

RECEIVED
TOWN CLERK
BELMONT, MA

2021 OCT 13 AM 10:52

CASE NO. 21-30

NOTICE OF PUBLIC HEARING BY THE
ZONING BOARD OF APPEALS

ON APPLICATION FOR ONE SPECIAL PERMIT

Notice is hereby given that the Belmont Zoning Board of Appeals will hold a public hearing on Monday, November 1, 2021 at 7:00 PM by remote access through the Zoom app. to consider the application of Regina Henson, Susan Henson and Christopher Morris for One Special Permit under §1.5 of the Zoning By-Law to construct a dormer at 43 Barnard Road located in General Residence (GR) Zoning district. §4.2 of the Zoning By-Law Dimensional Regulations requires a minimum side setback of 10.0', the existing and proposed side setback is 7.5'.

ZONING BOARD OF APPEALS



Town of Belmont
Zoning Board of Appeals

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APPLICATION FOR A SPECIAL PERMIT

Date: 9/29/2021

Zoning Board of Appeals
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-Laws 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 43 Barnard Rd 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 _____ the construction of a dormer within the minimum set back of the property line.

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

Signature of Petitioner

Print Name

Christopher W Morris

Address

43 Barnard Rd

Belmont, MA 02478

Daytime Telephone Number

6174800848



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

September 27, 2021

Regina Henson, Susan Henson and Christopher Morris
43 Barnard Road
Belmont, MA 02478

RE: Denial to Construct a Dormer

Dear Mmes. Henson and Mr. Morris,

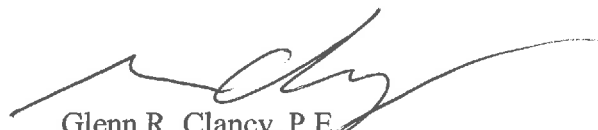
The Office of Community Development is in receipt of your building permit application for your proposal to construct a dormer at 43 Barnard Road located in a General Residence (GR) Zoning District.

Your application has been denied because it does not comply with the current Town of Belmont Zoning By-Law. More specifically, Section 4.2.2 of the Zoning By-Law Dimensional Regulations require a minimum side setback of 10.0' and allow a maximum half story at the third level of the dwelling.

1. The existing and proposed side setback is 7.5'. Special Permit.

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 One (1) Special Permit 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

September 29, 2021

Dear Committee Members,

Thank you for taking the time to review our application for a special permit for the construction of a dormer at our home at 43 Barnard Rd. We have lived at in the home for almost 8 years now; it is a 2-family dwelling which is 100% owner occupied. The upper unit is occupied by my wife, 7-year-old twins (a boy and a girl) and myself; the downstairs unit is occupied by my sister-in-law. We are all active in the community, my sister-in-law sits on the Board of Directors at the Benton Library, and I have served as a board member of the Belmont Conservation Commission for the last 6 years.

We are committed to Belmont unfortunately, the existing upstairs unit is too small for our family as it has two bedrooms and 1 bathroom, forcing the twins share a room. The current attic space is not conducive to using as a bedroom since only a small portion is full ceiling height. Our proposal of adding two dormers on the house would allow for a stairway with proper overhead height, bedroom, and bathroom to be constructed. This would allow for us to stay in our home and the community in which we have grown strong roots for the long-term. Our goal is to move our home to a net zero household by removing the oil heating system and adding a solar array to the southern roof to capture as much of the sun's energy as possible.

As you will see in the application and plans that the project complies with all existing zoning rules except the dormer is within the 5-foot set back of the property line. There is not really a way to modify this dormer as we would like to reuse the existing stairs to the attic space and there is not natural place within our home to have them reconstructed.

We have discussed our project with most of our neighbors, and they have spoken to us in support of the project. Additionally, there are homes within the surrounding blocks that have similar dormers constructed on them. We have tried to retain the aesthetic of the house so that it blends naturally into our neighborhood.

Thank you for your thoughtful consideration of our project and we look forward in presenting it to you at your next meeting.

Best regards,

Christopher Morris & Susan Hanson

Zoning Compliance Check List (Registered Land Surveyor)

Property Address: 43 Barnard Rd, Belmont, MA

Zone: GR

Surveyor Signature and Stamp: Christopher C. Charlton

Date: 6/9/21

	REQUIRED	EXISTING	PROPOSED
Lot Area	5,000 S.F.	5,393 S.F.	5,393 S.F.
Lot Frontage	50'	60'	60'
Floor Area Ratio	-	-	-
Lot Coverage	30%	33.9%	33.9%
Open Space	40%	50.13%	50.13%
Front Setback	20'	11.6'	28.1'
Side Setback	10'	4'	7.5'
Side Setback	10'	26.7'	26.7'
Rear Setback	20'	19.3'	41.4'
Building Height	33'	25.6'	25.6'
Stories	2.5	2.5	2.5
½ Story Calculation			

NOTES:

NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS SPRUHAN ENGINEERING, P.C. ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.

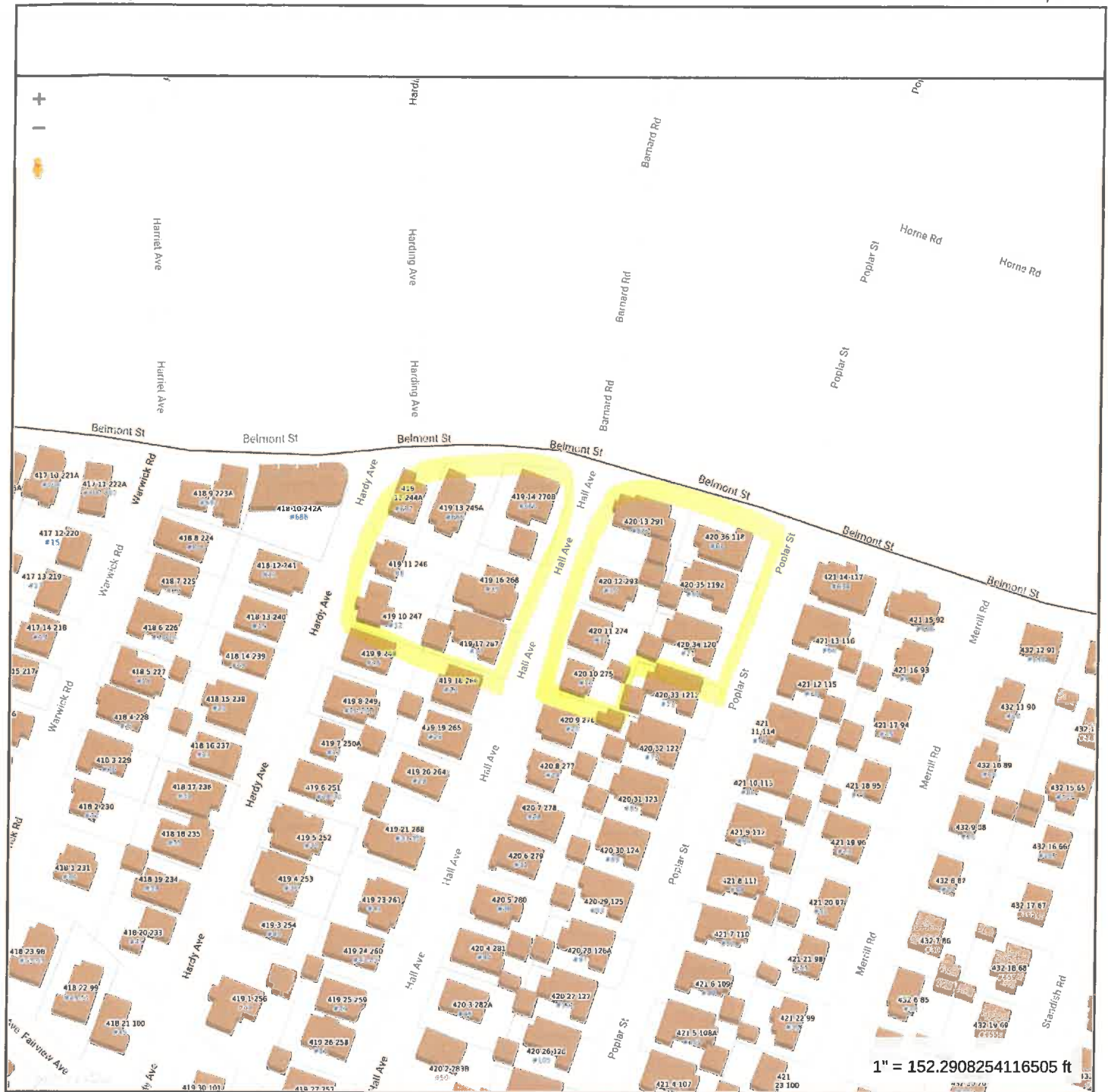




The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.

Parcel ID	Owner	Mailing Address	Town	State	Zip	Property
12-182	SARMIENTO TC CLAUDIA E AND	30 BARNARD RD	BELMONT	MA	02478	30-32 BARNARD RD
12-186	ERMENI LLC	PO BOX 205	WATERTOWN	MA	02471	655 BELMONT ST
13-6	HAMPARIAN TE DAVID G	105 BIRCH HILL RD	BELMONT	MA	02478	33-35 HARDING AVE
13-7-29	FLAHERTY TE DANIEL	29 HARDING AVE	BELMONT	MA	02478	29 HARDING AVE, UNIT 29
13-7-31	LUKIN TE ALEXEY	31 HARDING AVE	BELMONT	MA	02478	31 HARDING AVE, UNIT 31
12-179	MAHOWALD TE MICHAEL A	18 BARNARD RD	BELMONT	MA	02478	16-18 BARNARD RD
13-22	KEEGAN TE LEO J	40 HARRIET AVE	BELMONT	MA	02478	40 HARRIET AVE
13-25	COSCO TE DOMENIC	54-56 HARRIET AVE	BELMONT	MA	02478	54-56 HARRIET AVE
12-161	GARRITY TE STEPHEN J	32 HARDING AVE	BELMONT	MA	02478	32-34 HARDING AVE
12-165	CHEN TE HANS T	667 BELMONT ST	BELMONT	MA	02478	667 BELMONT ST
13-3	ELIA JT MARCO	91 WALNUT STREET	BELMONT	MA	02478	45-47 HARDING AVE
12-163	CONSTANTINO DOMINIC J	52 LITTLE POND RD	MERRIMAC	MA	01860	40-42 HARDING AVE
12-181-26	SUBRAMANIAN TE KULANDAYAN	26 BARNARD RD	BELMONT	MA	02478	26 BARNARD RD, UNIT 26
12-181-28	KOZAK TE ROUBA	13 C ST	BELMONT	MA	02478	28 BARNARD RD, UNIT 28
12-184	TOROSIAN TE MARK HOWARD	44 BARNARD RD	BELMONT	MA	02478	42-44 BARNARD RD
12-225	FENG TE XIAO	50 POPLAR ST	BELMONT	MA	02478	50 POPLAR ST
13-4	GIKAS TE LAZAROS	41 HARDING AVE	BELMONT	MA	02478	41-43 HARDING AVE
13-9	ZHENG SHI WANG	19-21 HARDING RD	BELMONT	MA	02478	19-21 HARDING AVE
12-173	MAHONEY JT MICHAEL	27 DEAN ST	BELMONT	MA	02478	15-17 BARNARD RD
12-188	FLAMANG ANDREW CHARLES REVOCABLE TRUST	39 POPLAR ST	BELMONT	MA	02478	39 POPLAR ST
12-190	OBRIEN EDWARD J	27 POPLAR ST	BELMONT	MA	02478	27 POPLAR ST
12-192	GRINBERG TE LEOPOLD	17 POPLAR ST	BELMONT	MA	02478	17 POPLAR ST
12-160-28	RUBESKI PATRICK C	133 DALTON RD	BELMONT	MA	02478	28 HARDING AVE, UNIT 28
12-160-30	WEI TE GUOJIAN	30 HARDING AVE	BELMONT	MA	02478	30 HARDING AVE, UNIT 30
12-185	TOROSIAN TC SUSAN	P O BOX 620	BELMONT	MA	02478	659-661 BELMONT ST
12-191	RYAN TE BERNARD F	23 POPLAR ST	BELMONT	MA	02478	23 POPLAR ST
13-5	GARTAGANIS TE PARIS	37 HARDING AVE	BELMONT	MA	02478	37-39 HARDING AVE
12-224	HARLOWE TE JULIAN N	42 POPLAR ST	BELMONT	MA	02478	42 POPLAR ST
13-1	TAMBURRO TR RALPH J JR	3 ORCHARD ST	BELMONT	MA	02478	669-671 BELMONT ST
12-166	STEPHANIAN TE THOMAS H	258 COMMON ST	BELMONT	MA	02478	665 BELMONT ST
12-171	LILLA TR KAREN E	355 SCHOOL STREET	BELMONT	MA	02478	27-29 BARNARD RD
12-187	HAMELL TE COLIN	51 POPLAR ST	BELMONT	MA	02478	51 POPLAR ST
13-27	CRISTINI LE ELDA	681 BELMONT ST	BELMONT	MA	02478	679-681 BELMONT ST
12-162	ANDRONICA TR LOUIS J & JOANNE M ANDRONICA	35 BEAVERBROOK RD	WALTHAM	MA	02452	36-38 HARDING AVE
12-168	HANSON JT SUSAN AND REGINA AND	43 BARNARD RD	BELMONT	MA	02478	43 BARNARD RD
12-180	CHAMPION TR ANNETTE H	793 BURTON DR	LAKE FOREST	IL	60045	20-22 BARNARD RD

13-24	FLUG-SILVA TE ROBERT FRANCIS	50 HARRIET AVE	BELMONT	MA	02478	50 HARRIET AVE
12-189	ROSTLER TE JONATHAN D	35 POPLAR ST	BELMONT	MA	02478	35 POPLAR ST
12-193	SMITH TRS ALBERT MARTIN	11 POPLAR ST	BELMONT	MA	02478	11 POPLAR ST
12-158-1	JOSEPH TE ERIC	20 HARDING AVE	BELMONT	MA	02478	20 HARDING AVE, UNIT 1
12-158-2	JONES TE NICOLE	22 HARDING AVE	BELMONT	MA	02478	22 HARDING AVE, UNIT 2
12-164	CONSTABLE TE TIMOTHY C	109 BARNARD AVENUE	WATERTOWN	MA	02472	44-46 HARDING AVE
12-157	REARDON TR MARIE G & PAUL W REARDON	18 HARDING AVE	BELMONT	MA	02478	16-18 HARDING AVE
12-174-11	DOWD RYAN	11 BARNARD RD	BELMONT	MA	02478	11 BARNARD RD, UNIT 11
12-174-9	DIZENGOFF MERYL L	9 BARNARD RD	BELMONT	MA	02478	9 BARNARD RD, UNIT 9
12-178	SHOBIN JT ZACHARY	14 BARNARD RD	BELMONT	MA	02478	12-14 BARNARD RD
12-183	LEAHY TE JOHN PATRICK	36 BARNARD RD	BELMONT	MA	02478	36-38 BARNARD RD
12-170-33	BOA HOANG TE LE NGUYEN	33 BARNARD RD	BELMONT	MA	02478	33 BARNARD RD, UNIT 33
12-170-35	MONOSTORY TE ERIK J	35 BARNARD RD	BELMONT	MA	02478	35 BARNARD RD, UNIT 35
12-172-21	MEOTTI TE RONALD JOHN	21 BARNARD ROAD	BELMONT	MA	02478	21 BARNARD RD, UNIT 21
12-172-23	CONSTABLE TR MARICARMEN	23 BARNARD RD	BELMONT	MA	02478	23 BARNARD RD, UNIT 23
12-223	HOERLE TR WILLIAM SCOTT & ILARIA PANCHERI HOERLE	38 POPLAR ST	BELMONT	MA	02478	38 POPLAR ST
13-26	MURPHY TE MICHAEL F	58-60 HARRIET AVE	BELMONT	MA	02478	58-60 HARRIET AVE
12-167	LYNCH TE JOSEPH T	663 BELMONT ST	BELMONT	MA	02478	663 BELMONT ST
12-169	TIBERII JT JAMES J	12 PRISCILLA PATH	WAYLAND	MA	01778	41 BARNARD RD
13-2	TOSUN TE SERKAN	49-51 HARDING AVENUE	BELMONT	MA	02478	49-51 HARDING AVE
12-222	WECHSLER TE ALLAN C	32 POPLAR ST	BELMONT	MA	02478	32 POPLAR ST
13-23	DINOPOULOS TR JOHN & DEAN J DINOPOULOS	46 HARRIET AVE	BELMONT	MA	02478	46-48 HARRIET AVE
13-8	KAATZ TRS EVELYN	25 HARDING AVE	BELMONT	MA	02478	23-25 HARDING AVE
12-159-24	KASTURIRANGAN TE RAJESH	24 HARDING AVE	BELMONT	MA	02478	24 HARDING AVE, UNIT 24
12-159-26	GAUDIO TE JOHN	26 HARDING AVE	BELMONT	MA	02478	26 HARDING AVE, UNIT 26
13-28	PAPAGIANNIS TE CONSTANDINO J	675 BELMONT ST	BELMONT	MA	02478	675-677 BELMONT ST
13-29	ELTHAM REALTY LLC	2010 S LAROSA DR	TEMPE	AZ	85282	673 BELMONT ST



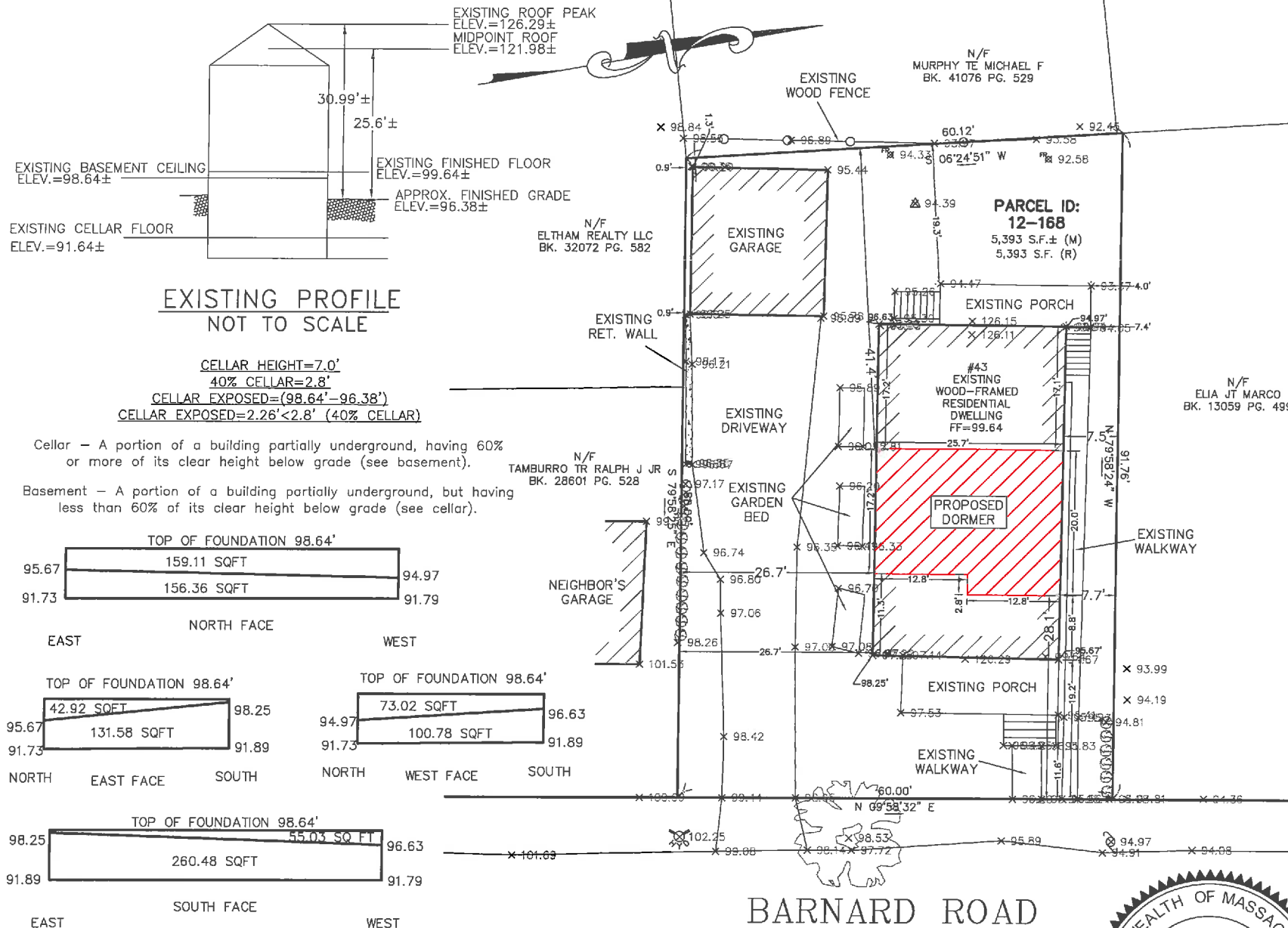
**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

Town of Watertown, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated June 2, 2021
Data updated June 2, 2021

Print map scale is approximate.
Critical layout or measurement
activities should not be done using
this resource.

ID	Owner Name	Mailing Address	City	State	Zip	Site Address
419 10 247	DACEY GLENN, E TRUSTEE	12 HARDY AVE	WATERTOWN	MA	02472	12 HARDY AV
419 11 246	NEYLON DAVID F	8 HARDY AV	WATERTOWN	MA	02472	8 HARDY AV
419 12 244A	DORR JOAN M TRUSTEE	672 BELMONT ST	WATERTOWN	MA	02472	672 BELMONT ST
419 13 245A	LEE WILLIAM P	194 ASH ST	HOPKINTON	MA	01748	666 BELMONT ST
419 14 270B	DUNOYER-GREER CECILIA	660 BELMONT ST U660	WATERTOWN	MA	02472	660 BELMONT ST
419 14A 270B	HEISLER NICOLE	662 BELMONT ST U662	WATERTOWN	MA	02472	662 BELMONT ST
419 16 268	ARENA ROBERT J	15 HALL AVE	WATERTOWN	MA	02472	15 HALL AV
419 17 267A	KRAUSS SHARON E	19 HALL AV	WATERTOWN	MA	02472	19 HALL AV
419 17 267B	MCMANUS HEATHER R	17 HALL AVE	WATERTOWN	MA	02472	17 HALL AV
420 10 275	ROSS AMY L	16 HALL AVE	WATERTOWN	MA	02472	16 HALL AV
420 11 274	CORT DAVID	12 HALL AV	WATERTOWN	MA	02472	12 HALL AV
420 12 293	CLARK WILLIAM & ANNA TRUSTEES	10 HALL AVENUE	WATERTOWN	MA	02472	10 HALL AV
420 13 291	MZ REALTY LAND TRUST LLC	P.O.BOX 35309	BRIGHTON	MA	02135	652 BELMONT ST
420 34 120	FLEISCHER DAVID	73 POPLAR ST	WATERTOWN	MA	02472	71 POPLAR ST
420 35 1191	WILSON CHERYL A	67 POPLAR ST	WATERTOWN	MA	02472	67 POPLAR ST
420 35 1192	BARTEL TODD H	69 POPLAR ST	WATERTOWN	MA	02472	69 POPLAR ST
420 36 118	KEEGAN JOSEPH A	67 DUNBOY ST	BRIGHTON	MA	02135	61 POPLAR ST



NOTES:

1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY SPRUHAN ENGINEERING, P.C. AS OF 3/31/2020.
2. DEED REFERENCE: BOOK 63140, PAGE 496
PLAN REFERENCE 1: PLAN BOOK 318, PLAN 47
PLAN REFERENCE 1: PLAN 951 OF 2017
MIDDLESEX COUNTY SOUTH DISTRICT REGISTRY OF DEEDS
3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0418E, IN COMMUNITY NUMBER: 250182, DATED 6/4/2010.
5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
7. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS SPRUHAN ENGINEERING, P.C. ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.
8. THE ELEVATIONS SHOWN ARE ON AN ASSUMED DATUM.

ZONING LEGEND

ZONING DISTRICT: GENERAL RESIDENCE (GR)

	REQUIRED	EXISTING	PROPOSED
MIN. AREA	5,000 S.F.	5,393 S.F.±	5,393 S.F.±
MIN. FRONTAGE	50'	60.00'	60.00'
MIN. YARD FRONT	20'	11.6'	28.1'
SIDE	10'	4'	7.5'
REAR	20'	19.3'	41.4'
MAX. LOT COV.	30%	33.9%	33.9%
MIN. OPEN SPACE	40%	50.13%	50.13%
MAX. BLDG. HEIGHT	33'	25.6'±	25.6±
MAX. F.A.R.	-	-	-

BARNARD ROAD

(PUBLIC WAY - 40' WIDE)



SCALE 1"=20'			
DATE 6/2/2021	REV	DATE	REVISION
SHEET	43 BARNARD ROAD BELMONT MASSACHUSETTS		
PLAN NO. 1 OF 1	PROPOSED PLOT PLAN		
CLIENT:	SPRUHAN ENGINEERING, P.C. 80 JEWETT ST., SUITE 11 NEWTON, MA 02459 Tel: 617-816-0722 Email: ednan@spruhaneng.com		
DRAWN BY DK			
CHKD BY ETS			
APPD BY ETS			
	SHEET NO. 1		

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.



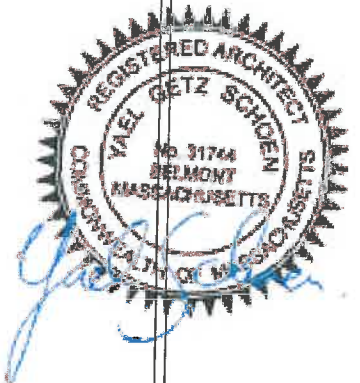
43 BARNARD RD. BELMONT, MA
DORMER ADDITIONS AND ATTIC FINISH

DRAWING LIST

PAGE	TITLE	SCALE
E-100	EXISTING SITE, ZONING, AREA CALCULATIONS	VARIES
E-101	EXISTING FIRST AND BASEMENT FLOOR PLANS	1/8"= 1' 0"
E-102	EXISTING SECOND FLOOR AND ATTIC 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 BUILDING SECTION	1/8"= 1' 0"
E-106	EXISTING 3D IMAGES	
A-101	PROPOSED ATTIC PLAN, ELECTRICAL PLAN AND ROOF PLAN	1/16"= 1' 0"
A-102	PROPOSED HALF STORY CALCULATION	1/16"= 1' 0"
A-103	PROPOSED BUILDING SECTION A-A	1/8"= 1' 0"
A-104	PROPOSED EXTERIOR ELEVATIONS1	1/8"= 1' 0"
A-105	PROPOSED EXTERIOR ELEVATIONS2	1/8"= 1' 0"
A-106	PROPOSED WINDOW AND DOOR SCHEDULES	1/8"= 1' 0"
A-107	PROPOSED 3D IMAGES	1/8"= 1' 0"
SK-101	ATTIC HALF STORY CALCULATION- ENLARGED	1/4"= 1' 0"
SK-102	SECOND FLOOR AREA FOR ATTIC HALF STORY CALCULATION- ENLARGED	1/4"= 1' 0"
SK-103	HALF STORY CALCULATIONS	
SK-104	ATTIC HALF STORY AREA CALCULATIONS BREAK OUT	1/4"= 1' 0"

YGS
DESIGN &
DEVELOPMENT
LLC

ARCHITECTURAL DESIGN &
REAL ESTATE DEVELOPMENT
70 HOITT RD
BELMONT MA 02478
617-558-2965
WWW.YGSDO.COM



REV.	DESCRIPTION	DATE

MORRIS-HANSON
RESIDENCE

43 BARNARD RD
BELMONT, MA

PROJECT

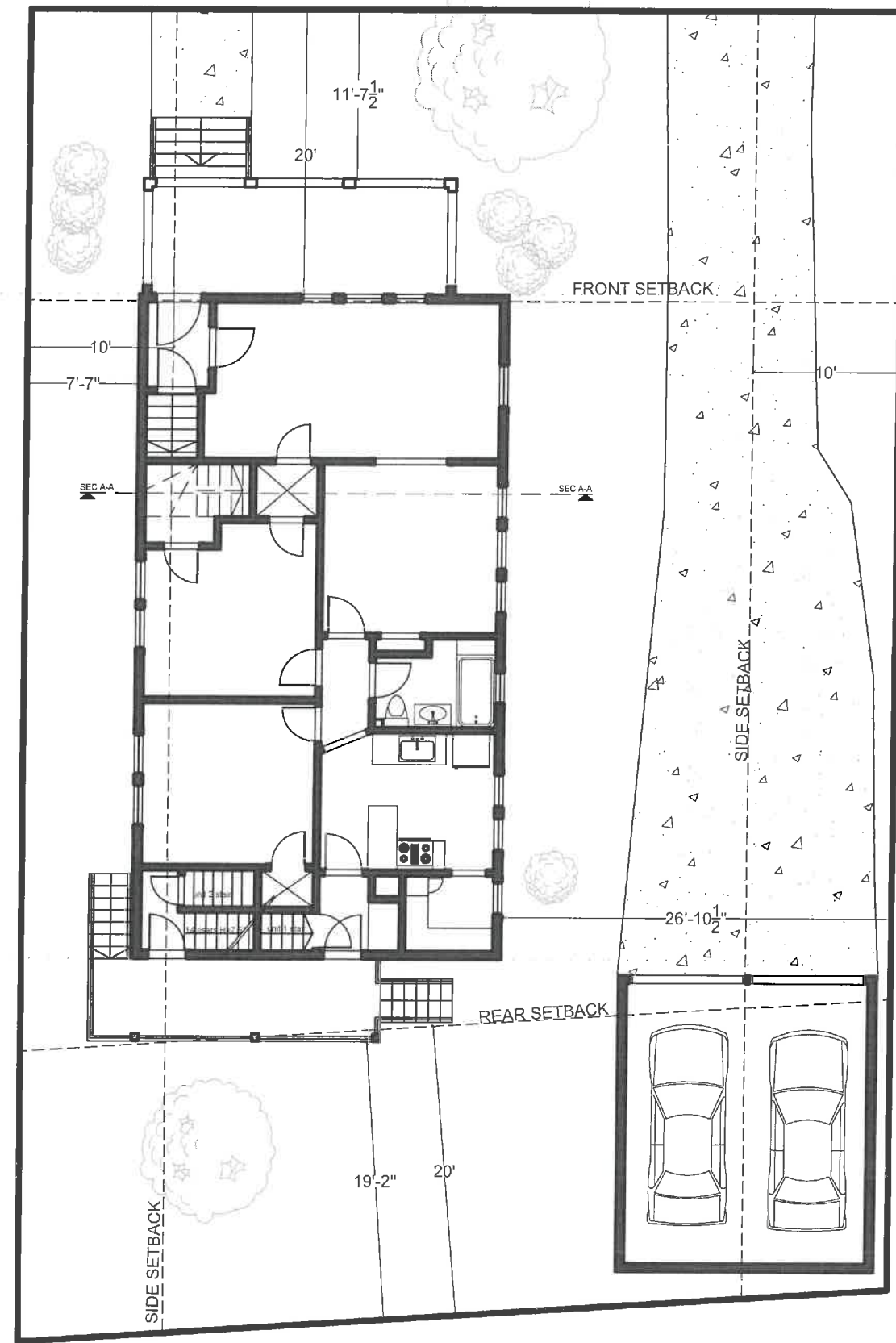
ISSUED FOR PERMIT

067 YGS
MAY 28, 2021

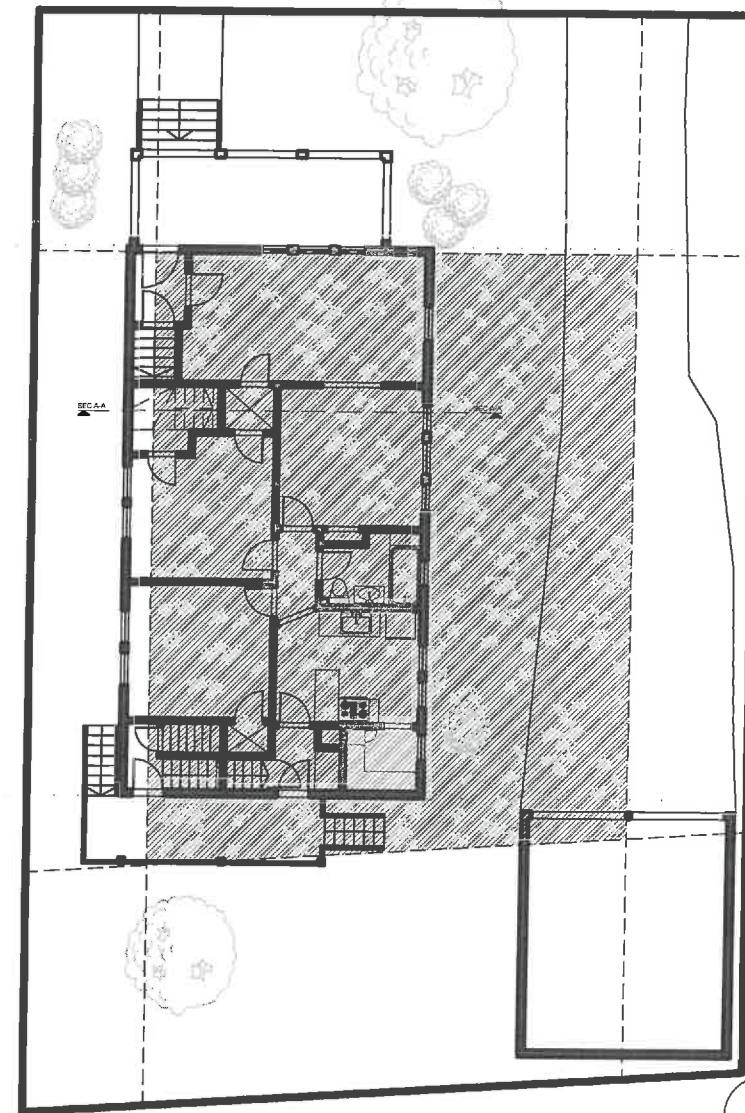
DATE

CHECKED BY

NOT FOR CONSTRUCTION
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1 EXISTING SITE PLAN
SCALE: 3/32" = 1' 0"

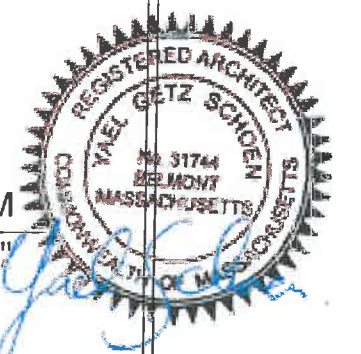


3 ZONING DIAGRAM
SCALE: 1/16" = 1' 0"

	ZONING	ACTUAL
ZONE	GR	GR
MIN LOT SIZE	5,000 SF	5393 SF
MAX SITE COVERAGE	30%	34.8%
MIN LOT FRONTAGE	50	60'
OPEN SPACE	40%	48%
FRONT SETBACK	20'	11' 7.5"
SIDE SETBACK	10'	7' 7" 26' 10.5"
REAR SETBACK	20'	19' 2"
MAX BUILDING HEIGHT	33' 2.5 STORIES	26' 10" 2.5 CTORIES

	EXISTING GROSS FLOOR AREA	EXISTING NET FLOOR AREA
BASEMENT AREA not counted to GFA	1168 SF	960 SF
FIRST FLOOR AREA	1168 SF	905 SF estimated.
SECOND FLOOR AREA	1168 SF	905 SF
ATTIC above 6'	234 SF	378 SF
TOTAL	2570 SF	2188 SF

2 ZONING ANALYSIS AND
AREA CALCULATIONS
E - 100



YGS
DESIGN &
DEVELOPMENT
LLC

ARCHITECTURAL DESIGN &
REAL ESTATE DEVELOPMENT
70 HOITT RD
BELMONT MA 02478
617-869-2965
WWW.YGSDO.COM

YGS
DESIGN &
DEVELOPMENT

OPERATOR

MORRIS-HANSON
RESIDENCE

43 BARNARD RD
BELMONT, MA

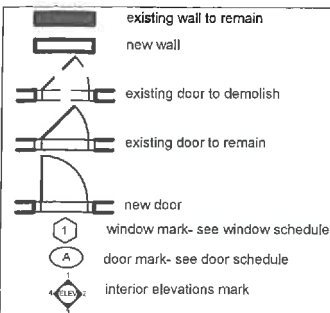
EXISTING SITE PLAN,
ZONING, AND AREA
CALCULATIONS



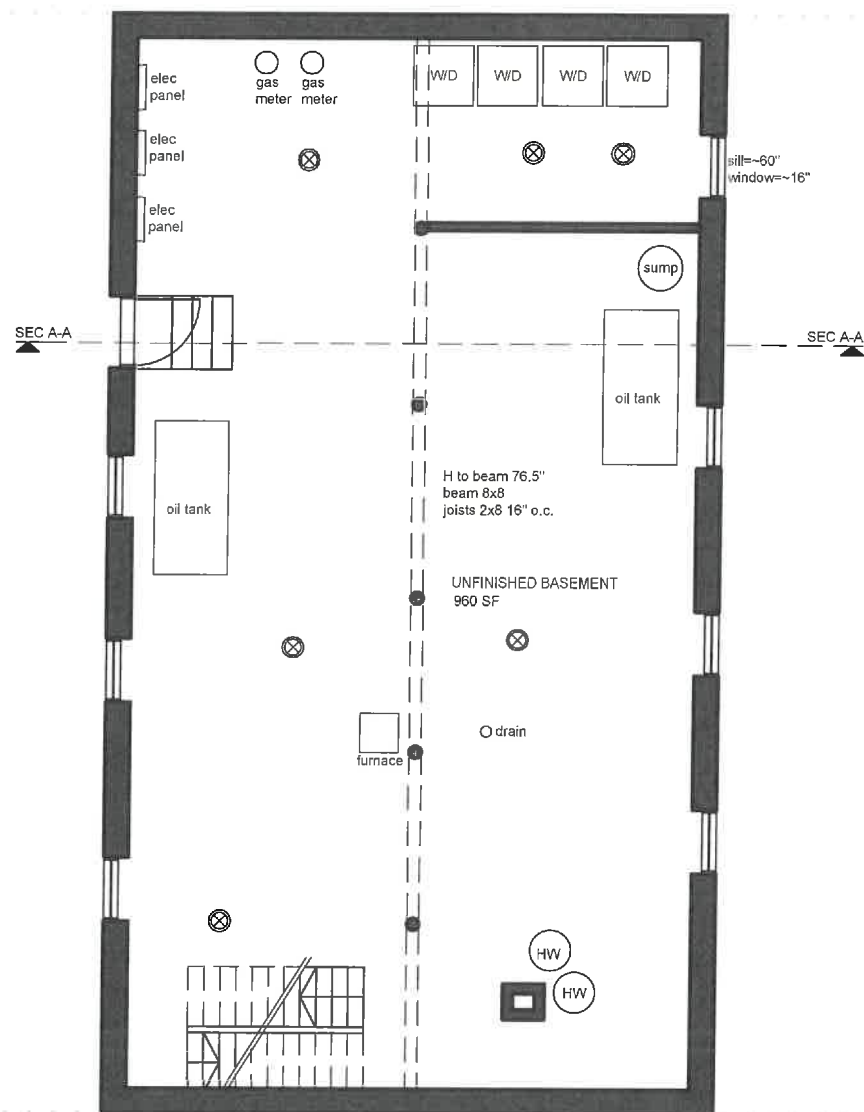
067 YGS
VARIES MAY 28, 2021

E-100

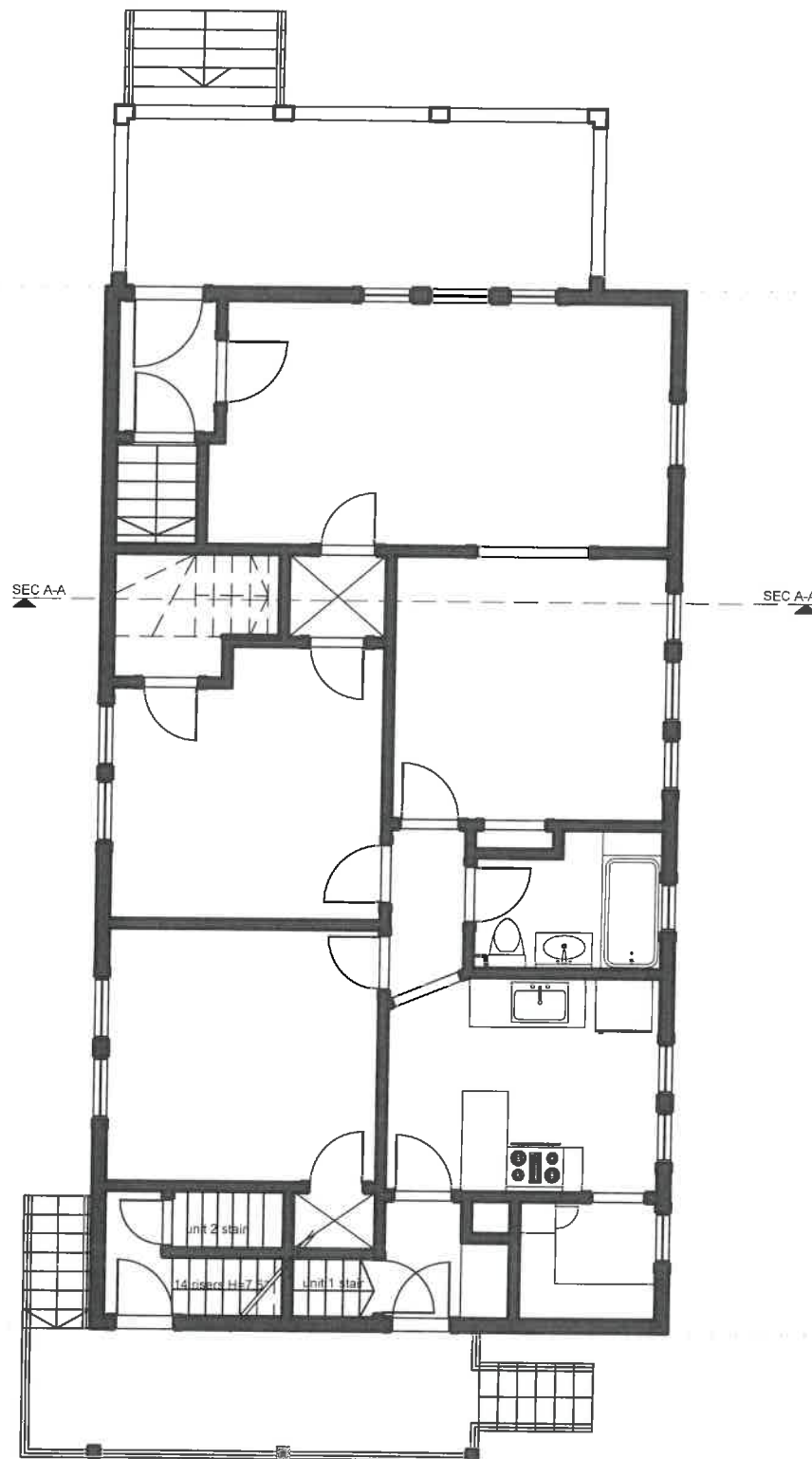
NOT FOR CONSTRUCTION
THIS DRAWING IS A PROPERTY OF YGS DESIGN & DEVELOPMENT, LLC



- outlet strip
 elec light switch with dimmer
 elec light switch
 3 way light switch
 data outlet
 phone
 E.G.F.I outlet
 counter pop-up outlet
 G.F.I outlet
 top cabinet lights outlet (86" from floor)
 110 v elec outlet
 220 v elec outlet
 floor receptacle
 floor recessed light fixture
 Pendant/ wall mounted light fixture
 4" recessed light fixture
 2" round mirror top lights
 wet location wall sconce
 wall sconce
 exterior wall sconce
 elec cable
 pull chain flush mount ceiling fixture
 track light fixture
 fluorescent light
 under cabinet lights
 smoke detector
 CO detector
 vent
 Return air grill-ceiling/floor
 Supply air grill-ceiling/floor
 Return air grill-wall
 Supply air grill-wall
 exhaust fan
 Electric heater
 Radiator
 wall fan
 Door bell chime
 Door bell button
 Thermostat
 wall mounted speaker
 cables connection



1 EXISTING BASEMENT FLOOR PLAN
 E-101 SCALE: 1/8" = 1' 0"

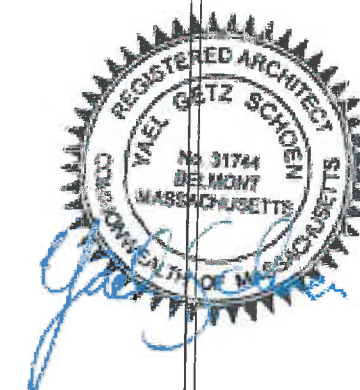


2 EXISTING FIRST FLOOR PLAN
 E-101 SCALE: 1/8" = 1' 0"

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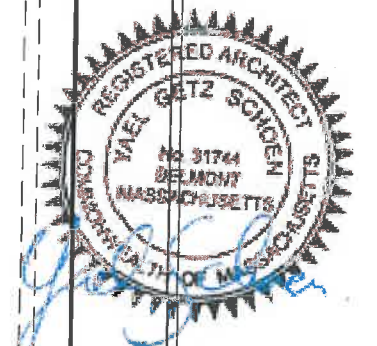
MORRIS-HANSON
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EXISTING FIRST FLOOR
 AND BASEMENT PLANS

067	YGS
1/8" = 1' 0"	MAY 28, 2021

E-101

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REV	DESCRIPTION	DATE

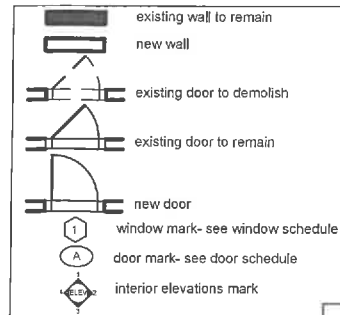
MORRIS-HANSON
RESIDENCE
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BELMONT, MA

EXISTING SECOND
FLOOR, ATTIC AND ROOF
PLANS

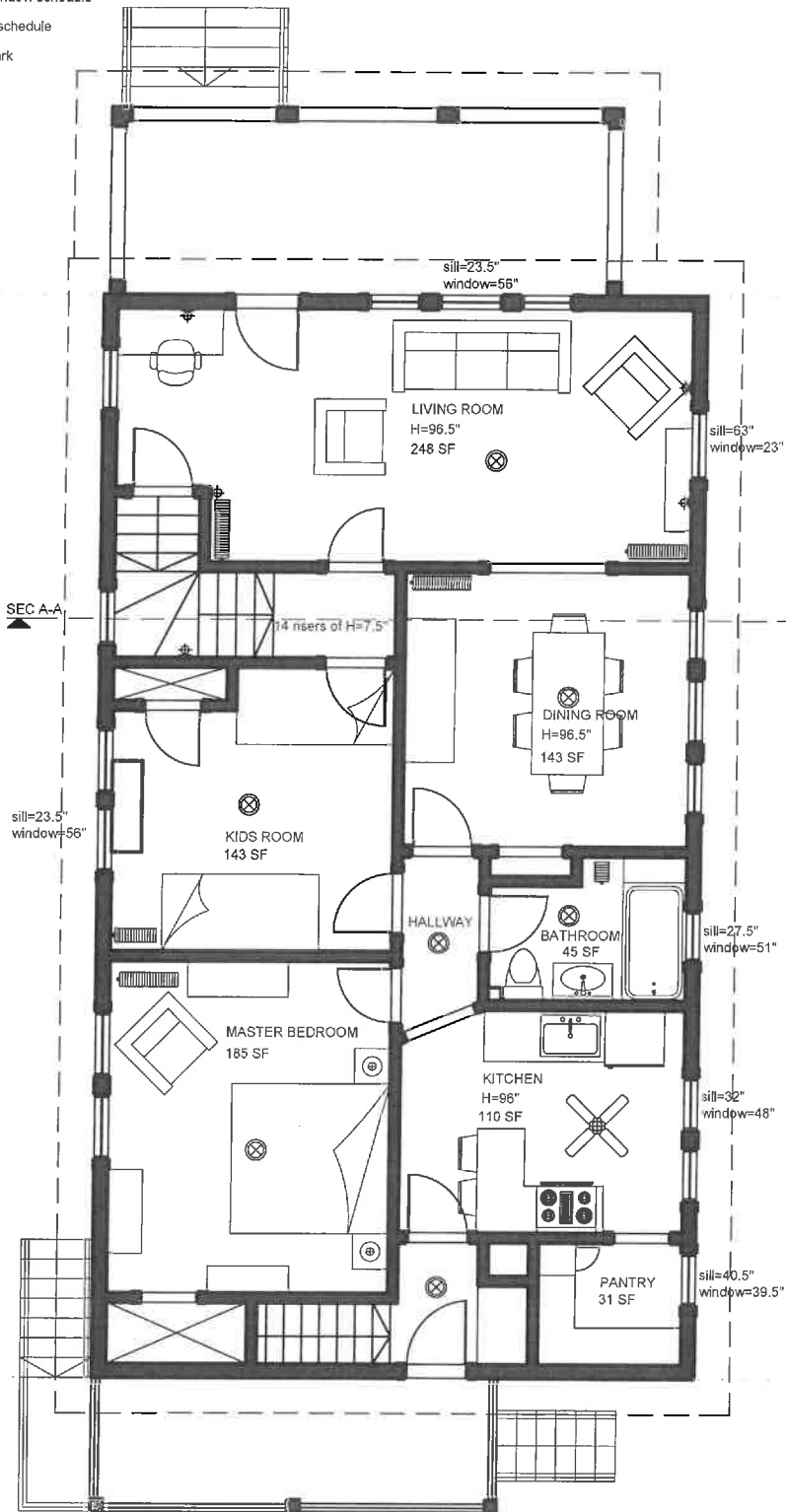
DATE	067	YGS
SCALE	1/8" = 1' 0"	MAY 28, 2021

E-102

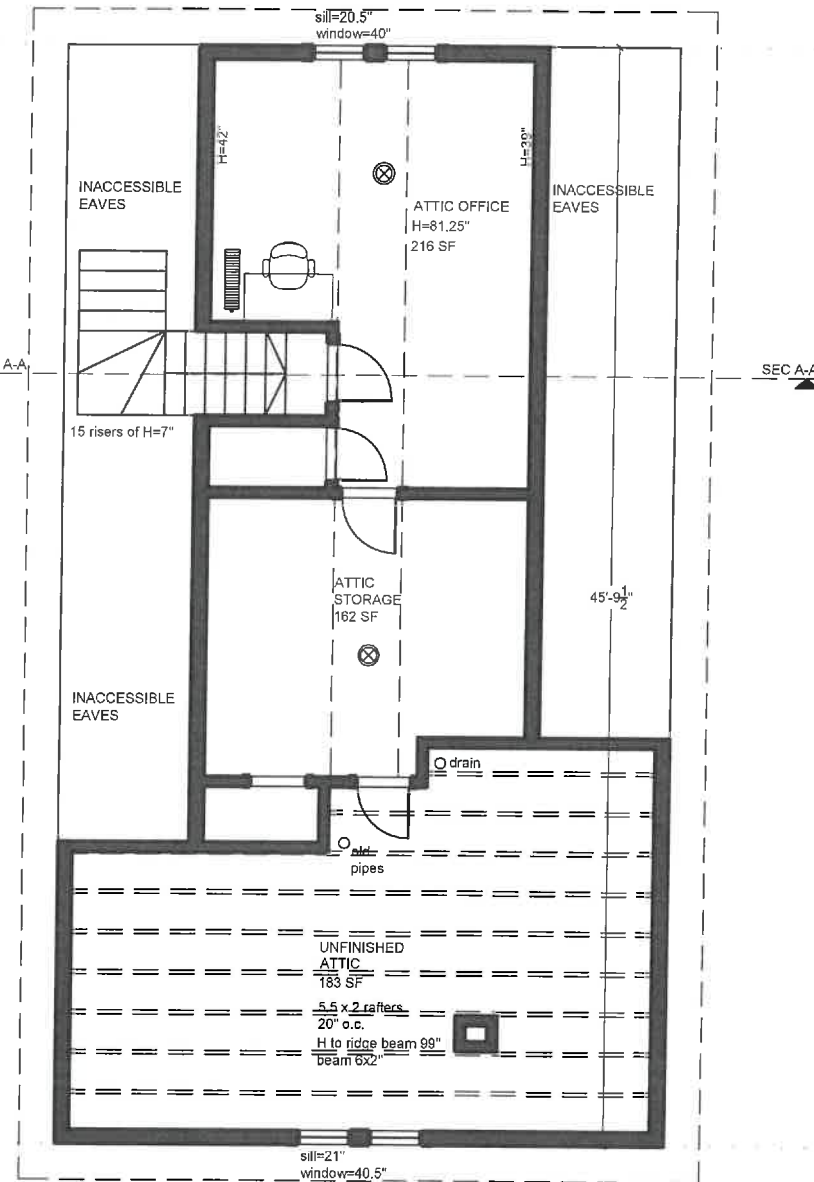
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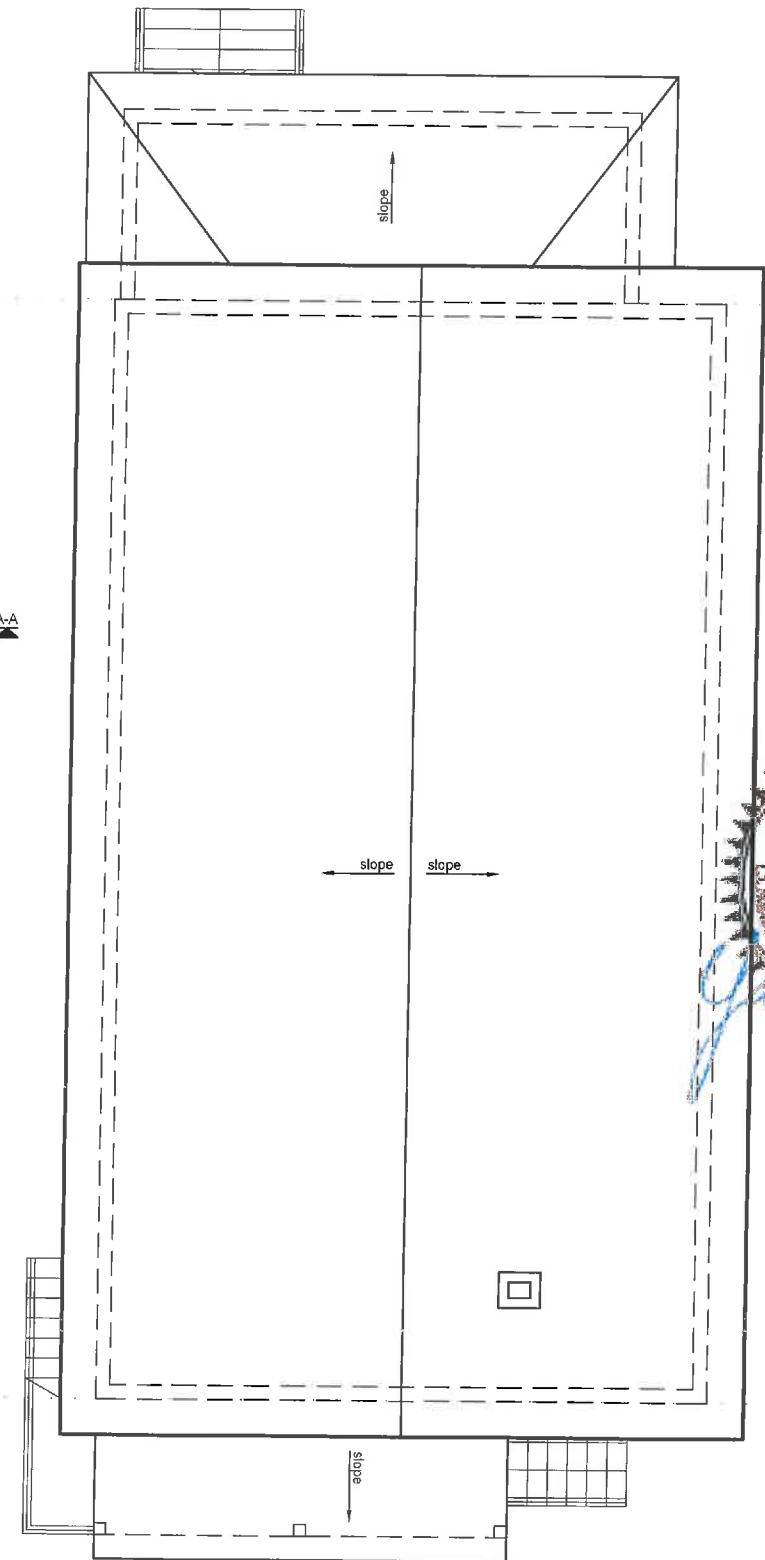
- outlet strip
- elec light switch with dimmer
- elec light switch
- 3 way light switch
- data outlet
- phone
- G.F.I outlet
- counter pop-up outlet
- G.F.I outlet
- top cabinet lights outlet (86" from floor)
- 110 v elec outlet
- 220 v elec outlet
- floor receptacle
- floor recessed light fixture
- Pendant/ wall mounted light fixture
- 4" recessed light fixture
- 2" round mirror top lights
- wet location wall sconce
- wall sconce
- exterior wall sconce
- elec cable
- pull chain flush mount ceiling fixture
- track light fixture
- fluorescent light
- uc under cabinet lights
- smoke detector
- CO detector
- vent
- Return air grill-ceiling/floor
- Supply air grill-ceiling/floor
- Return air grill-wall
- Supply air grill-wall
- exhaust fan
- Electric heater
- Radiator
- wall fan
- Door bell chime
- Door bell button
- Thermostat
- wall mounted speaker
- cables connection



1 EXISTING SECOND FLOOR PLAN
SCALE: 1/8" = 1' 0"



2 EXISTING ATTIC FLOOR PLAN
SCALE: 1/8" = 1' 0"



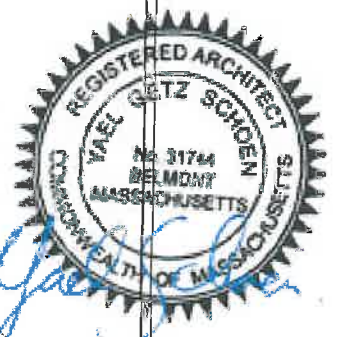
3 EXISTING ROOF PLAN
SCALE: 1/8" = 1' 0"

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CONTRACT



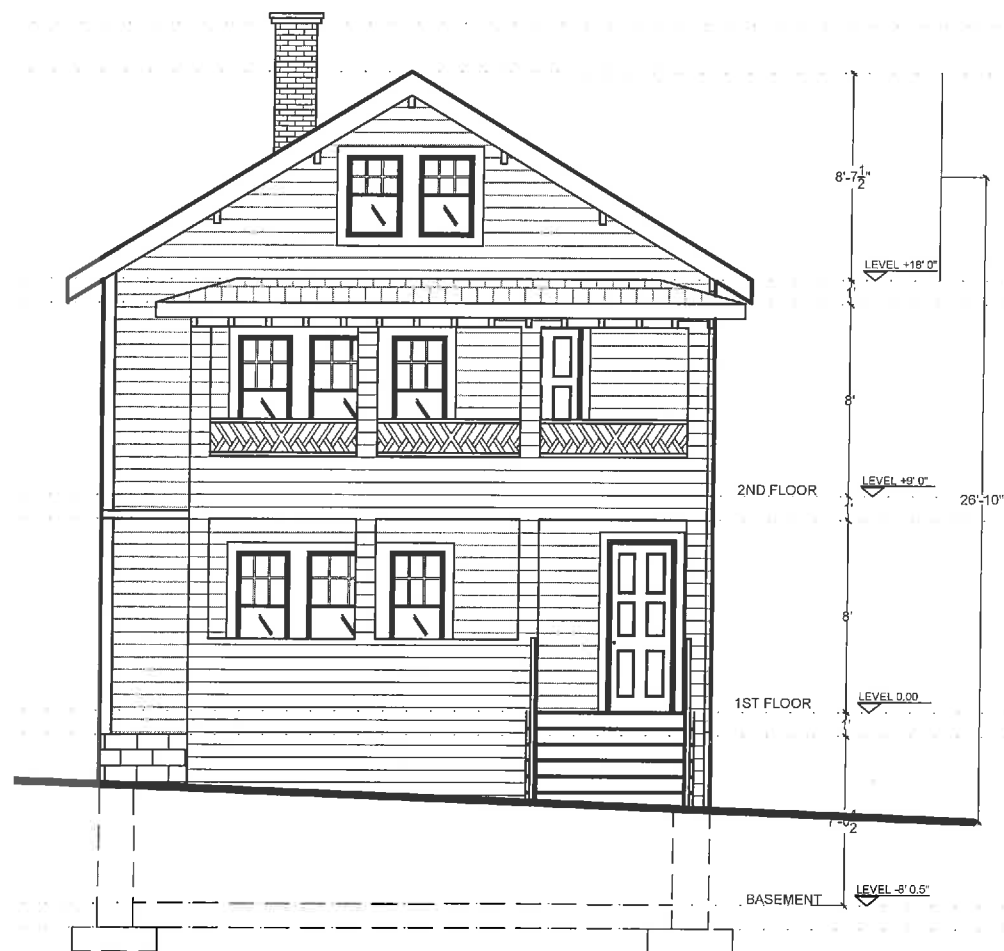
NO.	DESCRIPTION	DATE

MORRIS-HANSON
RESIDENCE
43 BARNARD RD
BELMONT, MA
PROJECT
EXISTING EXTERIOR
ELEVATIONS 1
DRAWN BY

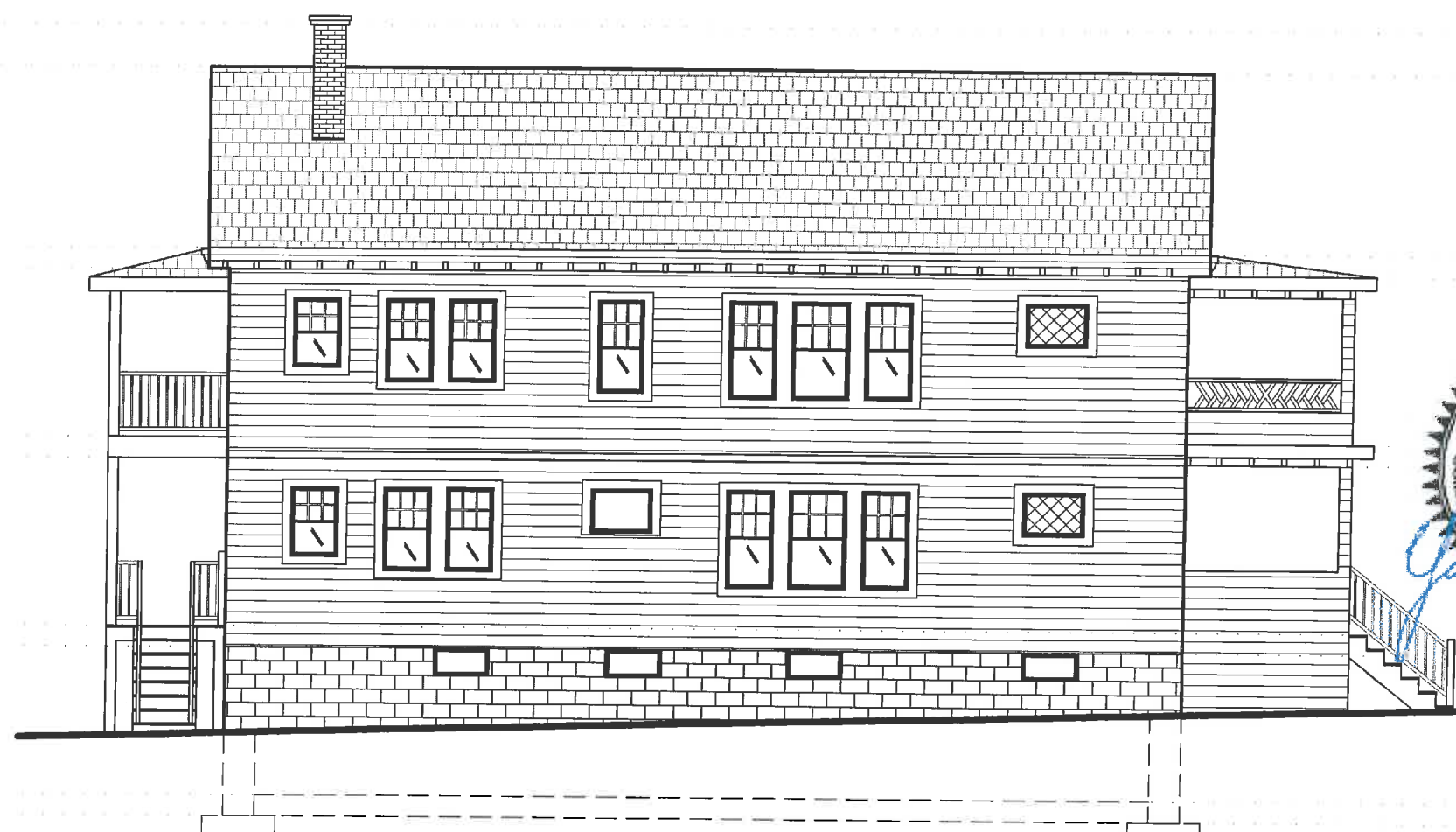
067 YGS
1/8" = 1' 0" MAY 28, 2021
SCALE DATE

E-103

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



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



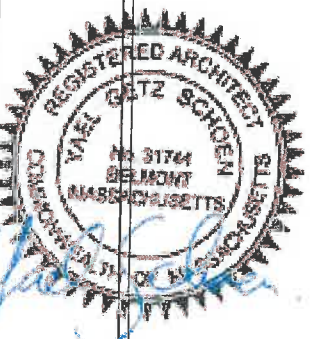
SPACES
STAGES
DATES



1 EXISTING BACK (WEST) EXTERIOR ELEVATION
E - 104 SCALE: 1/8" = 1' 0"



2 EXISTING NORTH EXTERIOR ELEVATION
E - 104 SCALE: 1/8" = 1' 0"



REV	DESCRIPTION	DATE

MORRIS-HANSON RESIDENCE	
43 BARNARD RD BELMONT, MA	
EXISTING EXTERIOR ELEVATIONS 2	

067	YGS
1/8" = 1' 0"	MAY 28, 2021

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DATE: _____

BY: _____

PROJECT: _____

DESCRIPTION: _____

DATE: _____

BY: _____

PROJECT: _____

DESCRIPTION: _____

DATE: _____

BY: _____

PROJECT: _____

DESCRIPTION: _____

DATE: _____

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DESCRIPTION: _____

DATE: _____

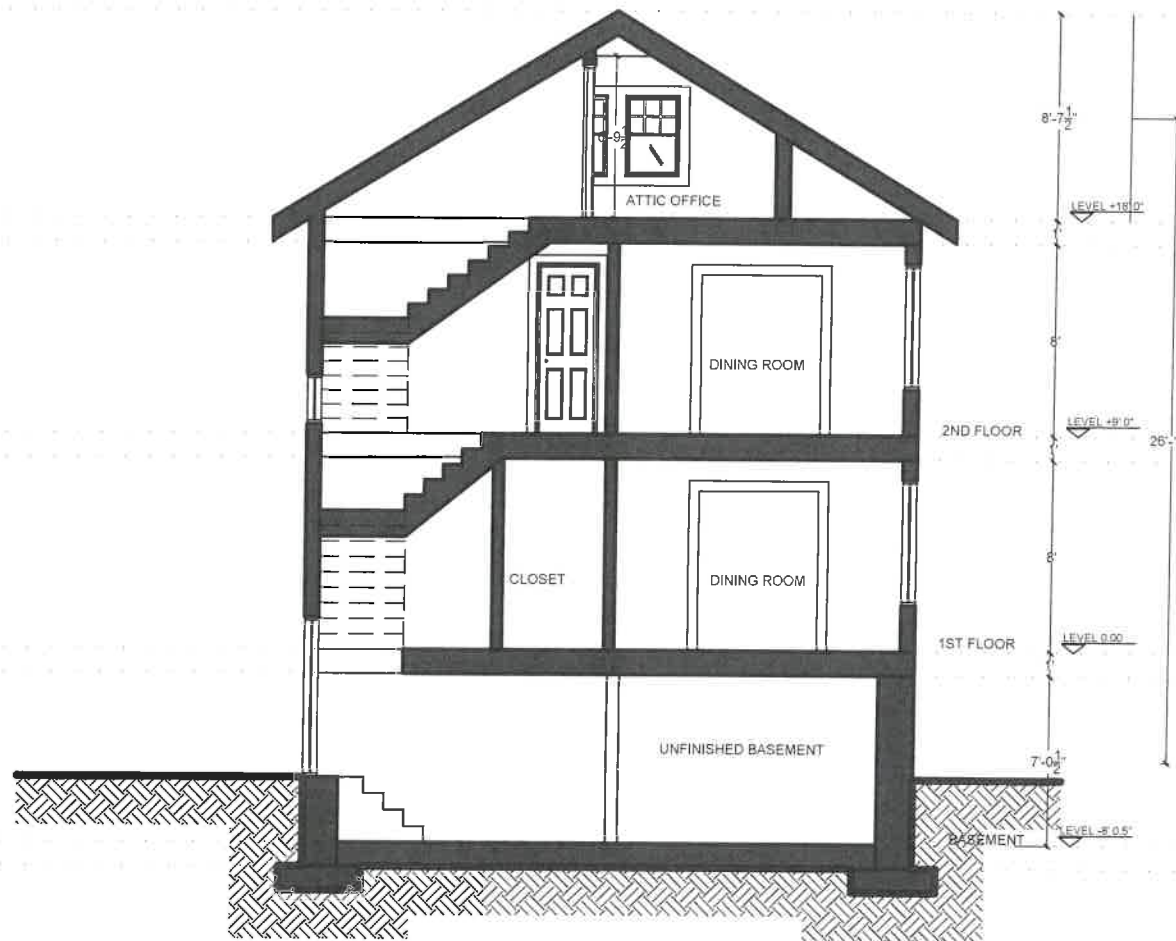
BY: _____

PROJECT: _____

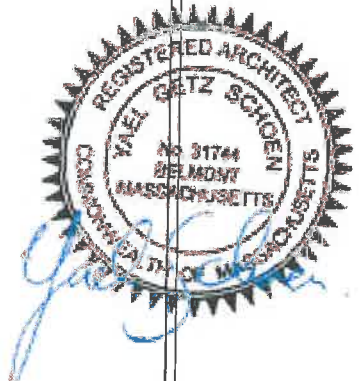
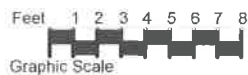
DESCRIPTION: _____

DATE: _____

BY: _____



1 EXISTING BUILDING SECTION A-A THROUGH MAIN STAIR
E - 105 SCALE: 1/8" = 1' 0"



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EXISTING BUILDING
SECTION A-A

067 YGS
1/8" = 1' 0" MAY 28, 2021

E-105

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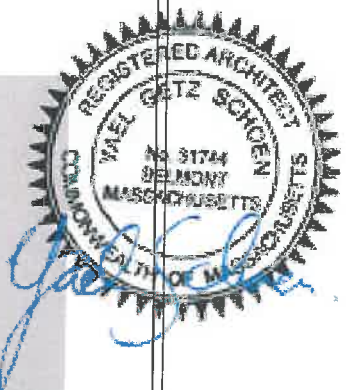


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REV	DESCRIPTION	DATE

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EXISTING 3D IMAGES

067	YGS
DATE	MAY 28, 2021
BY	

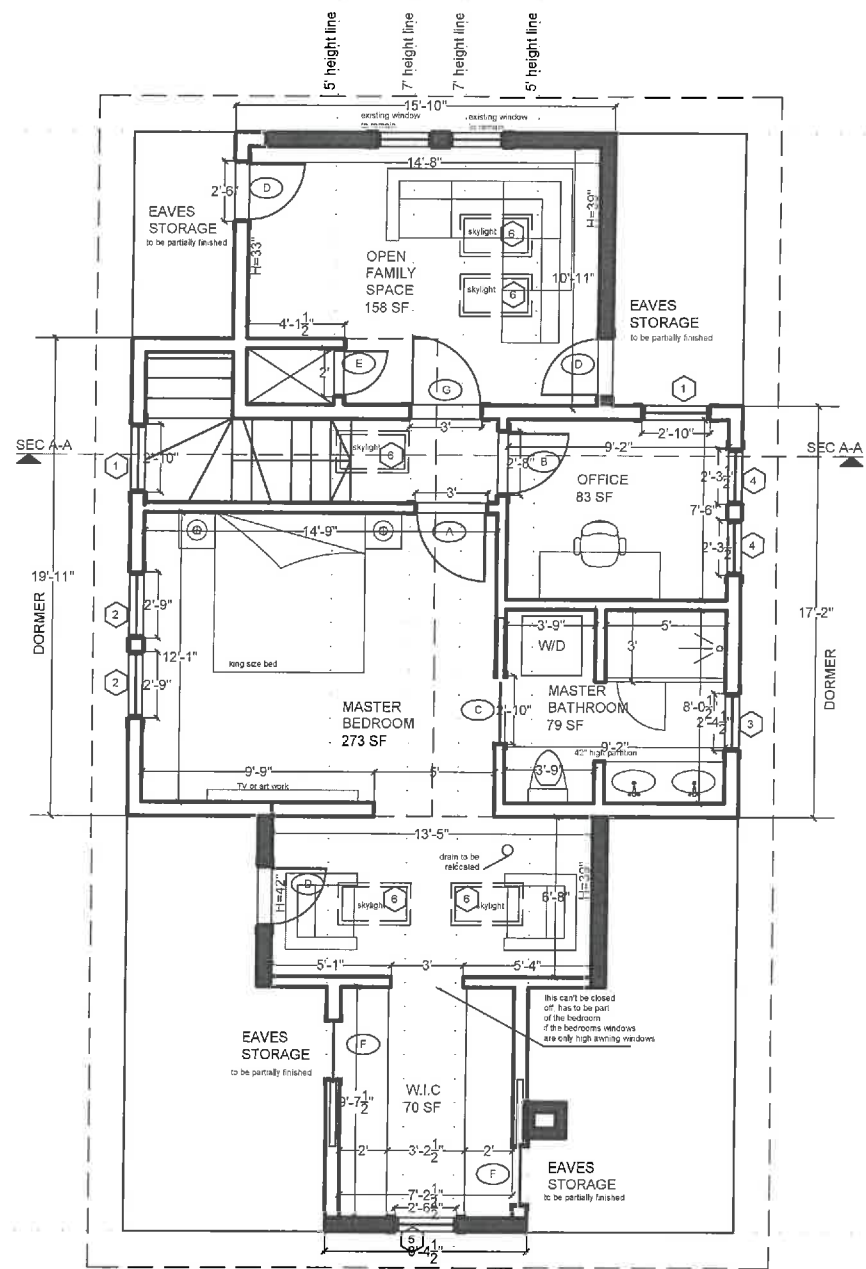
E-106

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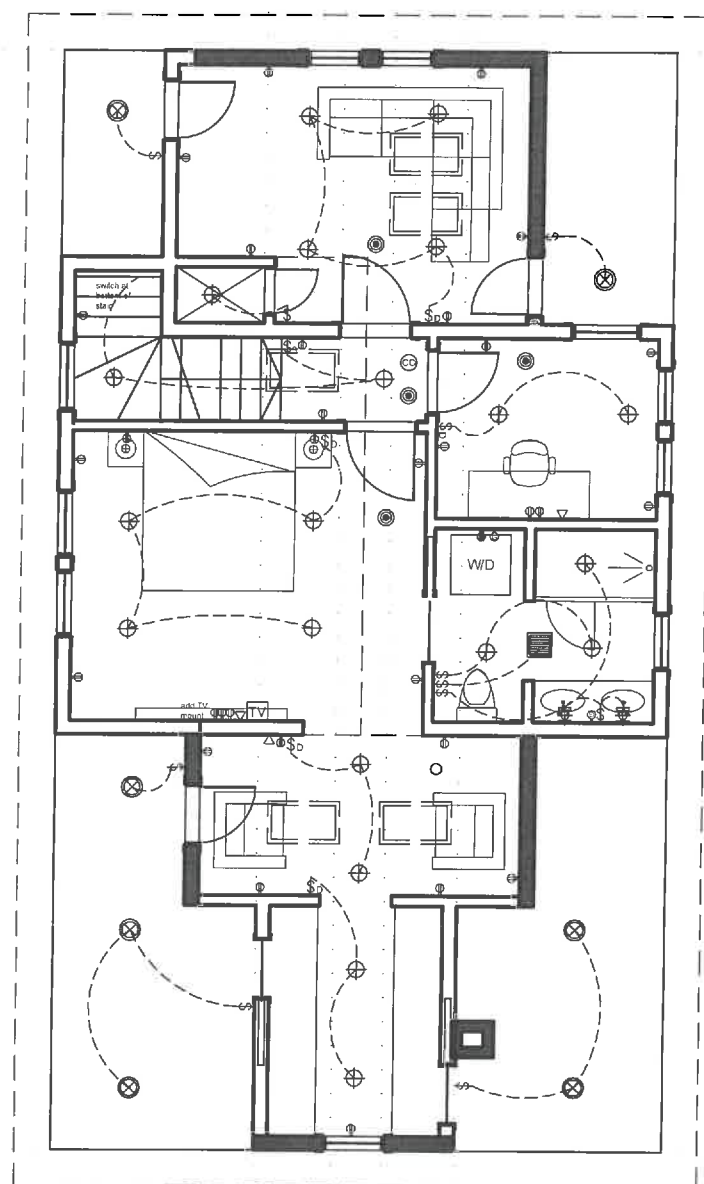
DATE: 05/28/2021

- 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

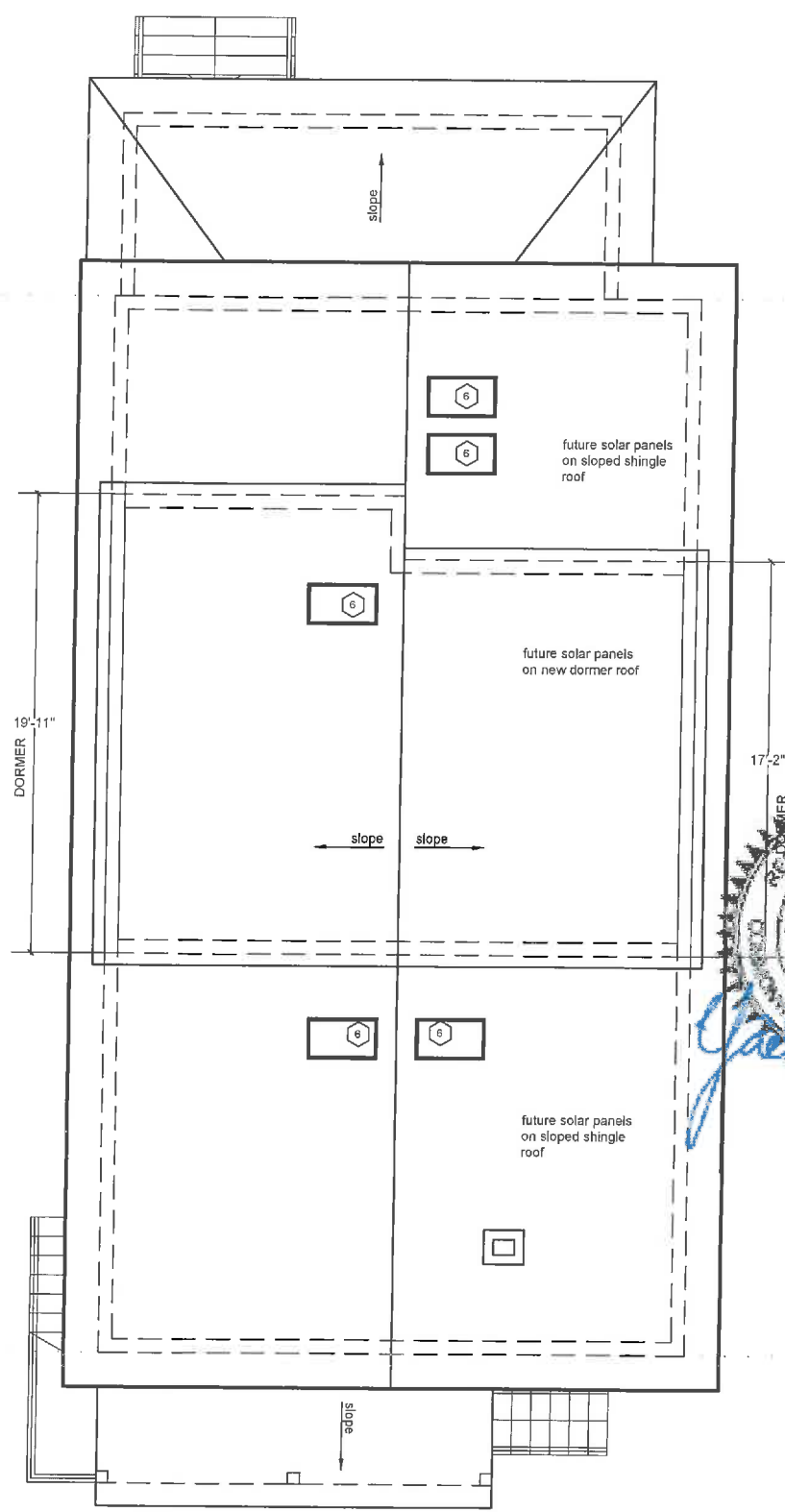
- outlet strip
- elec light switch with dimmer
- elec light switch
- 3 way light switch
- data outlet
- phone
- G.F.I outlet
- counter pop-up outlet
- G.F.I outlet
- top cabinet lights outlet (85" from floor)
- 110 v elec outlet
- 220 v elec outlet
- floor receptacle
- floor recessed light fixture
- Pendant/ wall mounted light fixture
- 4" recessed light fixture
- 2" round mirror top lights
- wet location wall sconce
- wall sconce
- exterior wall sconce
- elec cable
- pull chain flush mount ceiling fixture
- track light fixture
- fluorescent light
- UC under cabinet lights
- smoke detector
- CO detector
- vent
- Return air grill-ceiling/floor
- Supply air grill-ceiling/floor
- Return air grill-wall
- Supply air grill-wall
- exhaust fan
- Electric heater
- Radiator
- wall fan
- Door bell chime
- Door bell button
- Thermostat
- wall mounted speaker
- cables connection



1 PROPOSED ATTIC FLOOR PLAN
SCALE: 1/8" = 1' 0"



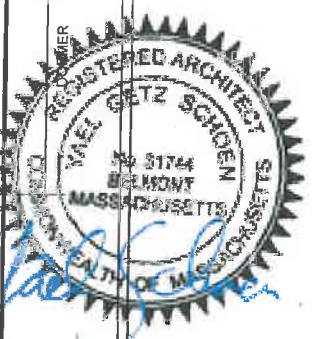
2 PROPOSED ATTIC ELECTRICAL PLAN
SCALE: 1/8" = 1' 0"



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

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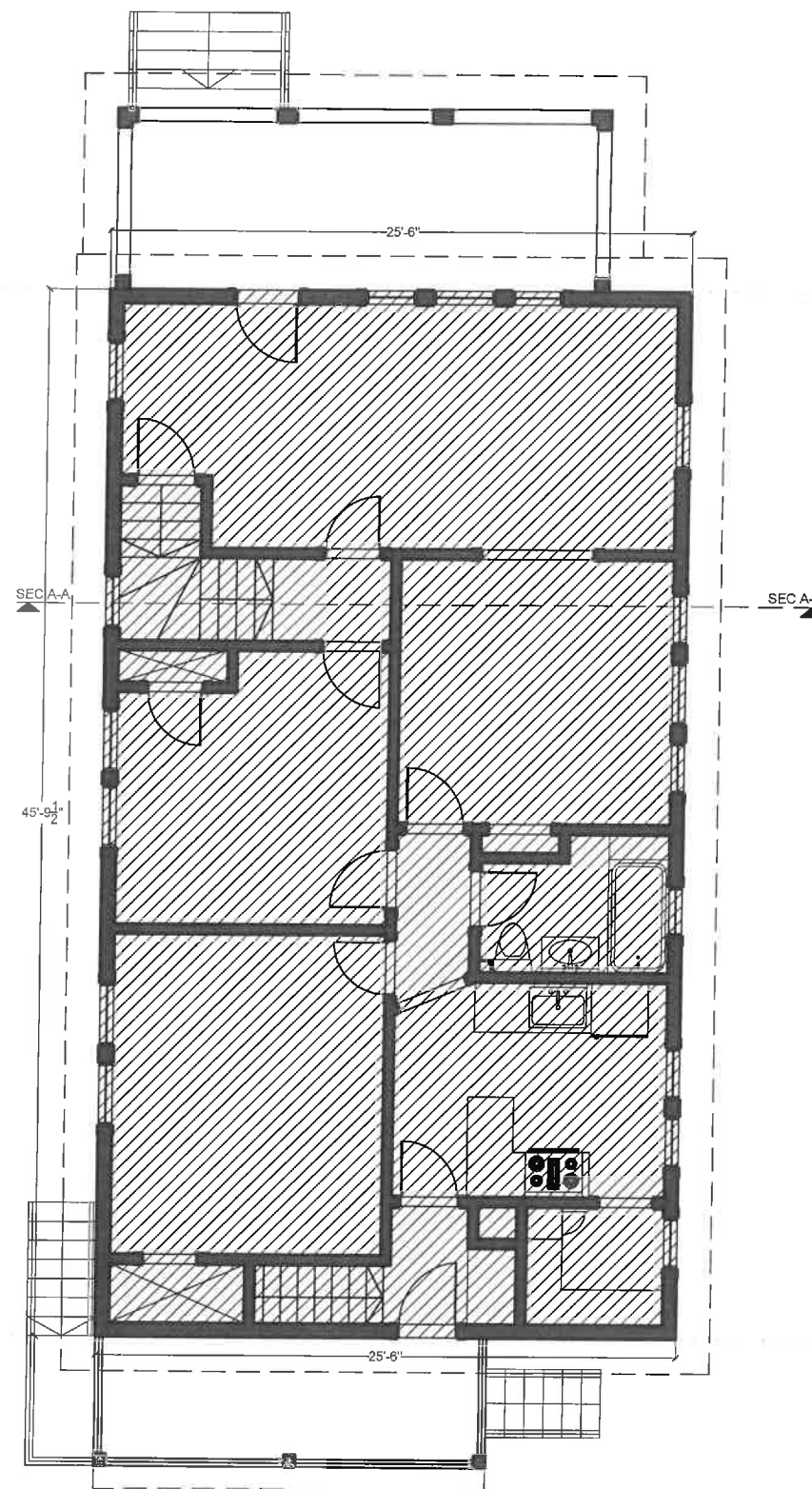
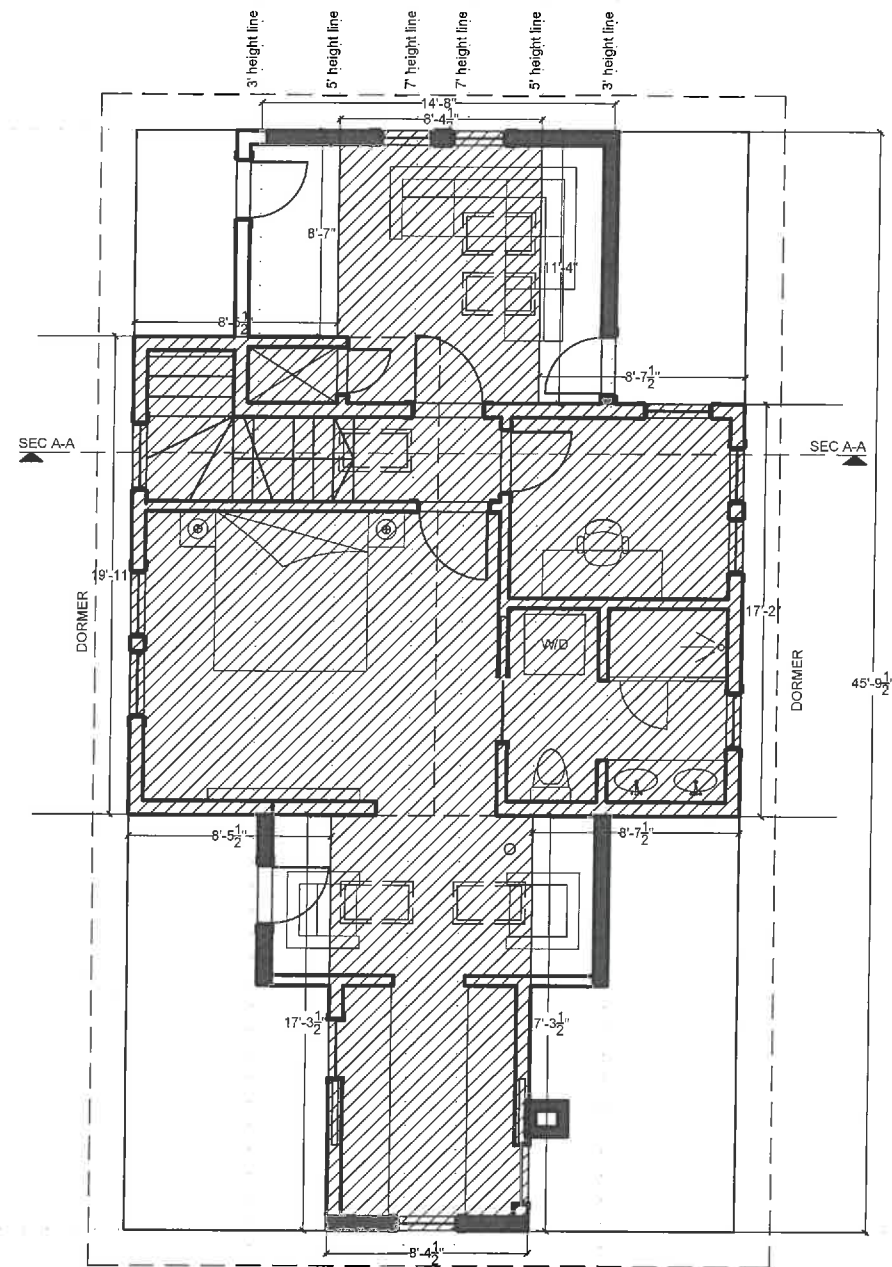
PROPOSED ATTIC,
ELECTRICAL AND ROOF

067 YGS
1/8" = 1' 0" MAY 28, 2021

A-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



ALLOWED LIMITS FOR 1/2 STORY ABOVE, BASED ON EXISTING SECOND FLOOR	
EXISTING	
RIDGE LENGTH ridge length = 45' 9.5" max dormer length allowed (75% of ridge): $0.75 \times 45' 9.5" = 34' 4.125"$	DORMER LENGTH = 19' 11", 17' 2"
HALF STORY CALCULATION / ABOVE 3' PERIMETER: second floor perimeter = 142' 7" attic finished ceiling 3' above floor length allowed (50% of second floor): $0.5 \times 142' 7" = 71' 3.5"$	PERIMETER ABOVE 3' HEIGHT = $14' 8" + 19' 11" + 17' 2" + 8' 4.5" = 60' 1.5"$
HALF STORY CALCULATION / ABOVE 5' AERA: second floor area = 1168 SF max attic area at 5' above floor allowed (60% of second floor): $0.6 \times 1168 = 700.8 \text{ SF}$	ATTIC AREA ABOVE 5' HEIGHT = 700 SF

1
A-102

PROPOSED ATTIC HALF STORY CALCULATION

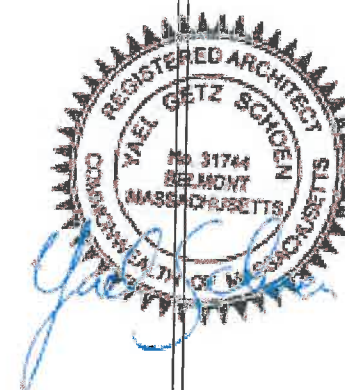
SCALE: 1/8" = 1' 0"



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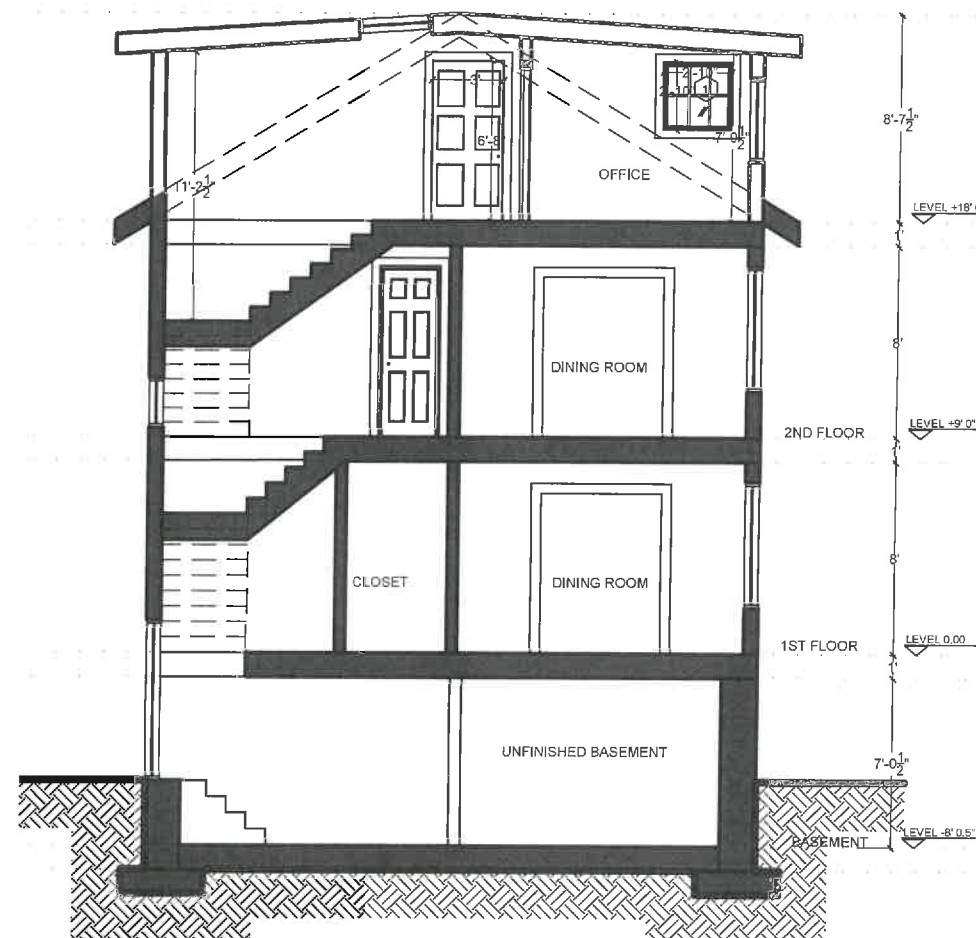
PROPOSED ATTIC
HALF STORY CALCULATION

067	YGS
1/8" = 1' 0"	MAY 28, 2021

A-102

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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



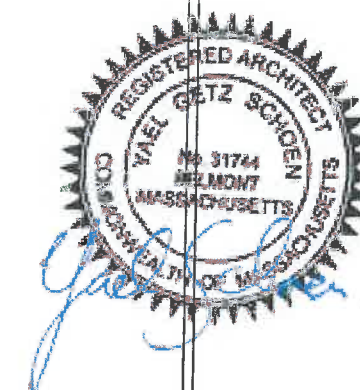
1 PROPOSED BUILDING SECTION A-A
A - 103 SCALE: 1/8" = 1' 0"

Feet 1 2 3 4 5 6 7 8
Graphic Scale

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PROPOSED BUILDING
SECTION A-A

067	YGS
1/8" = 1' 0"	MAY 28, 2021

A-103

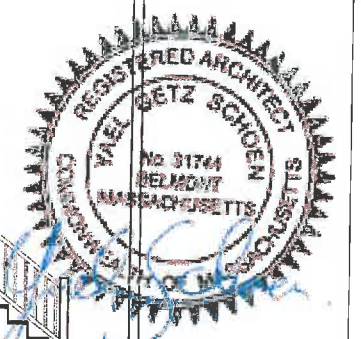
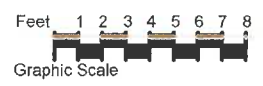
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1 PROPOSED FRONT (EAST) EXTERIOR ELEVATION
SCALE: 1/8" = 1' 0"



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



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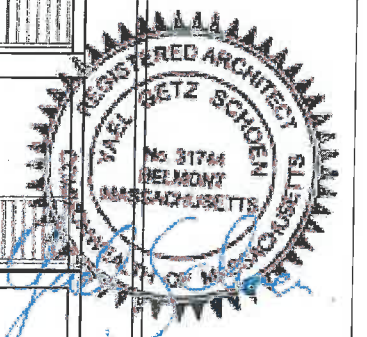
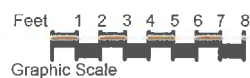
MORRIS-HANSON RESIDENCE	
43 BARNARD RD BELMONT, MA	
PROPOSED EXTERIOR ELEVATIONS 1	
067	YGS
1/8" = 1' 0"	MAY 28, 2021
A-104	



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



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



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RESIDENCE

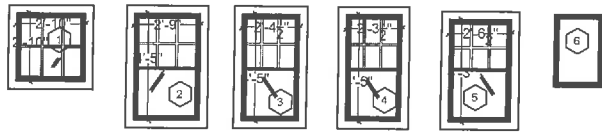
43 BARNARD RD
BELMONT, MA

PROPOSED EXTERIOR
ELEVATIONS 2

067 YGS
1/8" = 1' 0" MAY 28, 2021

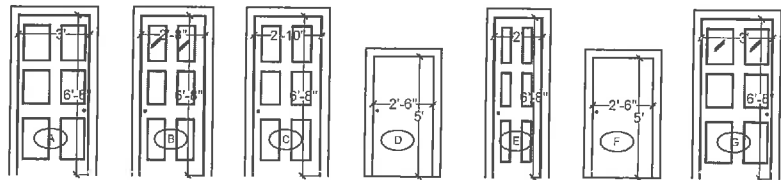
A-105

WINDOW	LOCATION	QT	DESCRIPTION	ROUGH OPENING	WINDOW SIZE	MFR	NOTES
1	Office, Stair	2	turn tilt, low E , double glazed, argon filled, u value 0.27	3' 0" X 3' 0"	2' 10" X 2' 10"	Pella	
2	Master bedroom	2	turn tilt, low E , double glazed, argon filled, u value 0.27	2' 11" X 4' 7"	2' 9" X 4' 5"	Pella	egress
3	Master bathroom	1	double hung, low E , double glazed, argon filled, u value 0.27	2' 6.5" X 4' 7"	2' 4.5" X 4' 5"	Pella	Tempered
4	Office	2	double hung, low E , double glazed, argon filled, u value 0.27	2' 5.5" X 4' 7"	2' 3.5" X 4' 5"	Pella	
5	Walk in closet	1	double hung, low E , double glazed, argon filled, u value 0.27	2' 8.5" X 4' 7"	2' 6.5" X 4' 5"	Pella	egress
6	Family room, master, stair	5	operable skylight with factory installed blinds		3' 0" X 2' 0"	Velux	



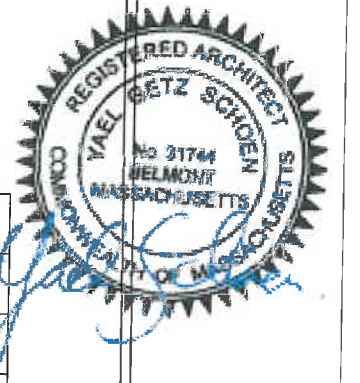
2 PROPOSED WINDOW SCHEDULE
SCALE: 1/8" = 1' 0"

DOOR	LOCATION	QT	DESCRIPTION	ROUGH OPENING	DOOR SIZE	MFR	MODEL	NOTES
A	Master bedroom	1	room entry door	3' 2" x 6' 10"	3' 0" x 6' 8"	Simpson		
B	Office	1	room entry door with glass	2' 10" x 6' 10"	2' 8" x 6' 8"	Simpson		
C	Bathrom	1	pocket door	3' 0" x 6' 10"	2' 10" x 6' 8"	Simpson		
D	Eaves storage	3	access panels		2' 6" x 5' 0" V.I.F			
E	Family room	1	closet door	2' 2" x 6' 10"	2' 0" x 6' 8"	Simpson		
F	Eaves storage	2	pocket access panels		2' 6" x 5' 0" V.I.F			
G	Family bedroom	1	room entry door with glass	3' 2" x 6' 10"	3' 0" x 6' 8"	Simpson		



1 PROPOSED DOOR SCHEDULE
SCALE: 1/8" = 1' 0"

-V.I.F is verify in field
-Full screens for all new operable windows and doors



REV	DESCRIPTION	DATE

MORRIS-HANSON RESIDENCE 43 BARNARD RD BELMONT, MA
PROPOSED WINDOW AND DOOR SCHEDULES

067	YGS
1/8" = 1' 0"	MAY 28, 2021

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**MORRIS-HANSON
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43 BARNARD RD
BELMONT, MA
PROPOSED 3D IMAGES

067	YGS
MAY 28, 2021	

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DATE: 5/28/21
STATUS: 067
FILES: YGS