of abundance of caution I recite.

Secondly, the reader must also be clear on what spaces are or are not being included in each measurement. In both the Net and Gross instance we have provided measurements for what will be the habitable areas of the units. Specifically the Net plan – **excludes** the HVAC Room on the second floor and the Gross plan **excludes** the second floor HVAC Room AND the basement Storage Room. The reader will note that on the attached plans these areas are left unshaded.

Based on the analysis presented the 12 3 bedroom end unit floor plan units, which is located in the lower tier 4-plex townhouse buildings generates the Net and Gross square footage exceedances forming the basis of the waiver request.

We respectfully request the Board grant this waiver.

Jack Dawley

John C. Dawley  
President & CEO  
Northland Residential Corporation

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Unit	Affordable Unit?	NET LIVING AREA		
		Site Plan App.	PLUS 2nd Flr Mechanical	TOTAL
1		2,212	0	2,212
		2,212	0	2,212
2		2,212	0	2,212
		2,212	0	2,212
3.1		2,212	0	2,212
3.2		2,212	0	2,212
		4,424	0	4,424
4.1		2,212	0	2,212
4.2		2,212	0	2,212
		4,424	0	4,424
5.1		2,212	0	2,212
5.2		2,212	0	2,212
		4,424	0	4,424
6.1		2,212	0	2,212
6.2		2,212	0	2,212
6.3		2,212	0	2,212
		6,636	0	6,636
7.1	X	2,487	38	2,525
7.2		2,216	69	2,285
7.3		2,153	69	2,222
7.4		2,546	38	2,584
		9,402	214	9,616
8.1	X	2,546	38	2,584
8.2		2,216	69	2,285
8.3		2,153	69	2,222
8.4		2,507	38	2,545
		9,422	214	9,636
9.1	X	2,507	38	2,545
9.2		2,216	69	2,285
9.3		2,153	69	2,222
9.4		2,566	38	2,604
		9,442	214	9,656
10.1		2,270	69	2,339
10.2		2,216	69	2,285
10.3		2,226	69	2,295
		6,712	207	6,919
11.1		2,546	38	2,584
11.2		2,250	69	2,319
		4,796	107	4,903
12.1		2,546	38	2,584
12.2		2,226	69	2,295
		4,772	107	4,879
13.1	X	2,546	38	2,584
13.2		2,216	69	2,285
13.3		2,153	69	2,222
13.4		2,507	38	2,545
		9,422	214	9,636
14.1	X	2,507	38	2,545
14.2		2,216	69	2,285
14.3		2,153	69	2,222
14.4		2,566	38	2,604
		9,442	214	9,656
Townhomes		87,742	1,491	89,233
Chapel 1		2,753	0	2,219
Chapel 2		1,006	0	866
TOTAL		91,501		92,318

**Net Living Area** is measured to the inside face of exterior walls exclusive of basement areas, garages, unfinished attic areas, and exterior porches or decks.

GROSS FLOOR AREA				
Site Plan App.	PLUS 2nd Flr Mechanical	Subtotal	PLUS Basement Storage & Mech	TOTAL
3,085	0	3,085	98	3,183
3,085	0	3,085	98	3,183
3,085	0	3,085	98	3,183
3,085	0	3,085	98	3,183
3,163	0	3,163	99	3,262
3,163	0	3,163	99	3,262
6,326	0	6,326	198	6,524
3,163	0	3,163	99	3,262
3,163	0	3,163	99	3,262
6,326	0	6,326	198	6,524
3,163	0	3,163	99	3,262
3,163	0	3,163	99	3,262
6,326	0	6,326	198	6,524
3,163	0	3,163	99	3,262
3,163	0	3,163	99	3,262
3,178	0	3,178	241	3,419
9,504	0	9,504	439	9,943
3,666	32	3,698	714	4,412
3,490	65	3,555	575	4,130
3,427	64	3,491	625	4,116
3,715	32	3,747	722	4,469
14,298	193	14,491	2,636	17,127
3,715	32	3,747	722	4,469
3,490	65	3,555	575	4,130
3,427	64	3,491	625	4,116
3,686	32	3,718	716	4,434
14,318	193	14,511	2,638	17,149
3,686	32	3,718	716	4,434
3,490	65	3,555	575	4,130
3,427	64	3,491	625	4,116
3,739	32	3,771	705	4,476
14,342	193	14,535	2,621	17,156
3,554	65	3,619	615	4,234
3,490	65	3,555	575	4,130
3,530	65	3,595	584	4,179
10,574	195	10,769	1,774	12,543
3,715	32	3,747	729	4,476
3,531	65	3,596	612	4,208
7,246	97	7,343	1,341	8,684
3,715	32	3,747	729	4,476
3,531	65	3,596	583	4,179
7,246	97	7,343	1,312	8,655
3,715	32	3,747	729	4,476
3,490	65	3,555	575	4,130
3,427	64	3,491	625	4,116
3,686	32	3,718	716	4,434
14,318	193	14,511	2,645	17,156
3,686	32	3,718	716	4,434
3,490	65	3,555	575	4,130
3,427	64	3,491	625	4,116
3,739	32	3,771	765	4,536
14,342	193	14,535	2,681	17,216
131,336	1,354	132,690	18,877	151,567
3,127				
1,189				
135,652				

**Gross Floor Area** is measured to the outside face of exterior walls inclusive of all areas of the unit except garages, mechanical/utility rooms, basement storage areas, and exterior porches or decks.

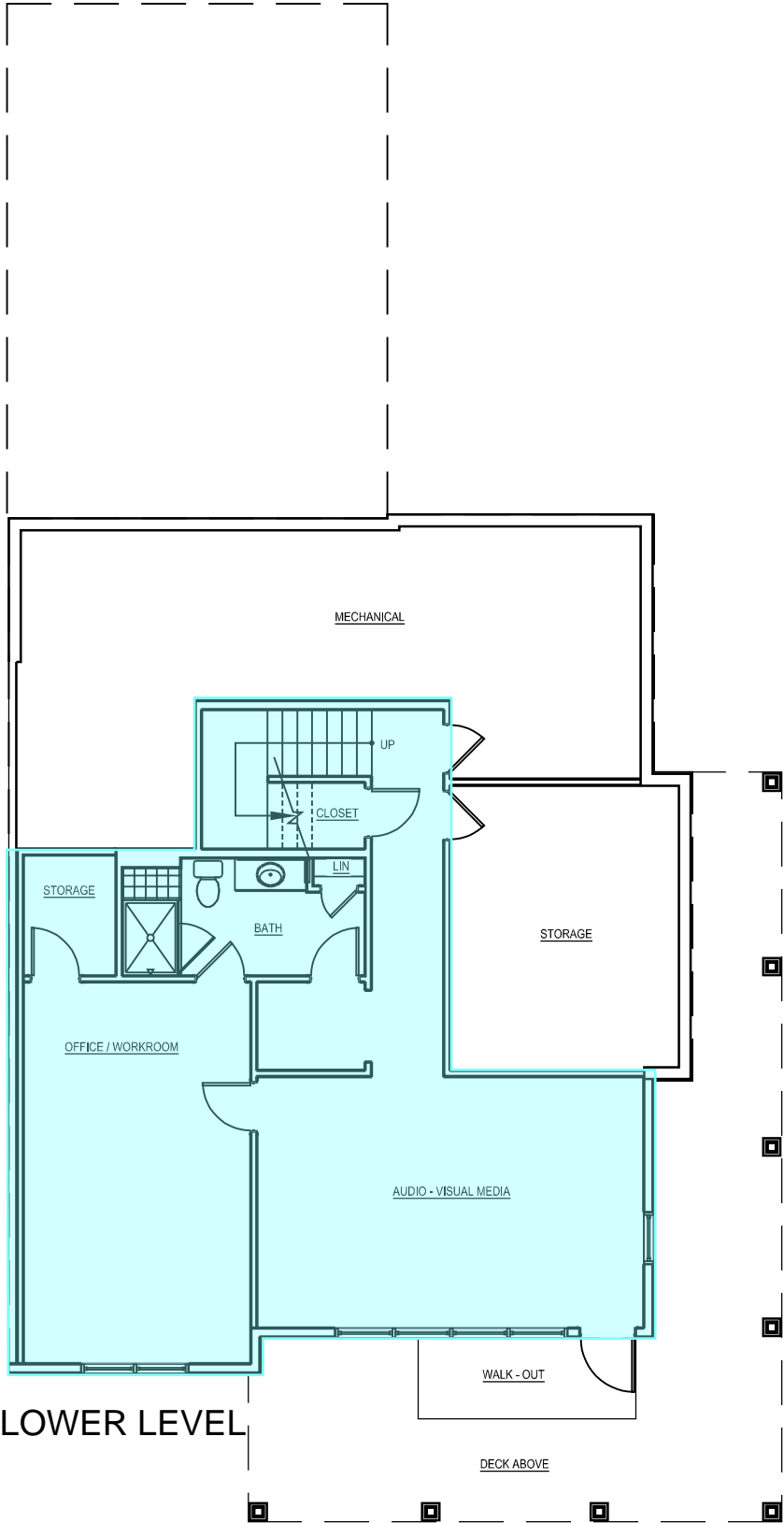
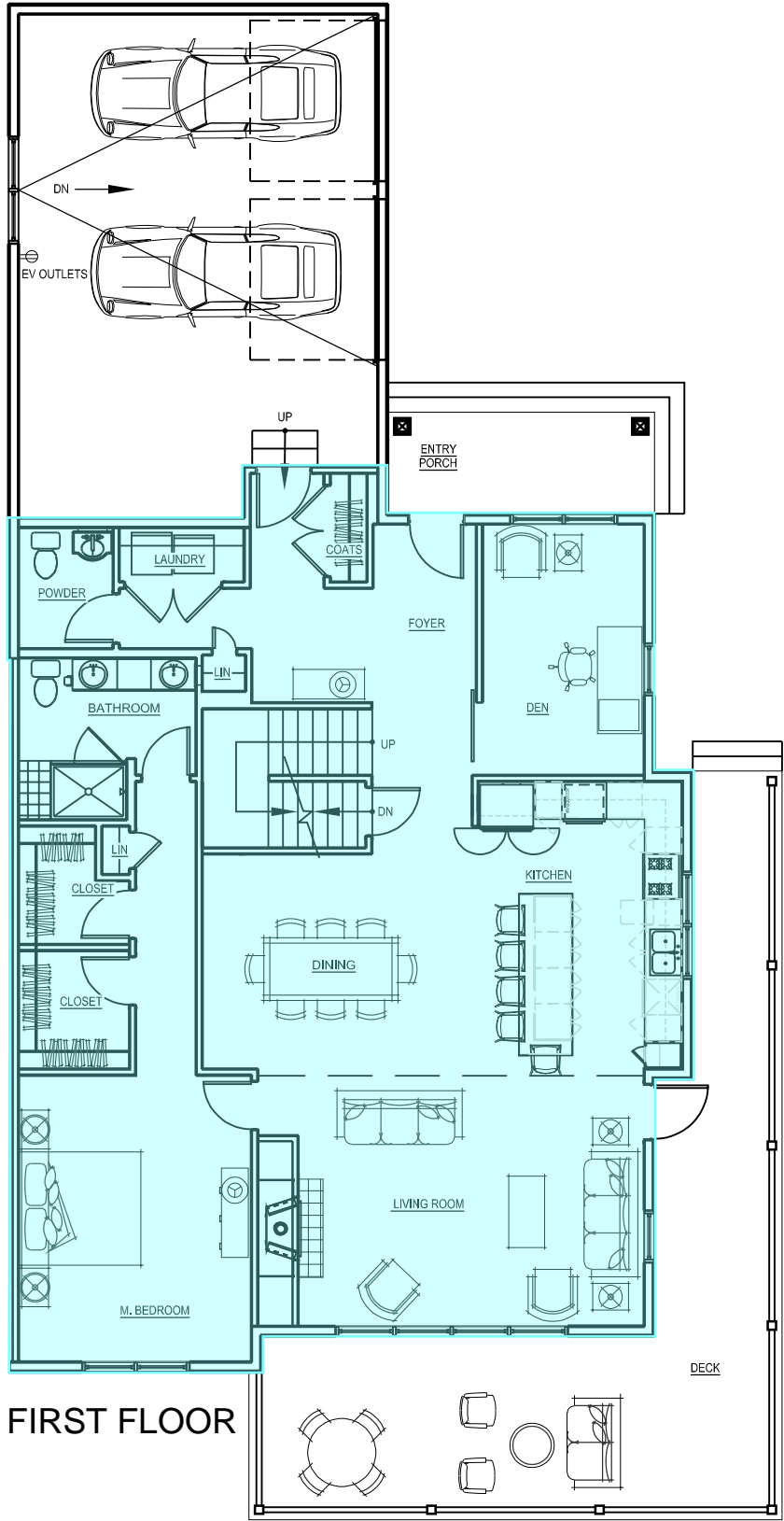
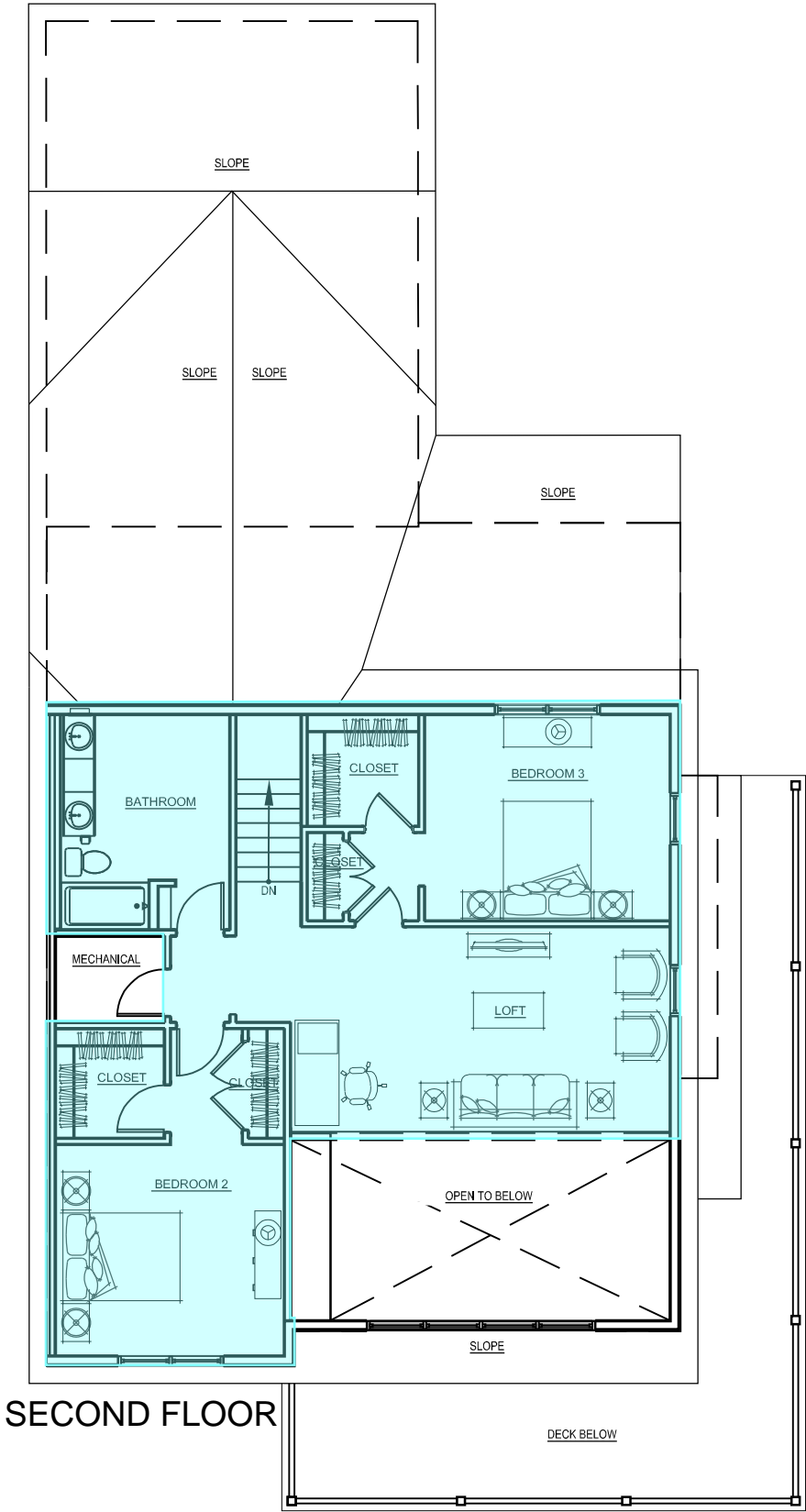
**Gross Floor Area** is measured to the outside face of exterior walls inclusive of all areas of the unit except garages, mechanical/utility rooms, basement storage areas, and exterior porches or decks.

Requirement: "No townhouse dwelling unit shall exceed **3,600** square feet of Gross Floor Area, inclusive of basement area whether or not finished but exclusive of unfinished garage, unfinished attic area and exterior porch or deck areas."

McLean Zoning District 6B.3.1 Subdistrict A - Performance and Design Standards

Proposed Waiver Request: "No townhouse dwelling unit shall exceed **3,600 750** square feet of Gross Floor Area, inclusive of **finished** basement area ~~whether or not finished~~ but exclusive of unfinished garage, unfinished attic area, **unfinished mechanical or storage areas** and exterior porch or deck areas."

LOWER LEVEL	+	994 SQ FT
FIRST FLOOR		1,746 SQ FT
SECOND FLOOR		1,039 SQ FT
TOTAL		<b>3,739 SQ FT</b>



**Net Living Area** is measured to the inside face of exterior walls exclusive of basement areas, garages, unfinished attic areas, and exterior porches or decks.

Requirement: "No townhouse dwelling unit shall exceed 2,400 square feet of living area, exclusive of any basement area, unfinished garage, unfinished attic area, and exterior porch or deck areas."  
McLean Zoning District 6B.3.1 Subdistrict A - Performance and Design Standards

Proposed Waiver Request: "No townhouse dwelling unit shall exceed 2,400 **575** square feet of living area, exclusive of any basement area, unfinished garage, unfinished attic, **storage and mechanical areas**, and exterior porch or deck areas."

FIRST FLOOR	+	1,646 SQ FT
SECOND FLOOR		920 SQ FT
TOTAL		2,566 SQ FT

