



Town of Belmont  
Planning Board

RECEIVED  
TOWN CLERK  
BELMONT, MA

2022 JUN 22 PM 3:02

## APPLICATION FOR A SPECIAL PERMIT

Date: 5/24/22

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 180 Claflin 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 shed dormer.

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

Address

Daytime Telephone Number

Andrew Miller

Andrew Miller

180 Claflin St.

Belmont, MA 02478

(603) 767-1490



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

November 23, 2021

Andrew Miller  
180 Claflin Street  
Belmont, MA 02478

RE: Denial to Construct a Dormer

Dear Mr. Miller,


The Office of Community Development is in receipt of your building permit application for your proposal to construct a dormer at 180 Claflin Street located in a Single Residence C 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'.

1. The existing side setback is to the structure is 7.7' and the proposed to the dormer is 9.0'.

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

**Belmont Special Permit Application Statement  
180 Claflin Street**

Andrew and Michelle Miller, of 180 Claflin Street, seek a special permit for the side setback in order to add a dormer on their single family home.

Andrew and Michelle moved to Claflin Street in 2020. They love the neighborhood and are hoping to maximize the space in their home for their growing young children (ages 8 and 5). The Millers have enjoyed volunteering at Winn Brook, coaching T-ball, and seeing their kids participate in various Belmont youth activities. They have also befriended many of their neighbors, some of whom recommended adding space with an attic conversion similar to their own.

The current roof is a gable with a 5'-8" wide shed dormer above the attic stair on the east side. However, this dormer does not provide adequate head height for the stair to meet code. The intention is to rebuild this dormer as a 15'-6 1/2" wide dormer with increased head height so that the attic stair will meet building code and the Millers will have some more floor space to create a new master suite in the attic space.

The proposed dormer is designed to align directly above the exterior wall in order to accommodate the attic stairs. This side setback is conforming in the front, however due to the angle of the house relative to the property line, the main house setback converges to 7.7' at the rear corner. Similarly, while the front corner of the proposed dormer will be conforming, the back corner of the dormer will be at 9.0' from the side. *In total, there will only be approximately 3 sf of non-conformity beneath the new dormer.* The dormer is set back from the front facade by 2'-4 1/2" so as to minimize the impact on the front, and the dormer length is 5'-7 1/2" less than the allowed length. The overall height of the house will remain at 26.8', well below the 30' maximum.

There are several homes in the immediate vicinity (including the immediate abutter) that also have attic dormers at a comparable scale to what is proposed. In conclusion, the proposed alteration **does not pose any substantial detriment** to the neighborhood and **does not nullify or substantially derogate** the intent of the by-law. Rather, it is very reasonably sized and in line with similar nearby residences.

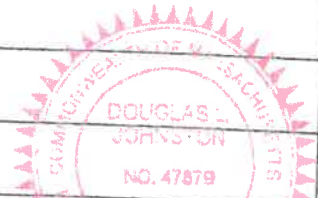
# Zoning Compliance Check List

(Registered Land Surveyor)

Property Address: 180 Claflin Street Zone: SRC  
 Surveyor Signature and Stamp: \_\_\_\_\_ Date: \_\_\_\_\_

	REQUIRED	EXISTING	PROPOSED
Lot Area	9,000 S.F.	6,139 S.F.	6,139 S.F.
Lot Frontage	75'	158.56'	158.56'
Floor Area Ratio	N/A	N/A	N/A
Lot Coverage	25%	24.2%	24.2%
Open Space	50%	64.0%	64.0%
Front Setback	Claflin Street 22.6' Monroe Street 22.3'	20.3' 20.0'	26.7' 20.0'
Side Setback	10	7.7'	9.0'
Side Setback	N/A	N/A	N/A
Rear Setback	30'	44.9'	44.9'
Building Height	30'	26.6'	26.6'
TO MIDPOINT			
Stories	2-1/2	2	2-1/2
1/2 Story	Calculation See basement calc. sheets.		

## NOTES:

*Douglas Johnson*  
6/22/22

June 4, 2013

DLJ Geomatics  
276 North Street  
Weymouth, MA 02191  
[landsurv23@gmail.com](mailto:landsurv23@gmail.com)  
781-812-0457

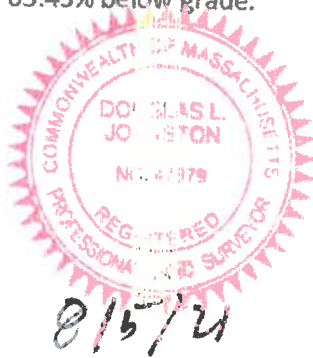
180 Claflin Street  
Belmont, MA 02478

There are five segments of foundation walls. They are 6.91' tall.

SEGMENT	LENGTH	TOTAL FACE	BELOW GRADE
A	25.7'	177.59 S.F.	131.84 S.F.
B	8.8'	60.81 S.F.	43.74 S.F.
C	32.8'	226.65 S.F.	140.71 S.F.
D	34.5'	238.40 S.F.	131.45 S.F.
E	28.3'	195.55 S.F.	122.54 S.F.
TOTALS		899.00 S.F.	570.28 S.F.
$570.28/899.00=.6343$			

The foundation walls are 63.43% below grade.

  
Douglas Johnston, PLS



BELMONT

$$\begin{array}{r} 25.7' \\ \times 6.91' \\ \hline 177.59 \end{array}$$

TOTAL  
FACE  
OF WALL

SEG "A"

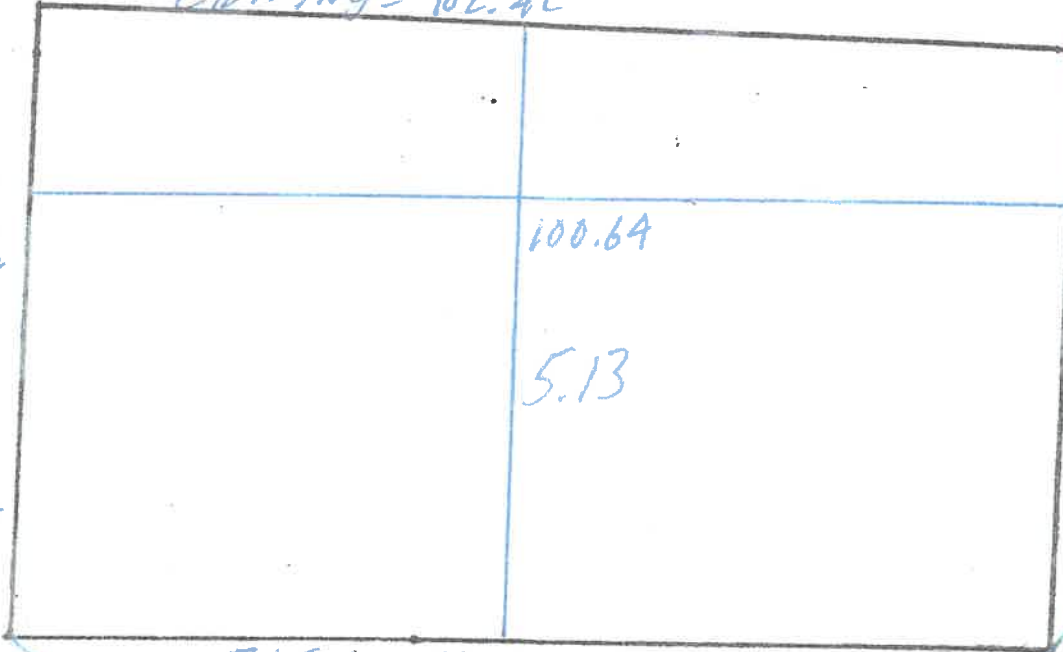
CEILING = 102.42

$$\begin{array}{r} 100.39 \\ 25.7' \\ \times 5.13' \\ \hline 131.84 \end{array}$$

BELOW  
grade

$$\begin{array}{r} 131.84 \\ 77.59 \\ \hline = 74.24 \end{array}$$

74.24%  
BELOW grade



106.98

6.91'

FLOOR = 95.51

25.7'

$$\begin{array}{r} 1.8 \\ 6.91 \\ \times 0.81 \\ \hline 0.81 \end{array}$$

TOTAL  
FACE  
OF  
WALL

SEG "B"

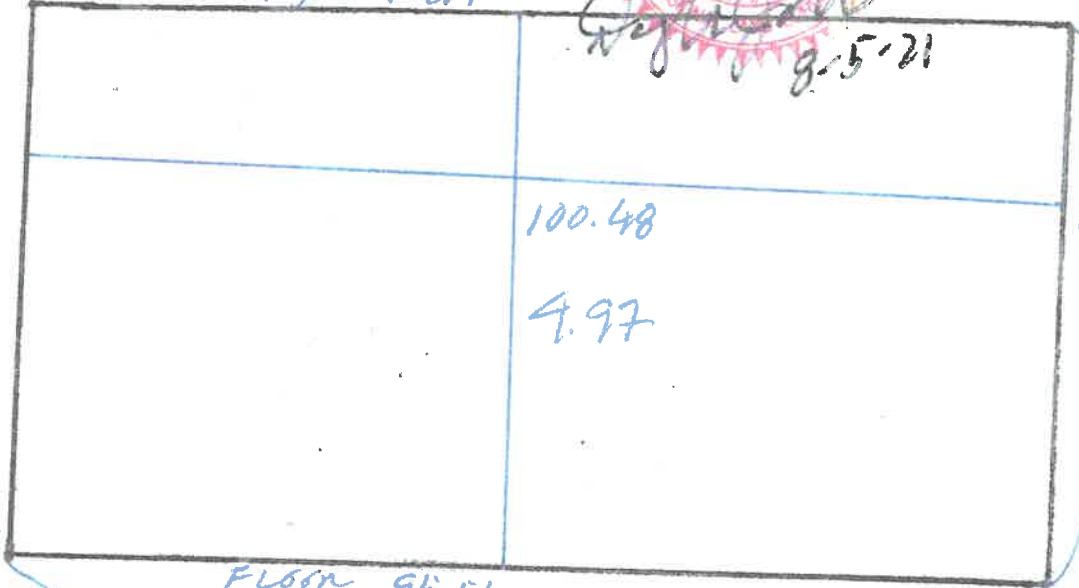
CEILING = 102.42

$$\begin{array}{r} 100.71 \\ 9.7' \\ \times 7.9' \\ \hline 77.4 \end{array}$$

BELOW  
grade

$$\begin{array}{r} 77.4 \\ 81 \\ \hline = 71.93 \end{array}$$

71.93%  
BELOW grade

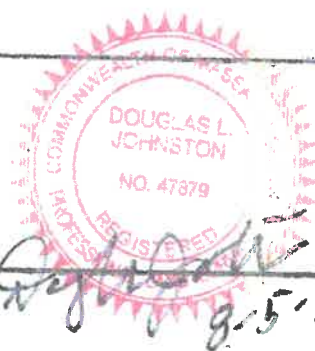


105.45

4.97

FLOOR = 95.51

8.8'



Beckon +

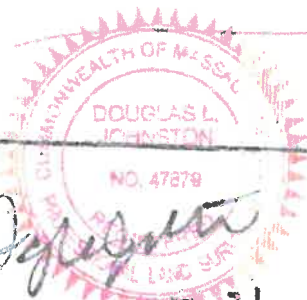
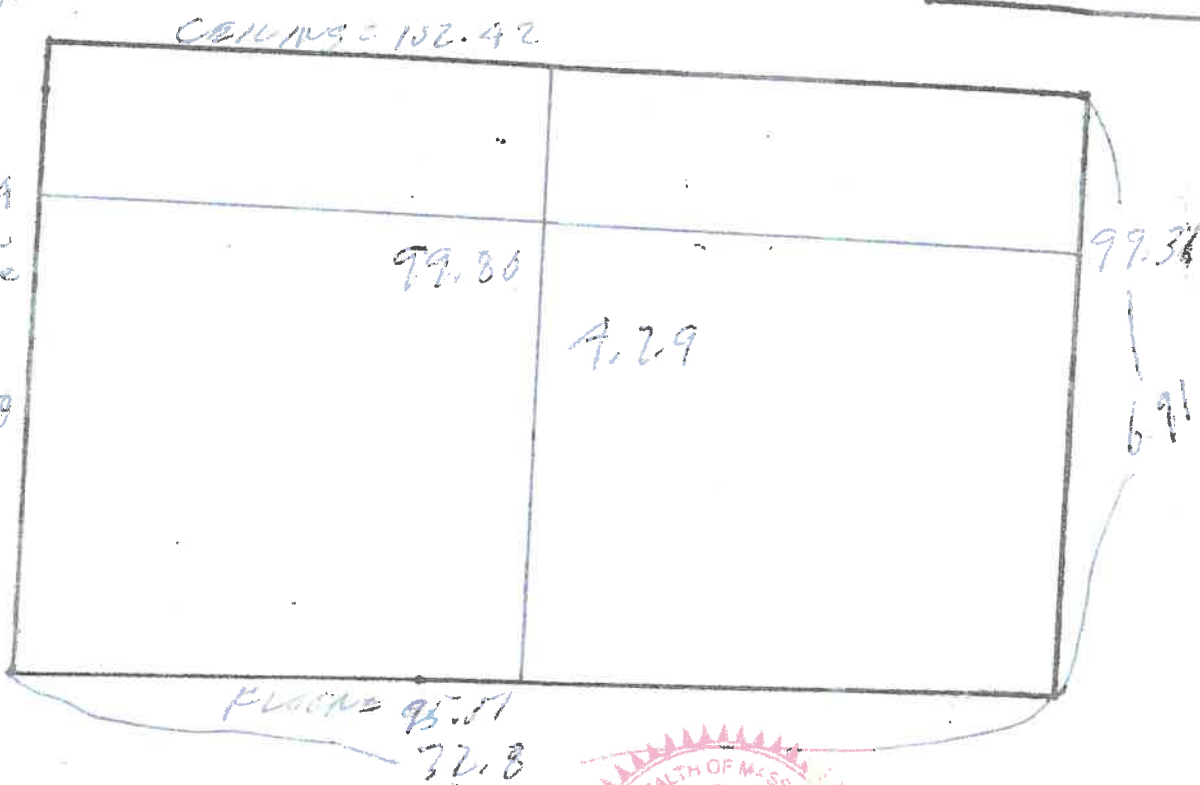
32.8 TOTAL  
x 6.71 FACE OF  
226.65 WALL

SEG "C"

32.8 100.24  
x 4.29 BELOW  
140.71 GRADE

40.71  
226.65 = 62.08

2.08%  
BELOW  
GRADE



8-5-21

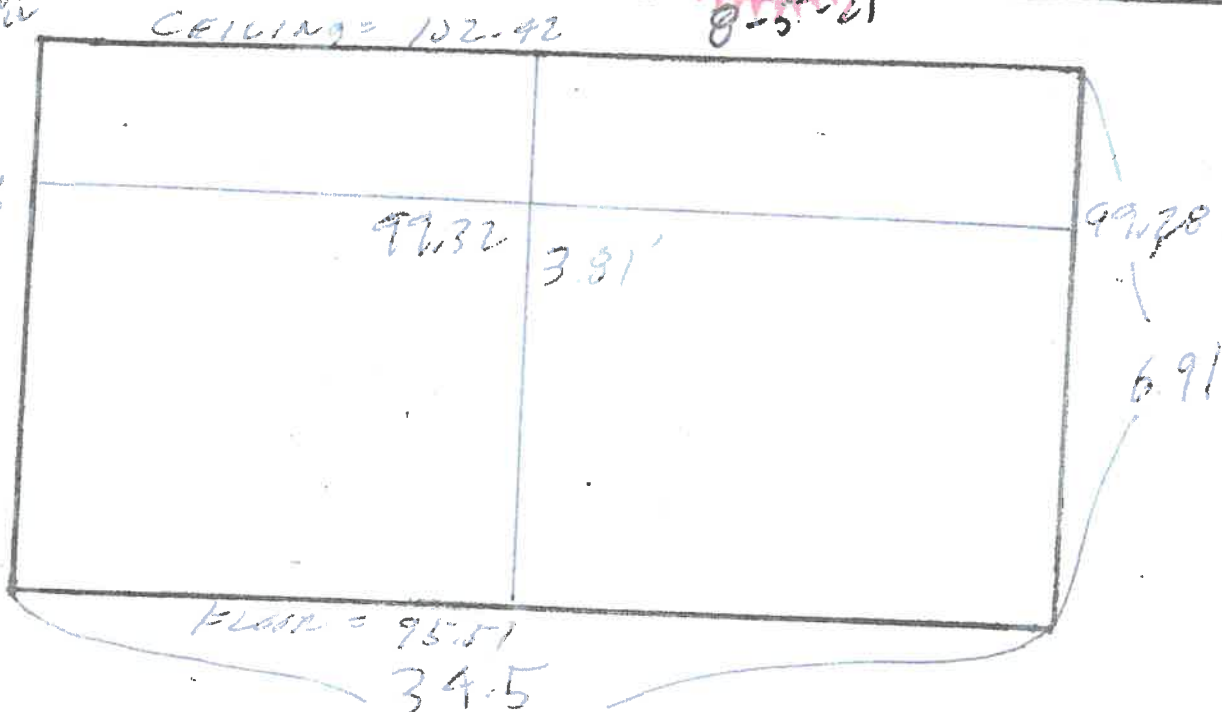
SEG "D"

4.5 TOTAL  
6.91 FACE OF  
38.40 WALL

5 99.36  
6.91  
1.45

1.45  
38.40 = 55.14

14.6  
LOW  
GRADE





BELMONT

28.3  
x 4.91  
195.55

137 1/2"  
FACE OF  
DOOR

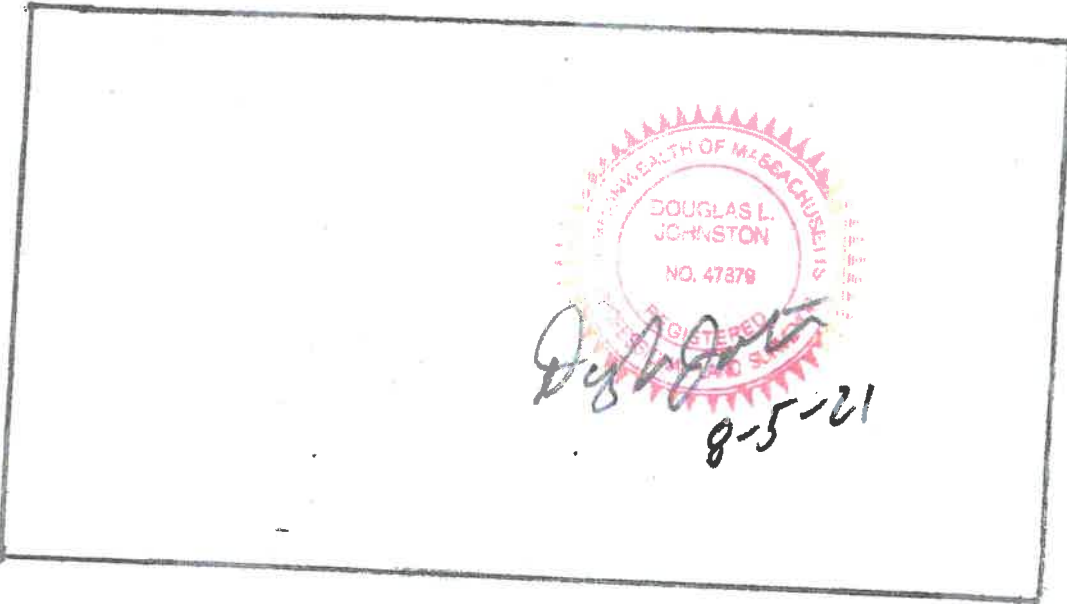
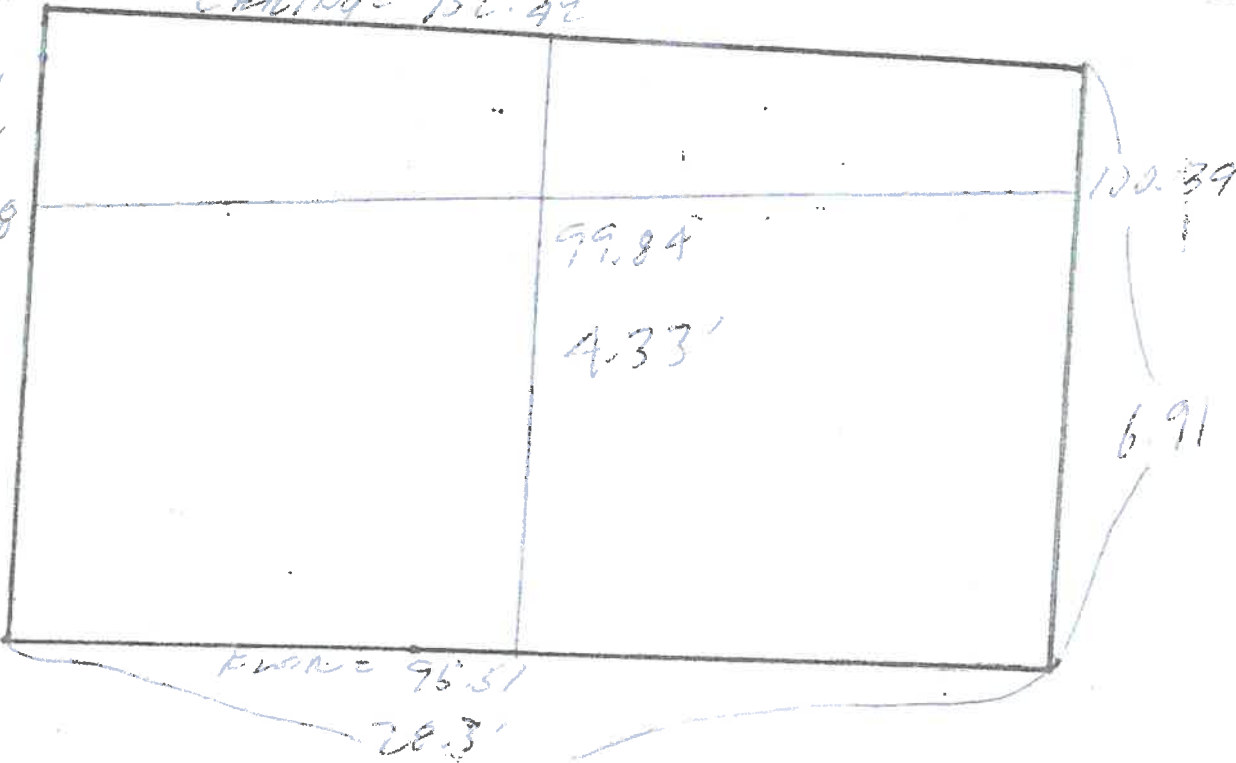
SEG "E"

CEILING = 122.42

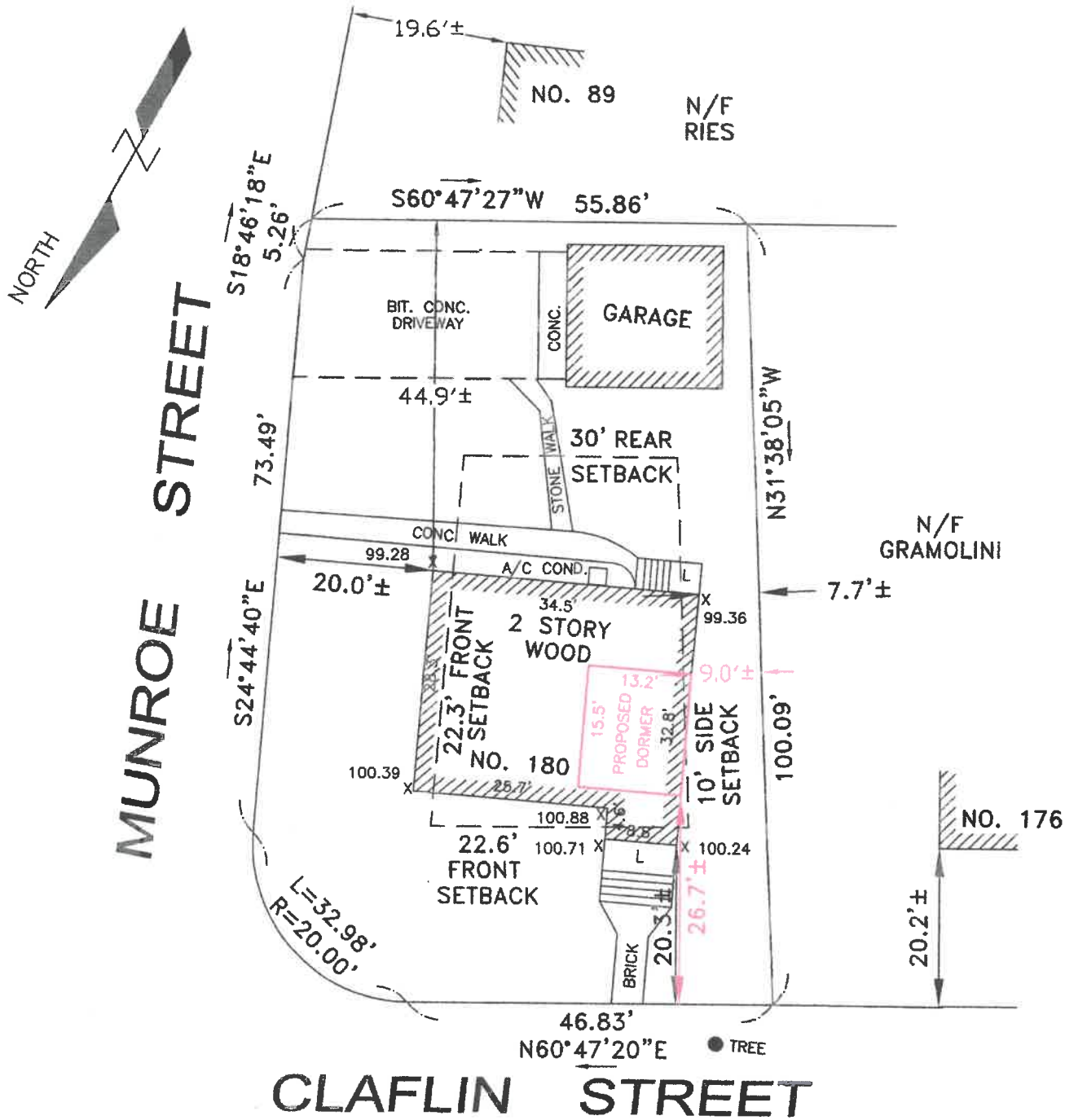
28.3 BELOW  
GRADE  
x 4.33  
122.54  
99.28

122.54  
195.55 = .6266

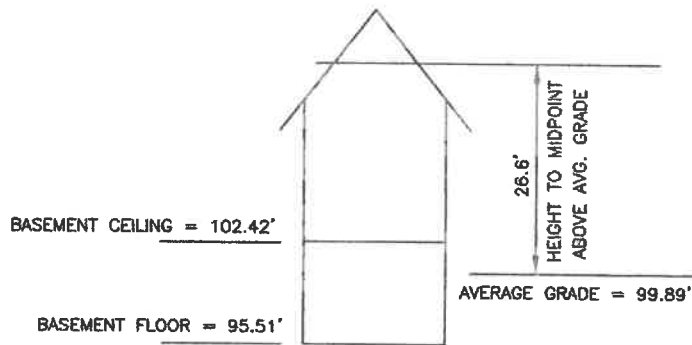
2.66%  
BELOW  
GRADE





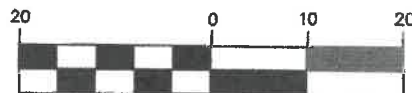


LOT AREA = 6,139 S.F.±  
 EXISTING BUILDING = 1121 S.F.±  
 EXISTING GARAGE = 364 S.F.±  
 EXISTING PAVEMENT + WALK = 735 S.F.±  
 PROPOSED ADDITION = 205 S.F.±  
 EXISTING LOT COVERAGE = 24.2%  
 PROPOSED LOT COVERAGE = 24.2%  
 EXISTING OPEN SPACE = 64.0%  
 PROPOSED OPEN SPACE = 64.0%



#### NOTES

1. SEE DEED RECORDED IN MIDDLESEX COUNTY REGISTRY OF DEEDS IN LAND COURT CERTIFICATE NO. 241894.
2. SEE PLAN RECORDED IN MIDDLESEX COUNTY REGISTRY OF DEEDS IN LAND COURT PLAN 11736-C AND 11999-D.
3. SUBJECT PARCEL IS LOCATED IN ZONE SRC.
4. SUBJECT PARCEL IS LOCATED IN FLOOD ZONE X AS SHOWN ON PANEL 25017C0418E WITH AN EFFECTIVE DATE OF JUNE 4, 2010.
5. ONE PUBLIC SHADE TREE IS LOCATED WITHIN THE LIMITS OF THE PROPERTY FRONTAGE OF THE SUBJECT PROPERTY.
6. FRONT SETBACK CLAFLIN STREET;  $20.2 + 25 = 45.2$ ;  $45.2 / 2 = 22.6$ ; FRONT SETBACK = 22.6'  
FRONT SETBACK MONROE STREET;  $19.6 + 25 = 44.6$ ;  $44.6 / 2 = 22.3$ ; FRONT SETBACK MONROE STREET = 22.3'



( IN FEET )  
 1 inch = 20 ft.

CERTIFIED PLOT PLAN  
 IN  
 BELMONT, MA

SCALE: 1" = 20' JUNE 11, 2022

DLJ GEOMATICS  
 PROFESSIONAL LAND SURVEYING  
 276 NORTH STREET  
 WEYMOUTH, MA 02191  
 (781) 812-0457  
 180 CLAFLIN ST BELMONT.dwg

Douglas L. Johnston  
 PROFESSIONAL LAND SURVEYOR  
 DATE 6/12/22

GENERAL NOTES:

1. CONTRACTOR TO OBTAIN AND PAY FOR ALL PERMITS REQUIRED TO PERFORM THE WORK.
2. COORDINATE AND BE RESPONSIBLE FOR THE PROTECTION OF PERSONS AND PROPERTY FOR THE DURATION OF CONSTRUCTION AS REQUIRED BY AGENCIES AND AUTHORITIES HAVING JURISDICTION.
3. DO NOT DAMAGE BUILDING ELEMENTS AND IMPROVEMENTS INDICATED TO REMAIN.
4. DO NOT INTERRUPT UTILITIES WITHOUT THE WRITTEN PERMISSION OF THE OWNER.
5. REMOVE SALVAGE AND DEBRIS FROM THE SITE AS IT ACCUMULATES. DO NOT STORE, SELL, BURN OR OTHERWISE DISPOSE OF THE DEBRIS ON THE SITE. KEEP ALL PAVEMENTS AND AREAS ADJACENT TO AND LEADING FROM THE SITE CLEAN AND FREE OF MUD, DIRT, AND DEBRIS AT ALL TIMES. ALL MATERIALS SHALL BE DISPOSED OF IN A LEGAL MANNER.
6. SORT DEBRIS FOR RECYCLING TO THE EXTENT POSSIBLE. REMOVE OR ARRANGE FOR THE TRANSPORT OF SORTED MATERIALS SCHEDULED TO BE RECYCLED TO APPROPRIATE OFF-SITE FACILITIES EQUIPPED FOR THE RECYCLING OF SPECIFIC MATERIALS. PROVIDE CONTAINERIZED DUMPSTERS FOR THE SORTING OF DEMO WASTES.
7. CEASE OPERATIONS IF PUBLIC SAFETY OR REMAINING STRUCTURES ARE ENDANGERED. PERFORM TEMPORARILY CORRECTIVE MEASURES UNTIL OPERATIONS CAN BE CONTINUED PROPERLY.

8. ALL INTERIOR DIMENSIONS ARE FROM FACE OF GWB TO FACE OF GWB UNLESS SPECIFICALLY NOTED OTHERWISE. DO NOT SCALE DRAWINGS.

9. HVAC CONTRACTOR TO PROVIDE HEAT PUMP AND ADDITIONAL HEATING / COOLING EQUIPMENT TO ACCOMMODATE NEW ATTIC SPACE, COORDINATE SPECIFIC COMPONENTS AND LOCATIONS WITH OWNER.

10. CONTRACTOR TO COORDINATE THE LOCATION OF ELECTRICAL OUTLETS TO MEET CODE. CONTRACTOR TO SUBMIT SWITCHING LOCATIONS TO OWNER / ARCHITECT FOR APPROVAL.

11. PAINT AND/OR STAIN ALL EXTERIOR SIDING, DOORS, WINDOWS, AND TRIM AND INTERIOR SURFACES PER OWNERS DIRECTION.

12. ALL INTERIOR WOOD TRIM AND WOOD BASE TO BE SELECTED BY OWNER.

13. NOT USED

14. ALL FLOOR TILE, APPLIANCES, PLUMBING FIXTURES AND LIGHT FIXTURES TO BE FURNISHED BY OWNER, INSTALLED BY CONTRACTOR.

15. ALL INTERIOR WALLS TO BE 2X4 CONSTRUCTION, UNLESS NOTED OTHERWISE. ALL EXTERIOR WALLS TO BE 2X4 CONSTRUCTION.

16. BATT INSULATION TO BE PROVIDED FOR SOUND ATTENUATION IN ALL INTERIOR BEDROOM AND BATHROOM WALLS AND FLOORS.

17. CONTRACTOR TO SPRAY APPLY ICYNENE INSULATION FORMULA, APPLIED TO A THICKNESS ADEQUATE TO ACHIEVE SPECIFIED R VALUES. ALL FOUNDATION SILL PLATES AND FLOOR / WALL JUNCTION PLATES TO BE CAULKED TO AVOID AIR LEAKAGE. ALL ROUGH OPENINGS FOR EXTERIOR DOORS AND WINDOWS TO BE SIZED TO FURNISH A MINIMUM 1/2" SPACE AROUND THE PERIMETER OF FRAME TO PERMIT INSTALLATION OF FOAM INSULATION. ALL JOINTS BETWEEN EXTERIOR FRAMING MEMBERS TO BE CAULKED TO AVOID AIR LEAKAGE. CEILING VAPOR BARRIER TO BE CAULKED AND STAPLED TO THE TOP PLATES OF INTERIOR PARTITIONS AND TO THE LOWER TOP PLATES OF EXTERIOR WALLS. ROOF ASSEMBLY TO BE NON-VENTED (NO SOFFIT OR RIDGE VENTS) PER MFGR SPECS FOR ICYNENE INSULATION SYSTEM. BUILDING TO BE MECHANICALLY VENTED. ALL VERTICAL WIRING FOR ELECTRIC, CABLE, TELEPHONE, SECURITY, ETC. SHALL BE SECURED TO THE INSIDE OF STUDS EVERY 3'-0" AND 1 1/2" FROM THE GWB SURFACE FOR ALL RUNS. CEILING OUTLETS SHALL BE INSTALLED USING VAPOR BARRIER PANS/ BOXES WHICH ARE CAULKED WITH ACOUSTICAL CAULKING MATERIAL PRIOR TO THE INSTALLATION OF THE ATTIC INSULATION.

WINDOW SCHEDULE:

ALL WINDOWS TO BE ANDERSEN 400 SERIES OR APPROVED EQUAL. WINDOW SPECIFICATIONS TO BE APPROVED BY OWNER. EXACT DIMENSIONS MAY BE ADJUSTED TO MEET STANDARD SIZING AVAILABLE, WITH OWNER'S CONSENT. TEMPERED GLASS WHERE REQUIRED BY CODE.

WINDOW A: DOUBLE-HUNG - 2'-6"W X 4'-5"H, SILL AT 2'-1" AFF, TO MEET EGRESS REQUIREMENTS FOR BEDROOMS (MIN 24" X 20" AND 3.3 CLEAR OPENING)

WINDOW B: DOUBLE-HUNG - 2'-6"W X 3'-0"H, SILL AT 3'-6" AFF

WINDOW C: FIXED GLASS - 1'-8"W X 1'-8"H, EXACT SIZE / SHAPE TO BE SELECTED BY OWNER

DOOR SCHEDULE:

ALL INTERIOR DOORS TO BE SOLID WOOD DOORS TME, DOORS AND HARDWARE TO BE SELECTED BY OWNER.

DOOR 1: BEDROOM TO EAVES - 2'-6"W X 4'-0"H WOOD DOOR, HEIGHT VIF TO COORDINATE WITH ROOFLINE

DOOR 2: NOT USED

DOOR 3: BEDROOM TO CLOSET - 2'-6"W X 6'-6"H WOOD POCKET DOOR

DOOR 4: BEDROOM TO STORAGE - 2'-6"W X 6'-6"H WOOD DOOR, HEIGHT VIF TO COORDINATE WITH ROOFLINE

DOOR 5: BEDROOM TO BATH - 2'-4"W X 6'-8"H WOOD DOOR

DOOR 6: BEDROOM TO EAVES - 2'-6"W X 4'-0"H WOOD DOOR, HEIGHT VIF TO COORDINATE WITH ROOFLINE

DOOR 7: STORAGE TO EAVES - 2'-6"W X 3'-0"H WOOD DOOR, HEIGHT VIF TO COORDINATE WITH ROOFLINE

DOOR 8: STORAGE TO EAVES - 2'-6"W X 3'-0"H WOOD DOOR, HEIGHT VIF TO COORDINATE WITH ROOFLINE

BELMONT GROSS FLOOR AREA CALCS:

EXISTING GROSS FLOOR AREA:  
0 SF CELLAR  
1014 SF FIRST FLOOR  
877 SF SECOND FLOOR  
329 SF ATTIC (6' OR GREATER)  
2220 SF TOTAL

30% OF 2220 SF = 666 SF MAX ADDITION BY RIGHT

NEW ADDITION IS DORMER ONLY THEREFORE DOES NOT REQUIRE PLANNING BOARD APPROVAL

CONSTRUCTION DOCUMENTS  
JULY 21, 2021  
REVISED 6/7/22

ENERGY AUDIT:

REFERENCE CH 11 - ENERGY EFFICIENCY 2015 INTERNATIONAL RESIDENTIAL CODE W/ MASS AMENDMENTS.

PRESCRIPTIVE OPTION FOR RESIDENTIAL ADDITION (401.3):

1. RENOVATION TO COMPLY WITH ENERGY STAR QUALIFIED HOMES THERMAL BYPASS INSPECTION CHECKLIST. INSULATION VALUES AS FOLLOWS: R49 ROOF R-VALUE, R30 FLOOR R-VALUE, R20 WALL R-VALUE, R15/19 BASEMENT / CRAWL SPACE WALL R-VALUE.
2. RENOVATION TO COMPLY WITH ENERGY STAR PROGRAM REQUIREMENTS FOR RESIDENTIAL WINDOWS, DOORS, AND SKYLIGHTS - VERSION 5.0. ALL NEW WINDOW GLAZING TO BE .30 U FACTOR AND SKYLIGHTS TO BE .55 U-FACTOR.
3. HEATING / COOLING DUCTS TO BE SEALED AND TESTED TO MEET REQUIREMENTS OF 401.3.

PROJECT INFORMATION:

BELMONT ZONING SR-C:

REQUIRED:

MAX 25% LOT COVERAGE  
MIN 50% OPEN SPACE











FRONT YARD SETBACK: 25'-0" OR AVERAGE  
REAR YARD SETBACK: 30'-0"  
SIDE YARD SETBACK: 10'-0"

MAX HEIGHT: 2 1/2 STORIES,  
30' TO MIDPOINT AND 34' TO RIDGE








DRAWING LIST

- |                 |   |
|-----------------|---|
| A1              | COVER SHEET                               |
| A2              | EXISTING CELLAR DIAGRAM                   |
| A3              | EXISTING FIRST FLOOR DIAGRAM              |
| A4              | EXISTING SECOND FLOOR DIAGRAM             |
| A5              | EXISTING ATTIC PLAN                       |
| A6              | NEW ATTIC PLAN                            |
| A7              | EXISTING ROOF PLAN                        |
| A8              | NEW ROOF PLAN                             |
| A9              | EXISTING ELEVATIONS                       |
| A10             | NEW ELEVATIONS                            |
| <del>A11</del>  | <del>SECTIONS</del>                       |
| <del>A12</del>  | <del>STRUCTURAL NOTES &amp; DETAILS</del> |
| <del>A13</del>  | <del>ATTIC FRAMING PLAN</del>             |
| <del>A14</del>  | <del>ROOF FRAMING PLAN</del>              |
| <del>SK-1</del> | <del>STRUCTURAL DETAILS</del>             |

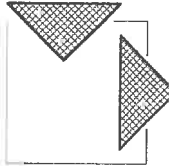
LIGHTING LEGEND

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

SYMBOL LEGEND

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

MILLER  
DESIGN LLC

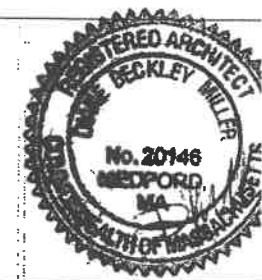


80 CLARK STREET  
BELMONT, MA 02478

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

Date:	Issued for:
5/12/21	SCHEMATIC DESIG
7/2/21	DESIGN DEVELOPM
7/21/21	CONSTRUCTION D

6/7/22 REVISED - ZBA



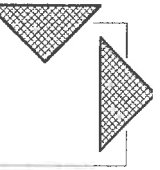
MILLER RESIDENCE  
180 CLAFLIN STREET  
BELMONT MA 02478

COVER SHEET

Sheet  
Number:

A1

MILLER  
DESIGN LLC



80 CLARK STREET  
BELMONT, MA 02478

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

Date:	Issued for:
5/12/21	SCHEMATIC DESIGN
7/2/21	DESIGN DEVELOPMENT
7/21/21	CONSTRUCTION DOCUMENTS

6/7/22	REVISED - ZBA
--------	---------------

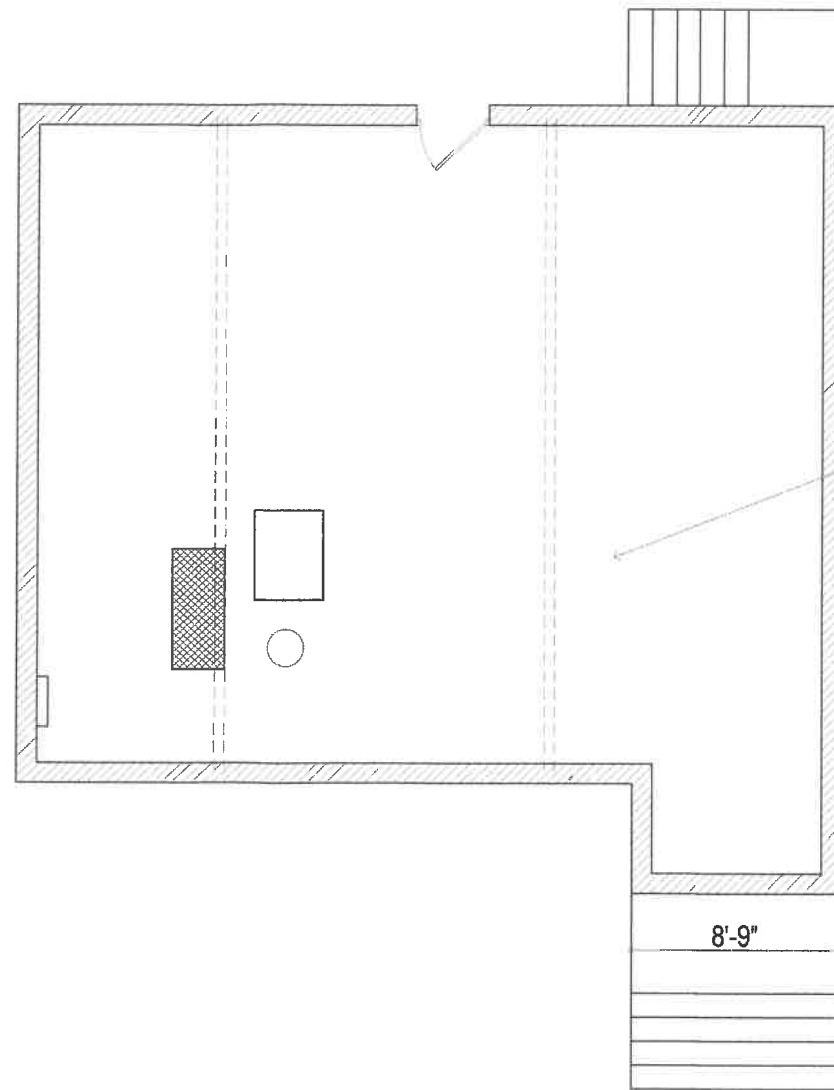


MILLER RESIDENCE  
180 CLAFLIN STREET  
BELMONT MA 02478

EXISTING  
CELLAR

Sheet  
Number:

A2

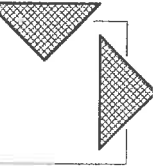


NO GROSS FLOOR AREA

1 PLAN  
SCALE: 1/8" = 1'



MILLER  
DESIGN LLC



80 CLARK STREET  
BELMONT, MA 02478

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

Date:	Issued for:
5/12/21	SCHEMATIC DESIGN
7/2/21	DESIGN DEVELOPMENT
7/21/21	CONSTRUCTION DOCUMENTS

6/7/22	REVISED - ZBA
--------	---------------

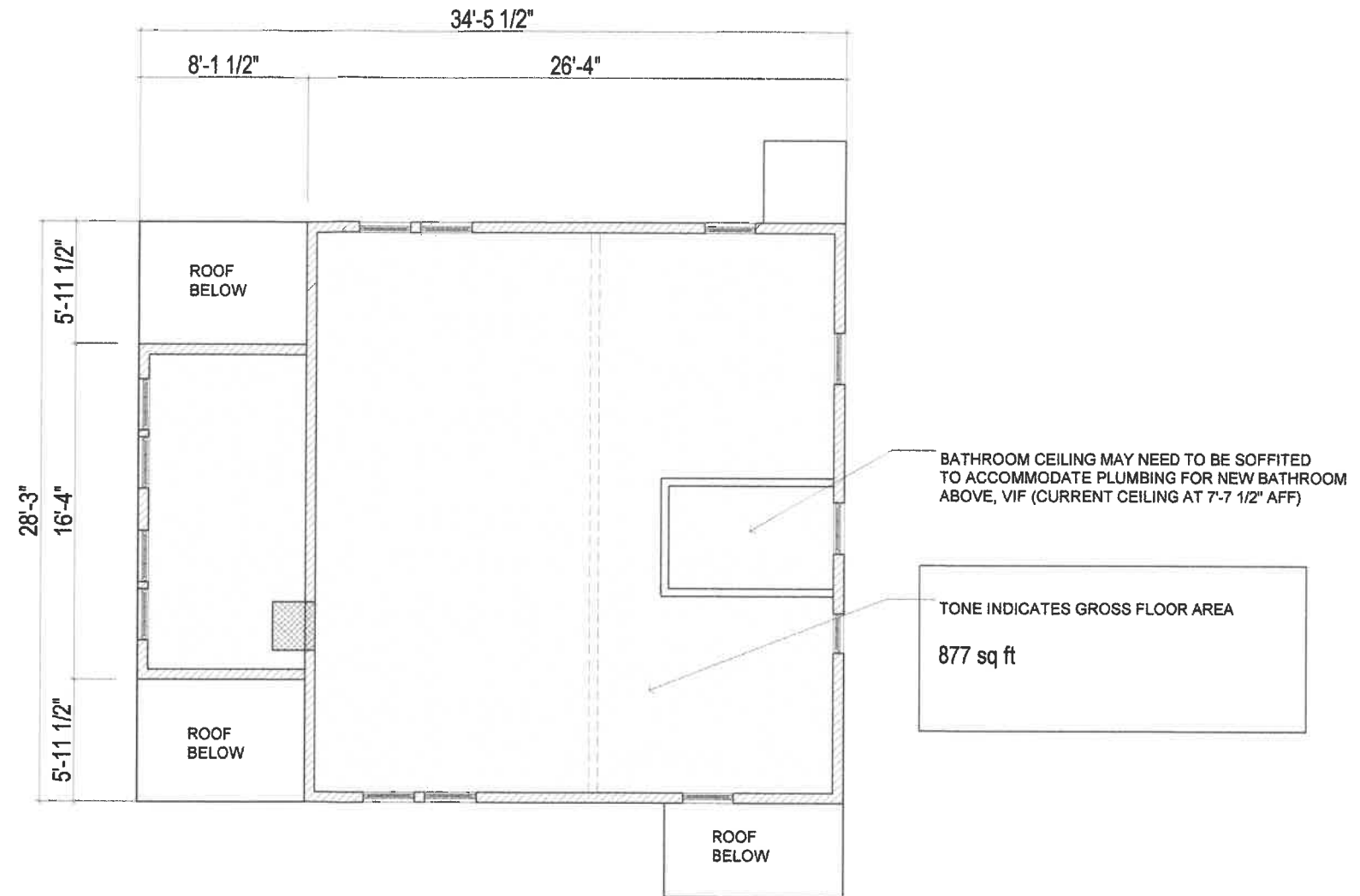


MILLER RESIDENCE  
180 CLAFLIN STREET  
BELMONT MA 02478

EXISTING  
SECOND FLOOR

Sheet  
Number:

A4



1 PLAN  
SCALE: 1/8" = 1'



HALF STORY AREA CALCULATIONS:

ALLOWABLE: AREA WITH CEILING HEIGHT OF 5' OR GREATER  
CAN BE NO MORE THAN 60% OF SECOND FLOOR AREA

SECOND FLOOR AREA = 877 SF  
60% OF 877 = 526.2 SF MAX  
ACTUAL: 523 SF, CONFORMING

HALF STORY PERIMETER CALCULATIONS:

SECOND FLOOR PERIMETER = 125'-5" LF

ALLOWABLE: MAX 62'-8 1/2" W/ RAFTER BOTTOMS AT 3' OR GREATER  
(BASED ON 50% OF 125'-5" PERIMETER).

ACTUAL: 17'-7" + 17'-7" + 7'-8" + 15'-6 1/2" = 58'-4 1/2", CONFORMING

DORMER LENGTH CALCULATIONS:

ALLOWABLE: 21'-2" MAX PER ROOF SIDE (75% OF 28'-3")

ACTUAL: 15'-6 1/2" TOTAL, CONFORMING

ELECTRICAL SUBPANEL - EXACT LOCATION TO BE VIF

STORAGE SPACE:  
HARDWOOD FLOOR AND TRIM TME,  
GWB WALLS AND CEILING, CLOSET  
SYSTEM BY OTHERS, LIGHTING AS SHOWN

HEAT PUMP OVER WINDOWS

NEW CLOSET: HARDWOOD FLOOR AND TRIM TME,  
GWB WALLS AND CEILING, CLOSET  
SYSTEM BY OTHERS, LIGHTING AS SHOWN

WALL MOUNTED TV ABOVE DESK - COORDINATE  
EXACT LOCATION WITH OWNER, PROVIDE  
ELECTRICAL / DATA AS NEEDED

NEW BATH: 4'-6 1/2" X 3'-0" TILE SHOWER  
WITH GLASS ENCLOSURE, GRANITE CURB,  
SHAMPOO NICHE; 4'-0" VANITY WITH MIRROR  
AND WALL SCONCE ABOVE, TOILET; TILE  
FLOOR WITH FLOOR WARMING WIRES;  
LIGHTING AS SHOWN; MECH VENT PER CODE

TWO DORMER WINDOWS TO ALIGN ABOVE  
WINDOWS BELOW, VIF  
NEW LOCATION FOR STACK VENT, VIF

3' HIGH RAILING TO BE SELECTED BY OWNER  
EXISTING STAIR TO REMAIN  
(12 RISERS AT 8 1/4") REPLACE OLD WOOD TREADS  
AND RISERS WITH NEW HARDWOOD,  
NEW HANDRAIL TO MEET CODE

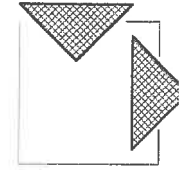
TONE INDICATES GROSS FLOOR AREA WITH  
CEILING HEIGHT OF 5' OR GREATER  
(FOR HALF STORY CALCS THIS SHEET)

523 sq ft

1 PLAN  
SCALE: 1/8" = 1'



MILLER  
DESIGN LLC

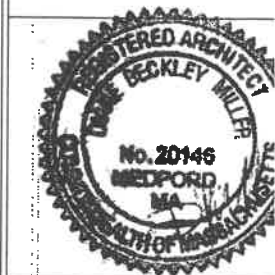


80 CLARK STREET  
BELMONT, MA 02478

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

Date:	Issued for:
5/12/21	SCHEMATIC DESIGN
7/2/21	DESIGN DEVELOPMENT
7/21/21	CONSTRUCTION DOCUMENTS

10/15/21	REVISIONS
6/7/22	REVISED - ZBA



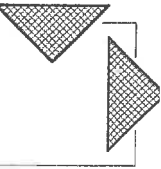
MILLER RESIDENCE  
180 CLAFLIN STREET  
BELMONT MA 02478

NEW  
ATTIC

Sheet  
Number:

A6

MILLER  
DESIGN LLC

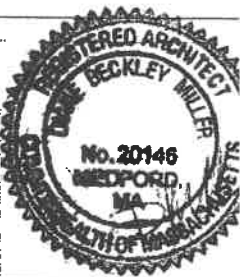


80 CLARK STREET  
BELMONT, MA 02478

Architect:  
Miller Design LLC  
80 Clark Street  
Belmont MA 02478  
617-893-3157

Date:	Issued for:
5/12/21	SCHEMATIC DESIGN
7/2/21	DESIGN DEVELOPMENT
7/21/21	CONSTRUCTION DOCUMENTS

6/7/22	REVISED - ZBA
--------	---------------

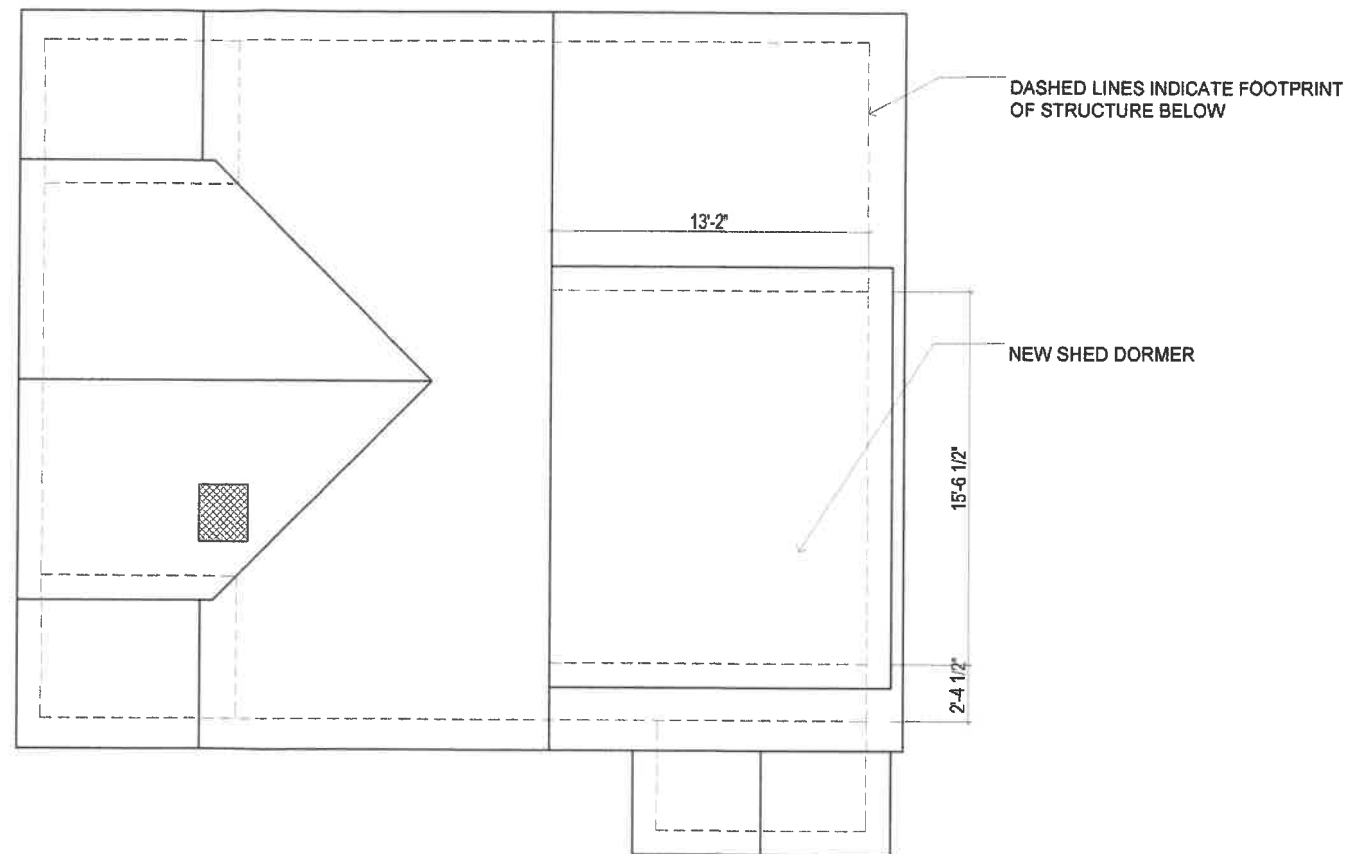


MILLER RESIDENCE  
180 CLAFLIN STREET  
BELMONT MA 02478

NEW  
ROOF PLAN

Sheet  
Number:

A8



1 PLAN  
SCALE: 1/8" = 1'







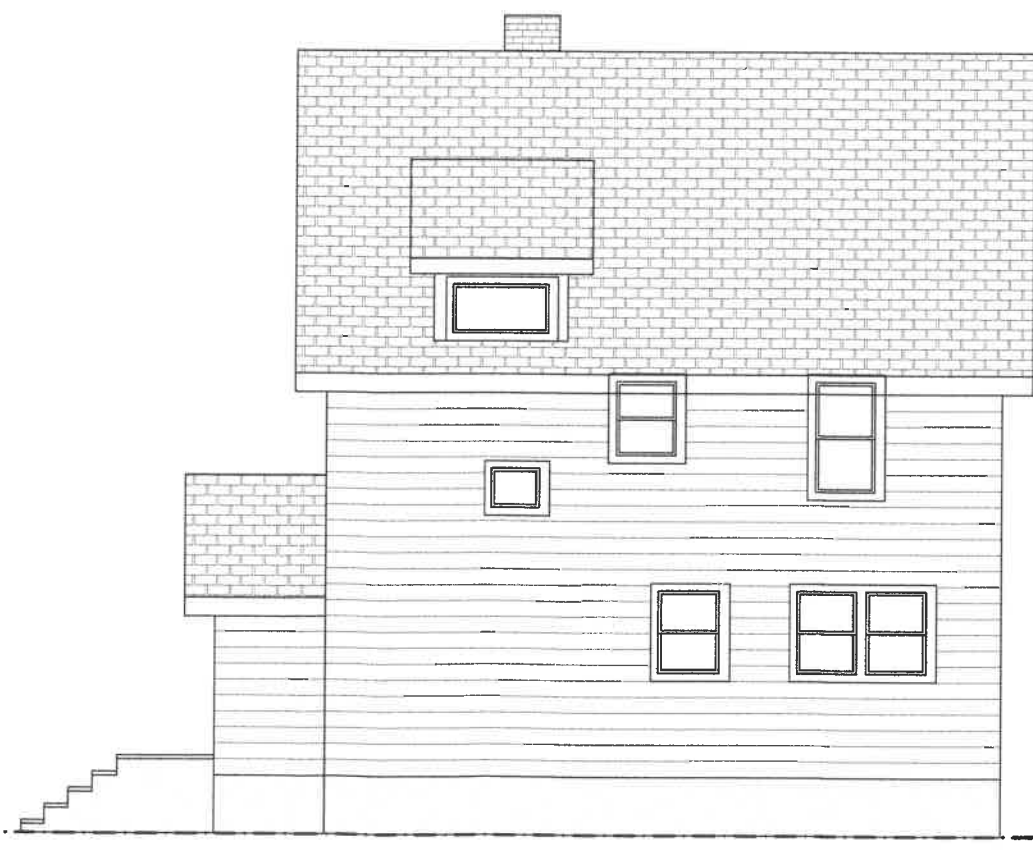
1 FRONT ELEVATION  
SCALE: 1/8" = 1'



2 SIDE ELEVATION  
SCALE: 1/8" = 1'



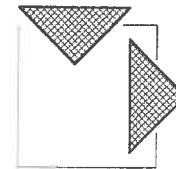
3 REAR ELEVATION  
SCALE: 1/8" = 1'



4 SIDE ELEVATION  
SCALE: 1/8" = 1'



MILLER  
DESIGN LLC

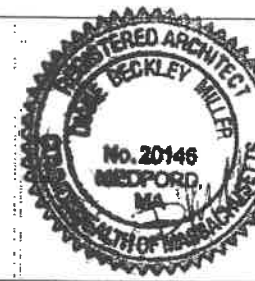


80 CLARK STREET  
BELMONT, MA 02478

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

Date:	Issued for:
5/12/21	SCHEMATIC DESIG
7/2/21	DESIGN DEVELOPA
7/21/21	CONSTRUCTION D

6/7/22 REVISED - ZBA



MILLER RESIDENCE  
180 CLAFLIN STREET  
BELMONT MA 02478

EXISTING  
ELEVATIONS

Sheet  
Number:

A9





1 FRONT ELEVATION  
SCALE: 1/8" = 1'



2 SIDE ELEVATION  
SCALE: 1/8" = 1'



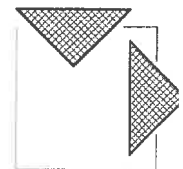
3 REAR ELEVATION  
SCALE: 1/8" = 1'



4 SIDE ELEVATION  
SCALE: 1/8" = 1'



MILLER  
DESIGN LLC



80 CLARK STREET  
BELMONT, MA 02478

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

Date:	Issued for:
5/12/21	SCHEMATIC DESIGN
7/2/21	DESIGN DEVELOPMENT
7/21/21	CONSTRUCTION DOCUMENTS

6/7/22 REVISED - ZBA



MILLER RESIDENCE  
180 CLAFLIN STREET  
BELMONT MA 02478

NEW  
ELEVATIONS

Sheet  
Number:

A10