

NOTICE OF PUBLIC HEARING BY THE
BELMONT ZONING BOARD OF APPEALS

ON APPLICATION FOR FOUR SPECIAL PERMITS

Notice is hereby given that the Belmont Zoning Board of Appeals will hold a public hearing on Monday, July 13, 2020 at 7:00 PM by remote access through the Zoom app. to consider the application of Matthew Henn and Birgit Claus Henn at 146 Watson Road located in a Single Residence C (SRC) Zoning District for four Special permits under §1.5 of the Zoning Bylaw to Construct an Addition with a Deck and Replacing an Existing Detached Garage with an Expansion. Special Permits 1.- §4.2 of the Zoning By-Law Dimensional Regulations require a minimum side setback of 10.0', the existing and proposed side setback to the addition is 9.1'. 2.- Required side setback for an accessory building (garage) is 5.0', the existing and proposed side setback to the garage is 3.5'. 3.- Minimum required rear setback to the accessory structure is 5.0', the existing and proposed rear setback to the garage is 4.0'. 4.- maximum allowed lot coverage is 25%, the existing lot coverage is 25.3% and the proposed is 27.1%.

ZONING BOARD OF APPEALS



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 28, 2020

Matthew Henn and Birgit Claus Henn
146 Watson Road
Belmont, MA 02478

RE: Denial to Construct an Addition with a Deck and Replacing an Existing Detached Garage with an Expansion.

Dear Mr. and Mrs. Henn,

The Office of Community Development is in receipt of your building permit application for your proposal to construct an addition with a deck and replacing an existing detached garage with an expansion at 146 Dalton 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, Section 4.2 of the Zoning By-Law Dimensional Regulations require a minimum side setback of 10.0' for the principal dwelling and 5.0' for an accessory structure (detached garage), minimum rear setback of 5.0' to the accessory structure and allows a maximum lot coverage of 25%.

1. The existing and proposed side setback to the addition is 9.1'
2. The existing and proposed side setback to the garage is 3.5'.
3. The existing and proposed rear setback to the garage is 4.0'.
4. The existing lot coverage is 25.3% and the proposed is 27.1%

You may alter your plans to conform to the current Town of Belmont Zoning By-Law and resubmit a building permit application, or you may request four (4) Special Permits from the Zoning Board of Appeals. 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,

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

Zoning Compliance Check List

(Registered Land Surveyor)

Property Address: 146 WATSON ROAD

Zone: SPC

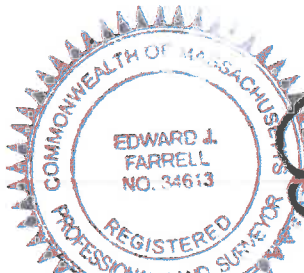
Surveyor Signature and Stamp: EDWARD J. FARRELL

Date: 4-28-20

	REQUIRED	EXISTING	PROPOSED
Lot Area	9,000	6,307	6,307
Lot Frontage	75'	68.0	68.0'
Floor Area Ratio	N/A	N/A	N/A
Lot Coverage	25%	25.3%	27.1%
Open Space	50%	60%	51%
Front Setback	23.35'	22.4'	22.4'
Side Setback	10'	9.1'	9.1'
Side Setback	10'	13.9'	13.9'
Rear Setback	28.0'	34.6'	30.6'
Building Height (GARAGE)	15.0'	12.5'	15.0'
Stories			
1/2 Story Calculation			

NOTES:	REQD.	EXIST.	PROP.
GARAGE			
SET BACKS			
SIDE	5'	3.5'	3.5'
REAR	5'	4.0'	4.0'
COVERAGE			
40% 8030	812	372.5	485.7

June 4, 2013



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AREA CALCULATIONS				
146 WATSON ROAD / ZONING DISTRICT SR-C				
Lot Size: 6307 SF (12/2019 CPP by Ed Farrell)				
	<u>Allowed</u>	<u>Existing</u>	<u>Proposed</u>	<u>Notes</u>
Max. Lot Coverage	25%	25.30%	27.20%	Increase (+1.9%) requires Special Permit
Min. Open Space	50%	60.10%	51.10%	Allowed
Min. Setbacks - Primary Structure				
Front	23.35'	22.4'	22.4'	Unchanged
Side	10'	9.1'	9.1'	Unchanged
Rear	28'	34.6'	30.5'	Allowed
Min. Setbacks - Garage				
Side	5'	4.1'	4.1'	Unchanged. Requires SP
Rear	5'	4.1'	4.1'	Unchanged. Requires SP
Gross Floor Area - Basement Assumed				
		<u>Existing</u>	<u>Proposed</u>	<u>Notes</u>
Basement		1008 SF	1008 SF	No Change
First Floor		1098 SF	1141 SF	Kitchen Expansion
Second Floor		894 SF	894 SF	No Change
Third Floor		606 SF	606 SF	No Change
GFA Subtotal		3606 SF	3649 SF	1.2% GFA Increase (Basement)
Gross Floor Area - Cellar Assumed				
		<u>Existing</u>	<u>Proposed</u>	<u>Notes</u>
Cellar		0 SF	0 SF	No Change
First Floor		1098 SF	1141 SF	Kitchen Expansion
Second Floor		894 SF	894 SF	No Change
Third Floor		606 SF	606 SF	No Change
GFA Total		2598 SF	2641 SF	1.7% GFA Increase (Cellar)
Garage				
Garage		361 SF	484 SF	361 SF Garage + 123 SF Storage
Garage Loft		n/a SF	229 SF	Low clearance storage
		361 SF	713 SF	

2 ZONING CODE SUMMARY

Special Permit Statement for Henn – 146 Watson Rd**Statement**

Our family of four has loved living in our home at 146 Watson Road ever since moving in five years ago. We feel so lucky to live in our corner of Belmont with all that it has to offer and are committed to enjoying life here for the foreseeable future. We are proposing several carefully-considered minor changes that require a special permit, and while those changes will greatly improve daily life for our family, we feel they will make no detrimental changes to the neighborhood around us. Approval of our special permit application will allow us to improve the livability and longevity of our single-family home so that we can stay there indefinitely. We hope to accomplish this by modest interventions in 4 key areas of the property, described in more detail below: (1) Rebuild the garage in location of existing to address needs for repair and better functionality, (2) Modify basement entrance to comply with current building code egress requirements, (3) Replace Kitchen solarium addition with a more energy-efficient, functional addition and rebuild entry for code compliance, and (4) Widen the driveway by ~19" to improve functionality.

- (1) **Garage:** We propose to demolish the existing garage and rebuild a new garage in the existing location. The existing structure is in poor condition and requires rebuilding, but we plan to reuse the existing footings if possible. A small, attached shed will be added to the North side of the garage for necessary storage of gardening, seasonal tools, and bicycles used for daily commuting. We are a family of four with two children and are in need of storage space for tools, bicycles, etc., some of which are currently stored in a less accessible manner in the basement despite daily use, but which would subsequently be housed in the proposed small shed.
- (2) **Basement:** Currently, the primary daily entryway for our family into our home is through the finished basement "mudroom," via a non-conforming door that is only approximately 56" tall and 34" wide. We are proposing to reconfigure this entryway for code compliance by relocating the door to the South side of the house and accommodating a full-height, code-compliant door. To enable this new location for the entryway we will remove the existing deck in this location. Minor interior reorganization to enable this change is proposed for the basement that does not impact lot coverage.
- (3) **Kitchen:** We propose to replace an existing all-glass solarium (comprising roughly half of the kitchen area) with a modestly-expanded four-season addition. As is, the solarium is extremely energy inefficient, with considerable heat loss in winter and cooling inefficiency in summer. It requires repair for water infiltration, and the stair/entry leading from the backyard to the solarium is not code-compliant. Our kitchen is also currently constrained by limited counter space that inhibits its use for family meal preparation and workspace. With both adults often working from home in a ~43 SF home office and two school-aged children needing a supervisable homework area, we need a more multifunctional, efficient space kitchen. The proposed addition will address all of these issues.
- (4) **Driveway:** Our proposal includes widening the existing asphalt driveway by approximately 1 foot, 7 inches. Currently, we must move our cars out of the driveway in order to allow for the passage of garbage and recycling bins to the curb for pickup. This modest widening is necessary to facilitate bringing out trash without shuffling vehicles in and out of the driveway and will also enable more streamlined exiting/entry of bicycles to the garage/shed.

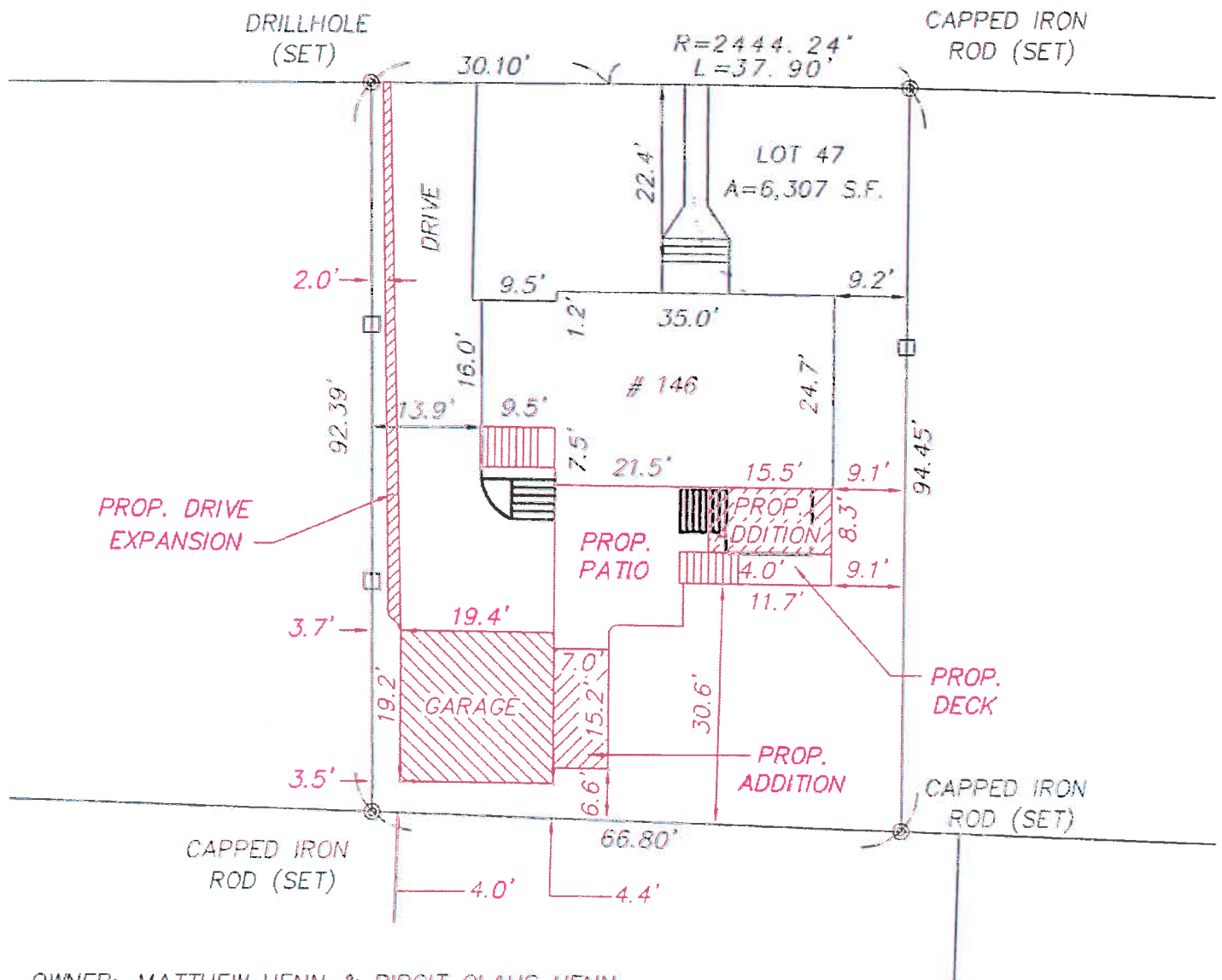
Thank you for your consideration.

Best,



Matthew Henn & Birgit Claus Henn

WATSON ROAD



OWNER: MATTHEW HENN & BIRGIT CLAUS HENN
LOCUS HOUSE # - 146 WATSON ROAD

LOCUS DEED - BOOK 65748 PAGE 44
LOCUS PLAN - FILED PLAN # 832
APP. # -

SITE DOES NOT FALL WITHIN
THE WETLAND ZONE.

ZONING DISTRICT= SRC

	REQ.	EXIST.	PROP.
MAX. LOT COVERAGE*	25%	25.3%	27.1%
MIN. OPEN SPACE**	50%	60.0%	51.0%
FRONT SETBACK	23.35'	22.4'	22.4'
$(92.39 + 94.45/2) \times 0.25 = 23.35'$			
SIDE SETBACK	10'	9.1'	9.1'
REAR SETBACK	28.0'	34.6'	30.6'
$(92.39 + 94.45/2) \times 0.30 = 28.0'$			
GARAGE HEIGHT	15.0'	12.5'	15.0'

* HOUSE (1016.5 S.F. + 34 S.F. FRONT STOOP +
47 S.F. NEW DECK + 372.5 S.F. GARAGE +
128.4 S.F. PROP. ADDITION + 113.2 S.F. GARAGE
ADDITION = $1711.6/6307 = 27.1\%$

** HOUSE (1016.5 S.F. + 34 S.F. FRONT STOOP +
47 S.F. NEW DECK + 372.5 S.F. GARAGE + 70 S.F. WALK +
128.4 S.F. PROP. ADDITION + 113.2 S.F. GARAGE ADDITION
+ 341 S.F. PATIO + 111 S.F. DRIVE EXPANSION +
860 S.F. DRIVE) = $3093.6/6307 = 49\% \text{ OR } 51\%$



PROPOSED PLOT
PLAN OF LAND
146 WATSON ROAD
BELMONT MASS.

SCALE: 1" = 20' FEBRUARY 19, 2020

Prepared By

EDWARD J. FARRELL

PROFESSIONAL LAND SURVEYOR

110 WINN STREET ~ SUITE 203 ~ WOBURN,
MA.

(781)-933-9012



EAST (REAR) FACADE OF HOUSE
SHOWING 2003-2004 ADDITION



VIEW TOWARD SOUTH LOT LINE
SHOWING EXISTING GARAGE



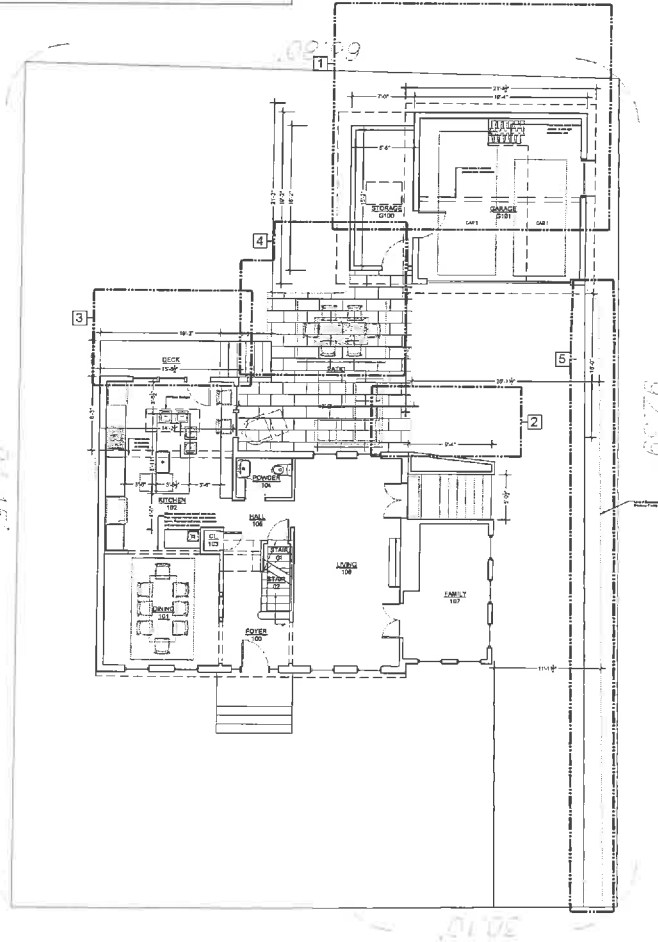
VIEW FROM GARAGE TO
NORTHWEST CORNER OF LOT

3 EXISTING CONDITIONS PHOTOS

AREA CALCULATIONS				
146 WATSON ROAD / ZONING DISTRICT BR-C Lot Size: 6307 SF (132549 COP by 66 Feet)				
Max. Lot Coverage	22%	25.33%	27.20%	Notes Violates (+1.8%) requires Special Permit
Min. Open Space	36%	60.10%	61.10%	Allowed
Min. Setbacks - Primary Structure				
Front	24.38'	23.4'	22.4'	Unchanged
Side	12'	9.1'	9.1'	Unchanged
Rear	12'	24.6'	30.0'	Unchanged
Min. Setbacks - Garage				
Side	8'	4.1'	4.1'	Unchanged, Requires SP
Rear	8'	4.1'	4.1'	Unchanged, Requires SP
Gross Floor Area - Basement Assumed				
Basement	Existing 1098 SF	Proposed 1098 SF	Notes No Change	
First Floor	1098 SF	1141 SF	Kitchen Expansion	
Second Floor	934 SF	934 SF	No Change	
Third Floor	608 SF	608 SF	No Change	
GFA Subtotal	3606 SF	3540 SF		1.7% GFA Increase (Basement)
Gross Floor Area - Cellar Assumed				
Cellar	Existing 0 SF	Proposed 0 SF	Notes No Change	
First Floor	1098 SF	1141 SF	Kitchen Expansion	
Second Floor	934 SF	934 SF	No Change	
Third Floor	608 SF	608 SF	No Change	
GFA Total	2996 SF	2641 SF		1.7% GFA Increase (Cellar)
Garage				
Garage	381 SF	484 SF	381 SF Garage + 123 SF Storage	
Unusable Lot	603 SF	22% SF	Low coverage parking	
	361 SF	713 SF		

2 ZONING CODE SUMMARY

- PROJECT SCOPE PLAN SUMMARY NOTES
1. DEMOLISH EXISTING GARAGE AND REBUILD IN EXISTING LOCATION USING EXISTING FOOTINGS IF POSSIBLE, ADDING AN ATTACHED SHED FOR GARDENING AND STORAGE
 2. RECONFIGURE EXISTING BASEMENT ENTRY/EGRESS FOR CODE COMPLIANCE AND EASE OF PRIMARY DAILY ACCESS
 3. DEMOLISH EXISTING SOLARIUM (ENERGY EFFICIENCY, WATER INFILTRATION, AND NON-COMPLIANT EGRESS ISSUES) AND BUILD NEW ADDITION IN LOCATION OF EXISTING. EXCAVATE FOR FOOTINGS, FOUNDATION AND SLAB BELOW. NEW FLAGSTONE PATIO AT GRADE
 4. WIDEN ASPHALT DRIVEWAY APPROX. 1'-7"



1 PROPOSED ALTERATIONS PLAN

1/8" = 1'-0"

HENN HOUSE
RENOVATION

146 WATSON ROAD
BELMONT NH 02478

PROJECT

BIRGIT & MATTHEW
HENN

146 WATSON ROAD
BELMONT NH 02478

OWNER

PERMIT SET

2.11.2020
1.20.2019

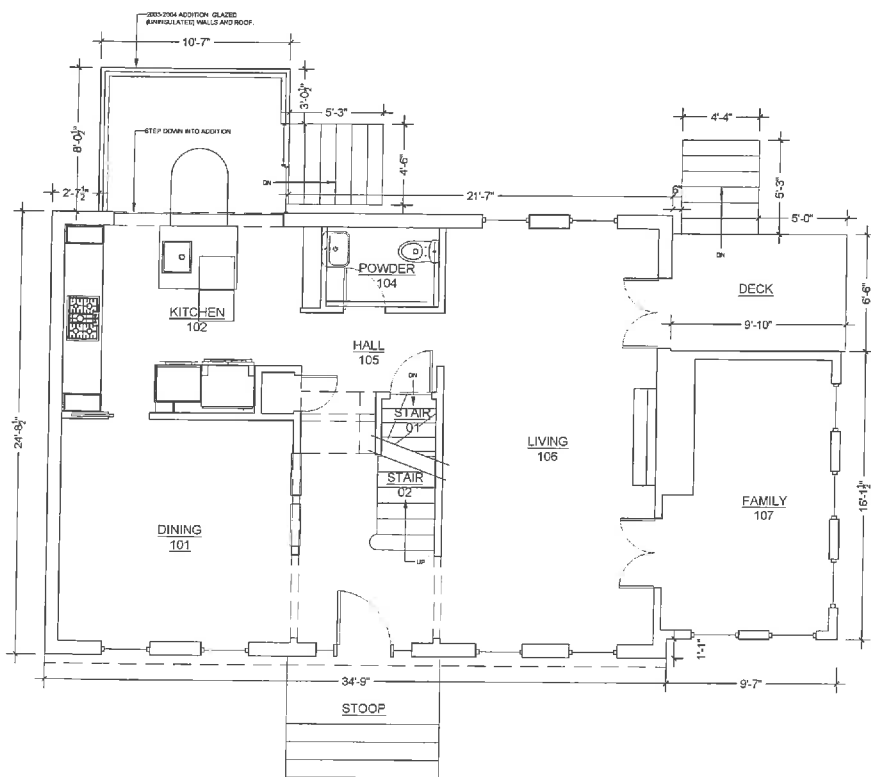
ISSUED FOR SPECIAL PERMITTING
(NOT FOR CONSTRUCTION)

PROPOSED
ALTERATIONS PLAN

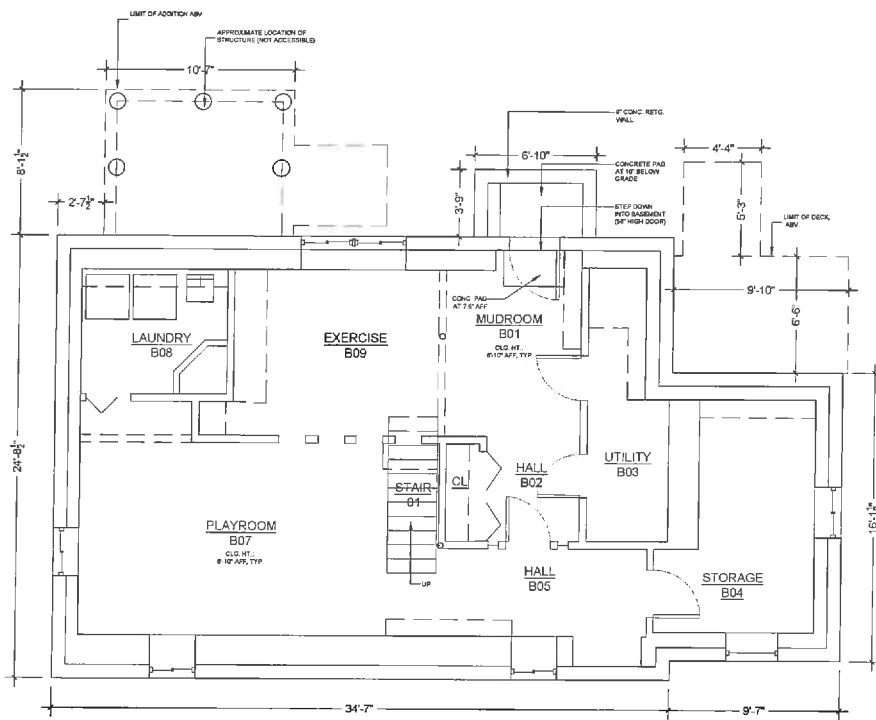
CODE SUMMARY

SCALE: 1/8" = 1'-0"

G 0.1



2 EXISTING CONDITIONS PLAN: FIRST FLOOR
1/4" = 1'-0"



1 EXISTING CONDITIONS PLAN: BASEMENT
1/4" = 1'-0"

HENN HOUSE RENOVATION

146 WATSON ROAD
BELMONT NH 02478

PROJECT

BIRGIT & MATTHEW HENN

146 WATSON ROAD
BELMONT NH 02478

OWNER

HAABITT PLLC

ALYSON ROGERS TANGUAY NCARB
15 MAIN ST
NEW CASTLE NH 03854
P: 617.894.4960

ARCHITECT

PERMIT SET

2.11.2020
1.20.2020

ISSUED FOR SPECIAL PERMITTING
(NOT FOR CONSTRUCTION)

EXISTING CONDITIONS PLANS: BASEMENT FIRST FLOOR

SCALE: 1/4" = 1'-0"

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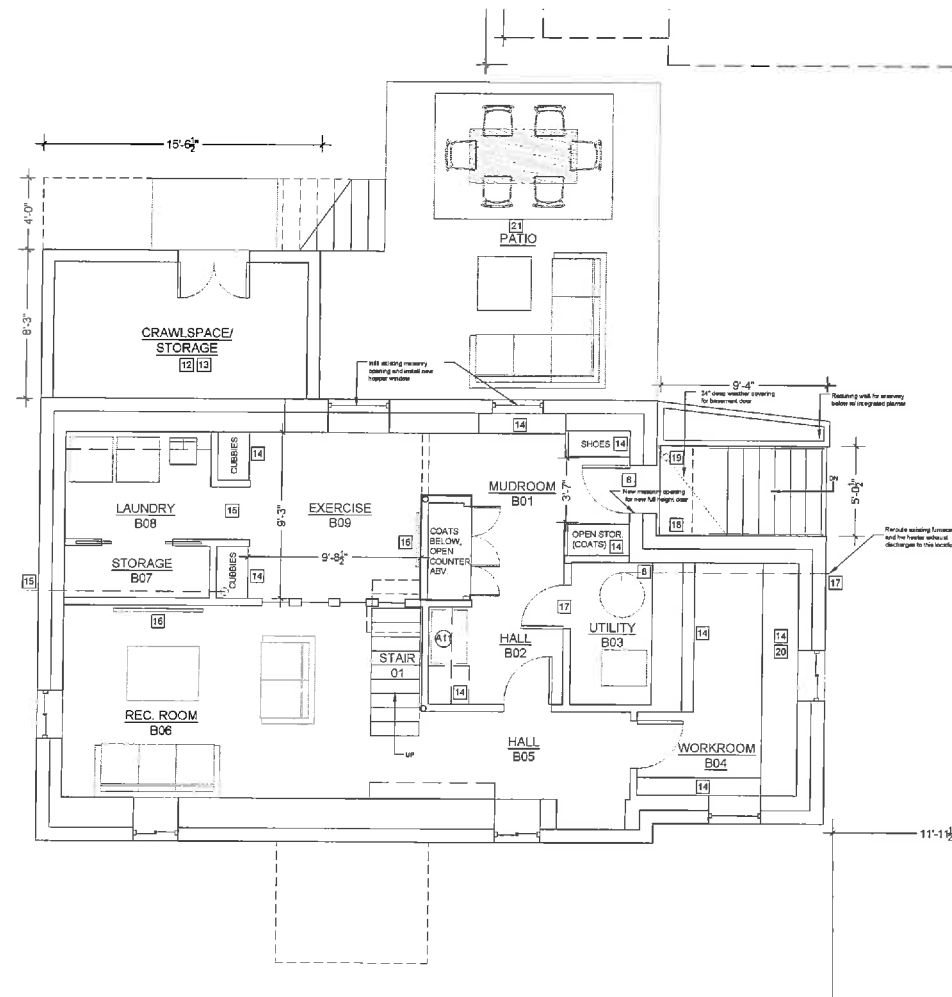
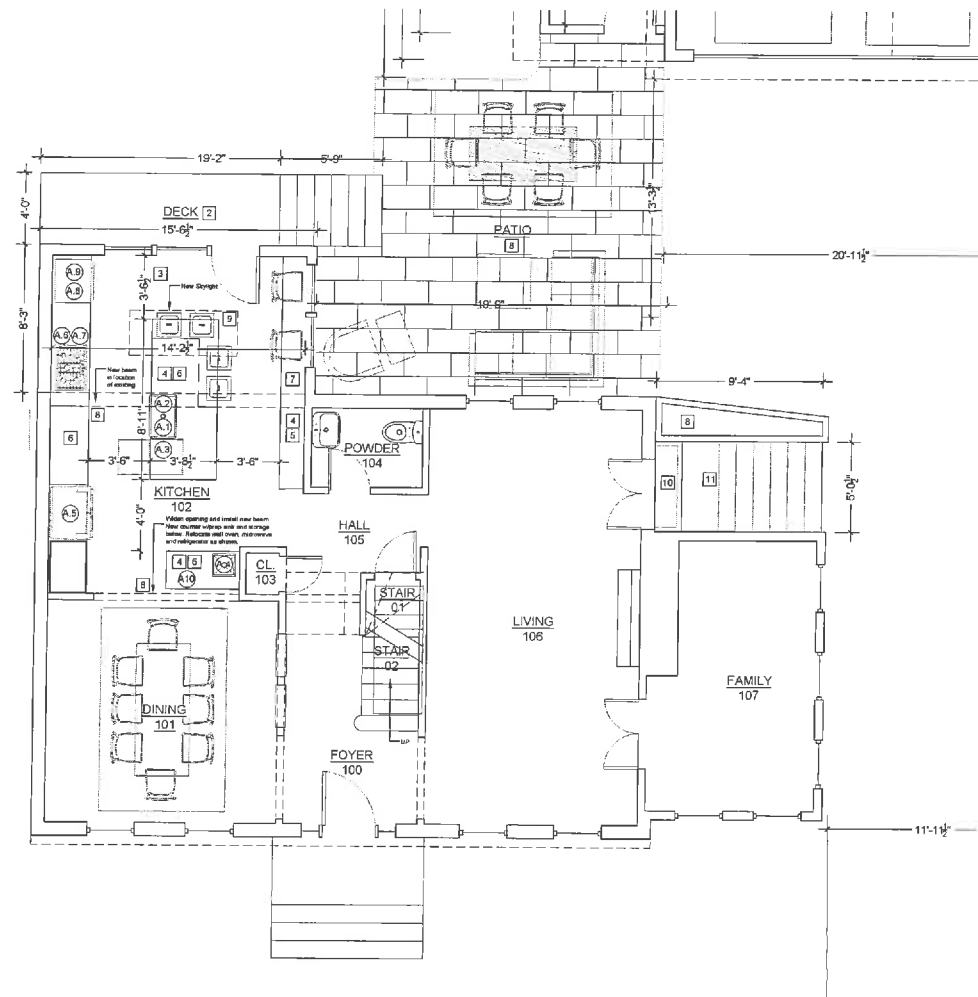
- APPLIANCES/EQUIPMENT (ALL OFCI)**
 A.1 - 33" SGL BOWL SS UNDERMOUNT SINK
 A.2 - WASTE DISPOSAL
 A.3 - DISHWASHER (NEW)
 A.4 - NEW UNDERMOUNT BAR SINK
 A.5 - 36" REFRIG. (RELOCATE EXSTG)
 A.6 - 30" ELEC COOKTOP (RELOCATE EXSTG)
 A.7 - EXHAUST HOOD (RELOCATE EXSTG)
 A.8 - WALL OVEN
 A.9 - WALL OVEN/MICROWAVE
 A.10 - BEV COOLER (RELOCATE EXSTG)
 A.11 - CHEST FREEZER

- MAIN HOUSE 1ST FLOOR AND BASEMENT
 PROPOSED PLAN NOTES**
 1. ADDITION ENVELOPE: 2x6 STUD WALL
 W/ R-20 MIN WOOL STUD BAY INSUL
 AND R-5 CONT. INSUL OUTBOARD OF
 SHEATHING. WRB AND BACK-VENTED
 PTD WD OR COMPOSITE CLAPBOARDS.
 ROOF ASSEMBLY: METAL OR RUBBER
 ROOF W/ R-5 MIN CI/SHEATHING/WRB
 AND R-50 OR BETTER MIN WOOL INSUL
 BETWEEN RAFTERS. FLOOR
 ASSEMBLY: R-30 OR BETTER BLOWN-IN
 MIN WOOL INSUL AND R-5 OR BETTER
 MIN WOOL BOARD INSUL AND
 VAPOR/AIR BARRIER
 2. NEW PT DECK STRUCTURE W/

- RECLAIMED MAHOG DECKING, POSTS
 AND TOP RAIL. SS CABLE RAILINGS,
 TYP.
 3. NEW ADDITION: RAISE FLOOR TO BE
 CONTIG. W/ EXISTING KITCHEN FLOOR.
 WEAVE IN NEW STRIP OAK FLOORING
 TO MATCH EXISTG
 4. BASE CABINETS
 5. UPPER CABINETS
 6. STONE COUNTERTOP
 7. WOOD COUNTERTOP
 8. NEW BEAM: CLAD IN 1x PTD. WD TRIM
 9. SKYLIGHT ABOVE
 10. NEW PT BALCONET STRUCTURE W/
 RECLAIMED MAHOG TOP RAIL AND PTD
 STEEL POSTS/SUPPORTS. SS CABLE

- RAILINGS, TYP.
 11. PIP CONCRETE RETAINING WALL AND
 STAIRS FOR AREAWAY BLW. PIP
 CONCRETE INTEGRATED PLANTER.
 RECLAIMED MAHOGANY HANDRAIL
 AND PTD STEEL SUPPORTS
 12. YARD STORAGE/CRAWLSPACE:
 EXTERIOR-APPLIED CONT INSUL
 SHALLOW FOOTINGS, FOUNDATION
 WALLS AND BELOW SLAB (MIN WOOL
 BOARD AND/OR FOAM GLASS GRAVEL)
 13. PROVIDE (1) SURFACE MOUNTED WET
 LOCATION LIGHT FIXTURE
 14. OPEN STORAGE/SHELVING
 15. NEW ACCESS TO LAUNDRY ROOM:
 DEMO SHOWER AND REROUTE RADON

- MITIGATION DISCHARGE
 16. PROVIDE POWER, CABLE AND
 BLOCKING FOR WALL-MOUNTED TV
 17. NEW UTILITY ROOM ACCESS:
 RELOCATE HWH VENTING TO SOUTH
 WALL AND INSTALL NEW POCKET
 DOORS IN ENLARGED OPENING
 18. BALCONET ABOVE/WEATHER
 COVERING
 19. SLOPE CONCRETE TO DRAIN TO NEW
 STORM DRAIN AND TIE INTO EXISTING
 STORM DRAIN DISCHARGE
 20. 30" COUNTERWORKSPACE
 21. NEW FLAGSTONE PATIO



2 PROPOSED CONDITIONS PLAN: FIRST FLOOR
 1/4" = 1'-0"

1 PROPOSED CONDITIONS PLAN: BASEMENT
 1/4" = 1'-0"

HENN HOUSE RENOVATION

146 WATSON ROAD
 BELMONT NH 02478

PROJECT

BIRGIT & MATTHEW HENN

146 WATSON ROAD
 BELMONT NH 02478

OWNER

HAABITT PLLC

ALYSON ROGERS TANGUAY NCARB
 15 MAIN ST
 NEW CASTLE NH 03854
 p: 617.894.4960

ARCHITECT

PERMIT SET

2.11.2020
 1.20.2020

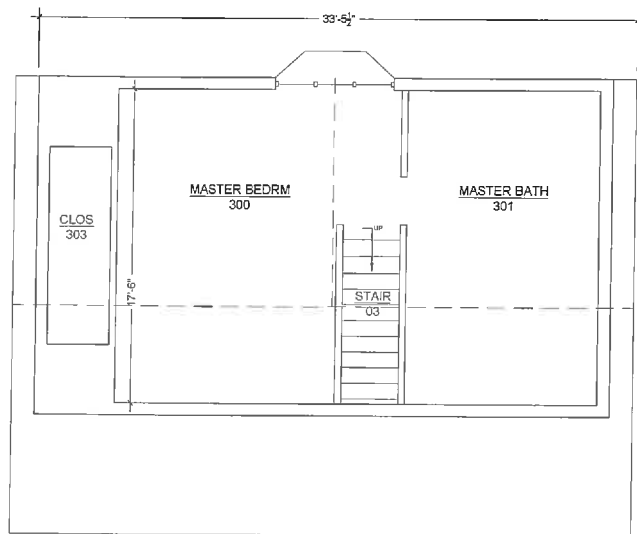
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PROPOSED PLANS:

BASEMENT
 FIRST FLOOR

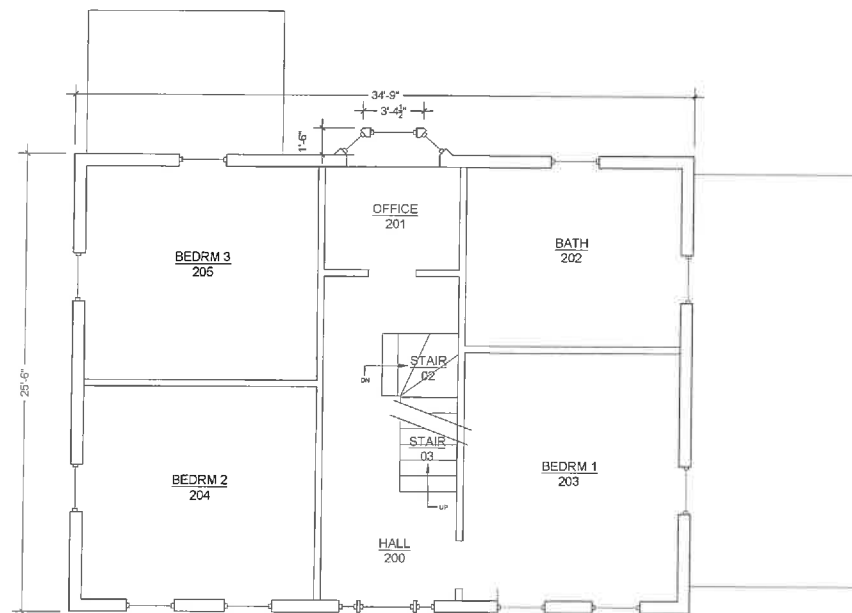
SCALE: 1/4" = 1'-0"

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THIS LEVEL REMAINS UNCHANGED AND IS SHOWN FOR DOCUMENTATION PURPOSES ONLY.

2 EXISTING CONDITIONS PLAN: THIRD FLOOR
1/4" = 1'-0"



THIS LEVEL REMAINS UNCHANGED AND IS SHOWN FOR DOCUMENTATION PURPOSES ONLY.

1 EXISTING CONDITIONS PLAN: SECOND FLOOR
1/4" = 1'-0"

HENN HOUSE RENOVATION

146 WATSON ROAD
BELMONT NH 02478

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BIRGIT & MATTHEW HENN

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2.11.2020

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EXISTING
CONDITIONS PLANS:
SECOND FLOOR
THIRD FLOOR

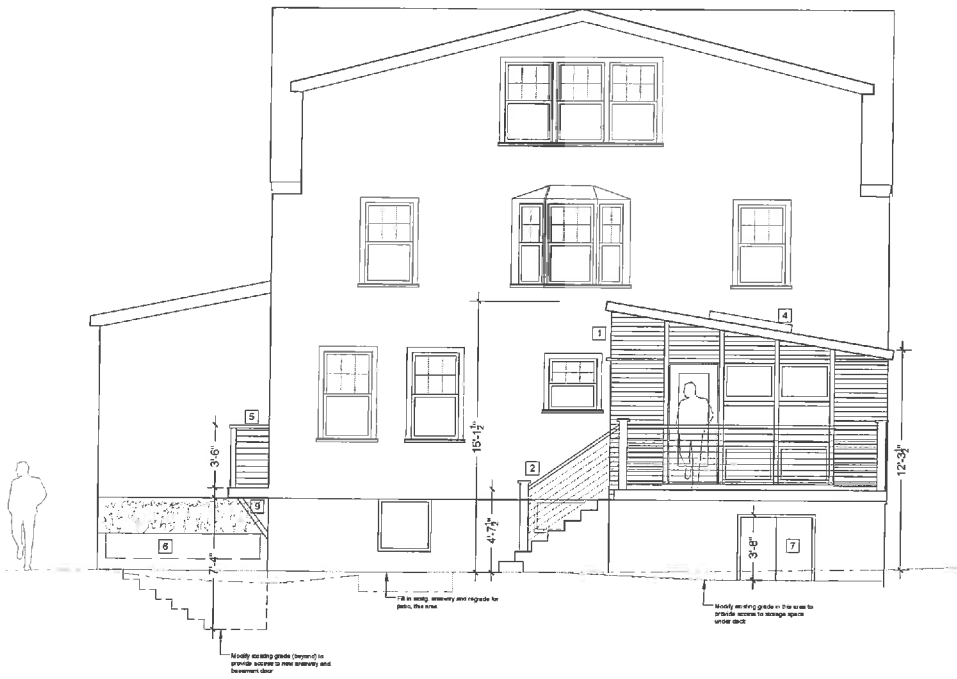
SCALE: 1/4" = 1'-0"

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SOUTH ELEVATION



EAST ELEVATION



HENN HOUSE
RENOVATION

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BELMONT NH 02478

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ARCHITECT

PERMIT SET

2.11.2020
1.20.2020

ISSUED FOR SPECIAL PERMITTING
(NOT FOR CONSTRUCTION)

**PROPOSED
CONDITIONS:
ADDITION
ELEVATIONS**

SCALE: 1/4" = 1'-0"

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NORTH ELEVATION



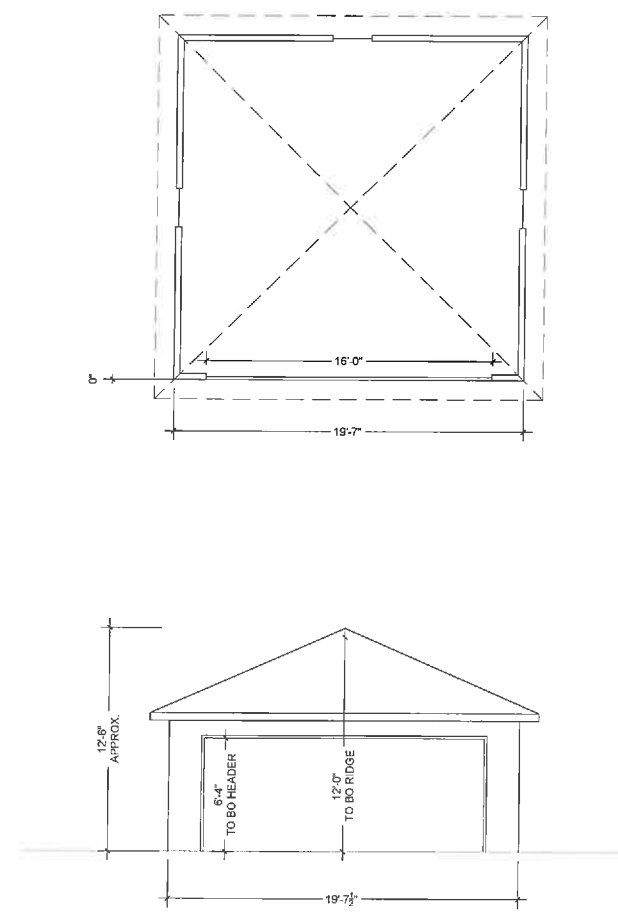
MAIN HOUSE PROPOSED ELEVATION NOTES

1. ADDITION ENVELOPE: 2x6 STUD WALL W/ R-20 MIN WOOL STUD BAY INSUL AND R-5 CONT. INSUL. OUTBOARD OF SHEATHING. WRB AND BACK-VENTED PTD WD OR COMPOSITE CLAPBOARDS. ROOF ASSEMBLY: METAL OR RUBBER ROOF W/ R-5 MIN CI/SHEATHING/WRB AND R-50 OR BETTER MIN WOOL INSUL BETWEEN RAFTERS. FLOOR ASSEMBLY: R-30 OR BETTER BLOWN-IN MIN WOOL INSUL AND R-5 OR BETTER MIN WOOL BOARD INSUL AND VAPOR/AIR BARRIER.
2. NEW PT DECK STRUCTURE W/ RECLAIMED MAHOG DECKING, POSTS AND TOP RAIL. SS CABLE RAILINGS, TYP.
3. NEW ADDITION: RAISE FLOOR TO BE CONTIG. W/ EXISTING KITCHEN FLOOR. WEAVE IN NEW STRIP OAK FLOORING TO MATCH EXISTG.
4. SKYLIGHT
5. NEW PT BALCONET STRUCTURE W/ RECLAIMED MAHOG TOP RAIL AND PTD STEEL POSTS/SUPPORTS. SS CABLE RAILINGS, TYP.
6. PIP CONCRETE RETAINING WALL AND

- STAIRS FOR AREAWAY BLW. PIP CONCRETE INTEGRATED PLANTER. RECLAIMED MAHOGANY HANDRAIL AND PTD STEEL SUPPORTS
7. YARD STORAGE/CRAWLSPACE: EXTERIOR-APPLIED CONT INSUL SHALLOW FOOTINGS, FOUNDATION WALLS AND BELOW SLAB (MIN WOOL BOARD AND/OR FOAM GLASS GRAVEL).
 8. RELOCATE HWH VENTING TO SOUTH WALL IN THIS LOCATION
 9. BALCONET ABOVE/WEATHER COVERING
 10. RELOCATE RADON MITIGATION DISCHARGE TO THIS LOCATION
 11. LOW-E, GAS-FILLED DBL OR TRIPLE GLAZED ALUM.-CLAD WOOD WINDOWS (CASEMENT OR AWNING), TYP. FULL SCREENS. TEMPERED GLASS WHERE REQ'D BY BUILDING CODE, TYP.
 12. DOORS: DBL OR TRIPLE-GLAZED FULL-LITE FIBERGLASS (THERMATRU OR EQUIVALENT)

1 PROPOSED ELEVATIONS: KITCHEN ADDITION

1/4" = 1'-0"



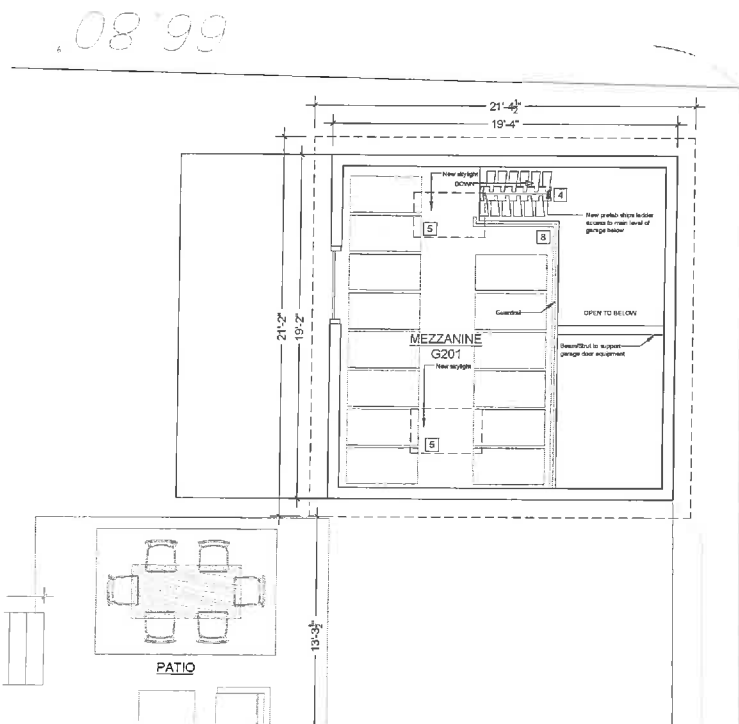
1 EXISTING CONDITIONS: GARAGE PLAN AND ELEVATION (WEST)
1/4" = 1'-0"

HENN HOUSE RENOVATION	
146 WATSON ROAD BELMONT NH 02478	PROJECT
BIRGIT & MATTHEW HENN	
146 WATSON ROAD BELMONT NH 02478	OWNER
HAABITT PLLC	
ALYSON ROGERS TANGUAY NCARB 15 MAIN ST NEW CASTLE NH 03854 P: 617.894.4960	ARCHITECT
PERMIT SET	
2.11.2020	
ISSUED FOR SPECIAL PERMITTING (NOT FOR CONSTRUCTION)	
EXISTING CONDITIONS: GARAGE	
SCALE: 1/4" = 1'-0"	
A 1.2	

APPLIANCES/EQUIPMENT (ALL OFCI)
A.1 - 33" SGL BOWL SS UNDERMOUNT SINK
A.2 - WASTE DISPOSAL
A.3 - DISHWASHER (NEW)
A.4 - NEW UNDERMOUNT BAR SINK
A.4 - 36" REFRIG. (RELOCATE EXSTG)
A.5 - 30" ELEC COOKTOP (RELOCATE EXSTG)
A.6 - EXHAUST HOOD (RELOCATE EXSTG)
A.5 - DISHWASHER
A.6 - PREP SINK
A.7 - WALL OVEN
A.8 - MICROWAVE
A.9 - BEV COOLER (RELOCATE EXSTG)
A.10 - CHEST FREEZER

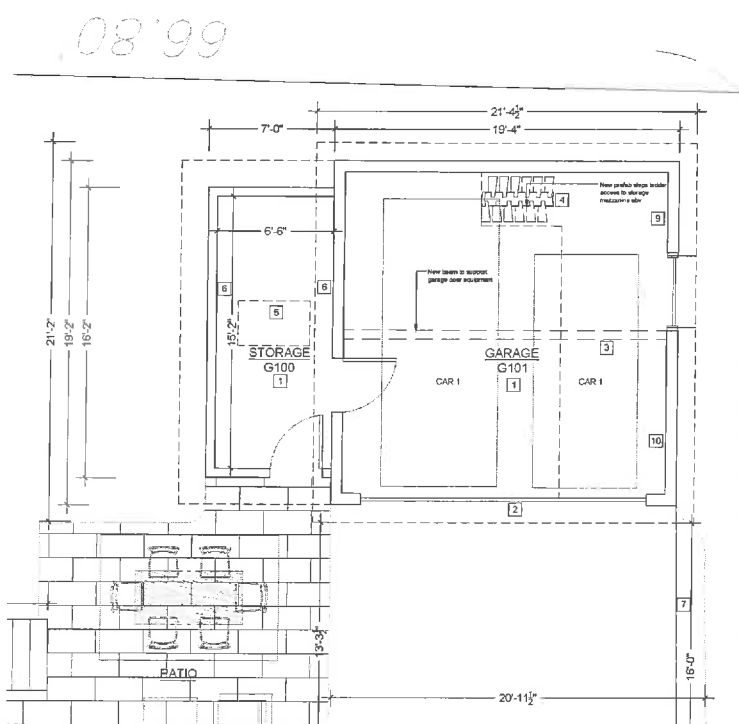
GARAGE GROUND FLOOR AND MEZZANINE
LEVEL PROPOSED PLAN NOTES
1. GARAGE ENVELOPE: 2x8 STUD WALL
W/ R-5 CONT. INSUL. OUTBOARD OF
SHEATHING. WRB AND BACK-VENTED
PTD WD OR COMPOSITE CLAPBOARDS.
ROOF ASSEMBLY: METAL OR RUBBER
ROOF W/ R-5 MIN CI/SHEATHING/WRB
AND EXPOSED RAFTERS. FLOOR
SLAB: EXTERIOR-APPLIED CONT INSUL
SHALLOW FOOTINGS, FOUNDATION
WALLS AND BELOW SLAB (MIN WOOL
BOARD AND/OR FOAM GLASS GRAVEL)
2. 16'-0"W x 8'-0"H STEEL FRAME GARAGE
DOOR W/ FROSTED GLASS PANELS
3. STEEL OR LVL BEAM, ABV

4. PREFAB SHIP'S LADDER FOR ACCESS
TO STORAGE MEZZ, ABV
5. SKYLIGHT, ABV
6. STORAGE BAY: PROVIDE BLOCKING @
48" OC FOR WALL-MOUNTED
EQUIPMENT STORAGE
7. NEW ASPHALT IN THIS AREA (WIDEN
DRIVEWAY)
8. STEELWOOD GUARDRAIL STRUCTURE
TO 42" AFF (OR BO RAFTERS)
9. PROVIDE WIRING FOR FUTURE
LOCATION OF SOLAR BACKUP
BATTERY
10. INSTALL HV CAR CHARGER IN THIS
LOCATION



2 PROPOSED PLAN: GARAGE MEZZANINE

1/4" = 1'-0"



1 PROPOSED PLAN: GARAGE AT GRADE

1/4" = 1'-0"

HENN HOUSE RENOVATION

146 WATSON ROAD
BELMONT NH 02478

PROJECT

BIRGIT & MATTHEW HENN

146 WATSON ROAD
BELMONT NH 02478

OWNER

HAABITT PLLC

ALYSON ROGERS TANGUAY NCARB
15 MAIN ST
NEW CASTLE NH 03854
p: 617.894.4960

ARCHITECT

PERMIT SET

2.11.2020
1.20.2020

ISSUED FOR SPECIAL PERMITTING
(NOT FOR CONSTRUCTION)

PROPOSED PLANS: GARAGE

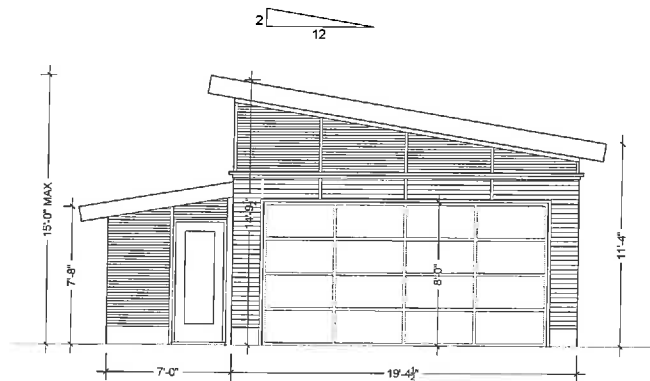
SCALE: 1/4" = 1'-0"

A 2.2

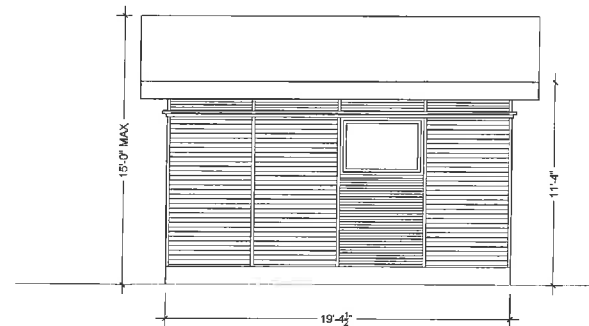
GARAGE PROPOSED ELEVATION

GENERAL NOTES

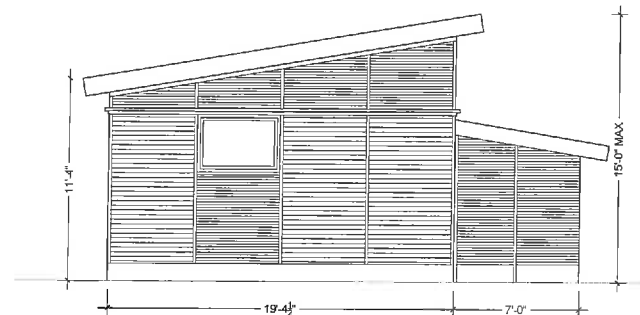
1. GARAGE ENVELOPE: 2x6 STUD WALL W/ R-5 CONT. INSUL. OUTBOARD OF SHEATHING. WRB AND BACK-VENTED PTD WD OR COMPOSITE CLAPBOARDS. ROOF ASSEMBLY: METAL OR RUBBER ROOF W/ R-5 MIN CI/SHEATHING/WRB AND EXPOSED RAFTERS. FLOOR SLAB: EXTERIOR-APPLIED CONT INSUL SHALLOW FOOTINGS, FOUNDATION WALLS AND BELOW SLAB (MIN WOOL BOARD AND/OR FOAM GLASS GRAVEL)
2. 16'-0"W x 8'-0"H STEEL FRAME GARAGE
3. DOOR W/ FROSTED GLASS PANELS
4. EXTERIOR CLADDING: BACK-VENTED CLAPBOARDS (PTD, PREPRIMED CEDAR OR COMPOSITE)
5. LOW-E, GAS-FILLED DBL OR TRIPLE GLAZED ALUM.-CLAD WOOD WINDOWS (CASEMENT OR AWNING), TYP. FULL SCREENS. TEMPERED GLASS WHERE REQ'D BY BUILDING CODE, TYP.
6. DOORS: DBL OR TRIPLE-GLAZED FULL-LITE FIBERGLASS (THERMATRU OR EQUIVALENT)



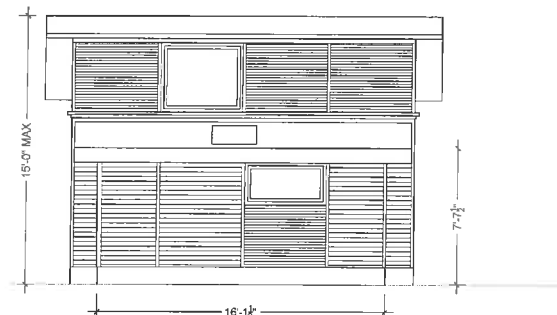
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

HENN HOUSE
RENOVATION

146 WATSON ROAD
BELMONT NH 02478

PROJECT

BIRGIT & MATTHEW
HENN

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ARCHITECT

PERMIT SET

2.11.2020
1.20.2020

ISSUED FOR SPECIAL PERMITTING
(NOT FOR CONSTRUCTION)

PROPOSED
CONDITIONS:
GARAGE
ELEVATIONS

SCALE: 1/4" = 1'-0"

A 2.0

1 PROPOSED ELEVATIONS: GARAGE

1/4" = 1'-0"

RE: 146 Watson Rd, Belmont, MA - Renovations

Town of Belmont Zoning Board of Appeals
Office of Community Development

To whom it may concern,

Matthew Henn and Birgit Claus Henn have contacted me about their proposed renovations to 146 Watson Rd. I support the Henn's proposed improvements to their property and have no objections to this project. I request that the Belmont Zoning Board of Appeals approve this project.

Best,

Signed:

Printed Name:

Date:

Address:

Mike Doherty, Kathleen Doherty
MIKE Doherty, Kathleen Doherty
5/5/20
123 Watson Rd

We wish you well!

RE: 146 Watson Rd, Belmont, MA - Renovations

Town of Belmont Zoning Board of Appeals
Office of Community Development

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Matthew Henn and Birgit Claus Henn have contacted me about their proposed renovations to 146 Watson Rd. I support the Henn's proposed improvements to their property and have no objections to this project. I request that the Belmont Zoning Board of Appeals approve this project.

Best,

Signed: 

Printed Name: Charles Kacoyannis

Date: 5/3/20

Address: 129 Watson Rd

RE: 146 Watson Rd, Belmont, MA - Renovations

Town of Belmont Zoning Board of Appeals
Office of Community Development

To whom it may concern,

Matthew Henn and Birgit Claus Henn have contacted me about their proposed renovations to 146 Watson Rd. I support the Henn's proposed improvements to their property and have no objections to this project. I request that the Belmont Zoning Board of Appeals approve this project.

Best,

Signed: Danita Babalas

Printed Name: DANITA BABALAS

Date: May 12 2020

Address: 152 Watson Road

RE: 146 Watson Rd, Belmont, MA - Renovations

Town of Belmont Zoning Board of Appeals
Office of Community Development

To whom it may concern,

Matthew Henn and Birgit Claus Henn have contacted me about their proposed renovations to 146 Watson Rd. I support the Henn's proposed improvements to their property and have no objections to this project. I request that the Belmont Zoning Board of Appeals approve this project.

Best,

Signed:  _____

Printed Name: Yu Wang

Date: 5/13/2020

Address: 146 Watson Rd Belmont MA 02478

RE: 146 Watson Rd, Belmont, MA - Renovations

Town of Belmont Zoning Board of Appeals
Office of Community Development

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Matthew Henn and Birgit Claus Henn have contacted me about their proposed renovations to 146 Watson Rd. I support the Henn's proposed improvements to their property and have no objections to this project. I request that the Belmont Zoning Board of Appeals approve this project.

Best,

Signed: Robert H. Schumiller

Printed Name: Robert H. Schumiller

Date: 5/10/20

Address: 135 Watson Rd

RE: 146 Watson Rd, Belmont, MA - Renovations

Town of Belmont Zoning Board of Appeals
Office of Community Development

To whom it may concern,

Matthew Henn and Birgit Claus Henn have contacted me about their proposed renovations to 146 Watson Rd. I support the Henn's proposed improvements to their property and have no objections to this project. I request that the Belmont Zoning Board of Appeals approve this project.

Best,

Signed: Robert H. Schundler

Printed Name: Robert H. Schundler

Date: 5/10/20

Address: 135 Watson Rd