

RECEIVED
TOWN CLERK
BELMONT, MA

CASE NO. 25-28

2025 OCT 15 AM 8:58

NOTICE OF PUBLIC HEARING BY THE
ZONING BOARD OF APPEALS
ON APPLICATION FOR TWO SPECIAL PERMITS

Notice is hereby given that the Belmont Zoning Board of Appeals will hold a public hearing on Monday, November 10, 2025 at 7:00 PM by a hybrid public hearing at the Art Gallery on the third floor of the Homer Building, 19 Moore Street, and by remote access through the Zoom app. to consider the application of John Manning Jr. for 2 Special Permits under section 1.5 of the By-law to construct an addition at 50 Hillside Terrace located in a Single Residence C (SRC) Zoning District. Special Permits: **1.-** §4.2.2 of the By-law requires a minimum front setback of 16.0', the existing front setback is 14.9' and the proposed is 13.9' and **2.-** a minimum rear setback of 25.0', the existing and proposed rear setback is 13.7'.

ZONING BOARD OF APPEALS



OFFICE OF PLANNING & BUILDING
TOWN OF BELMONT
19 Moore Street
Homer Municipal Building
Belmont, Massachusetts 02478-0900

Building Division
(617) 993-2664
Planning Division
(617) 993-2666

Telephone: (617) 993-2650

October 14, 2025

John Manning Jr.
50 Hillside Terrace
Belmont, MA 02478

RE: Construct Additions

Dear Mr. Manning,

The Office of Planning and Building is in receipt of your building permit application for your proposal to construct a side and a second floor addition at 50 Hillside Terrace 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, 1.- §1.5.4 C (2) of the Zoning By-Law allows alteration or structural change increases, that increase the Gross Floor Area of a non-conforming structure by more than thirty percent (30%) by a Special Permit granted by the Planning Board, the existing Gross Floor Area is 1338.6 square feet and the proposed addition is 1810.6 square feet or 135.3%. The expansion is allowed by a Special Permit Granted by the Planning Board. 2.- §4.2.2 of the By-law requires a minimum front setback of 16.0', the existing front setback is 14.9' and the proposed is 13.9' and 3.- a minimum rear setback of 25.0', the existing and proposed rear setback is 13.7'.

You may alter your plans to conform to the current Town of Belmont Zoning By-Law and resubmit a building application, or you may request two Special Permits from the Board of Appeals for the rear and front setbacks and a Special Permit from the Planning Board for the addition exceeding 30% of the existing. If you choose this option, please contact the Office of Planning and Building to schedule an appointment with Ara Yogurtian, Inspector of Buildings, at (617) 993-2650 in order to begin the process.

Sincerely,

Ara Yogurtian, CBO
Inspector of Buildings

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Special Permit Narrative Statement

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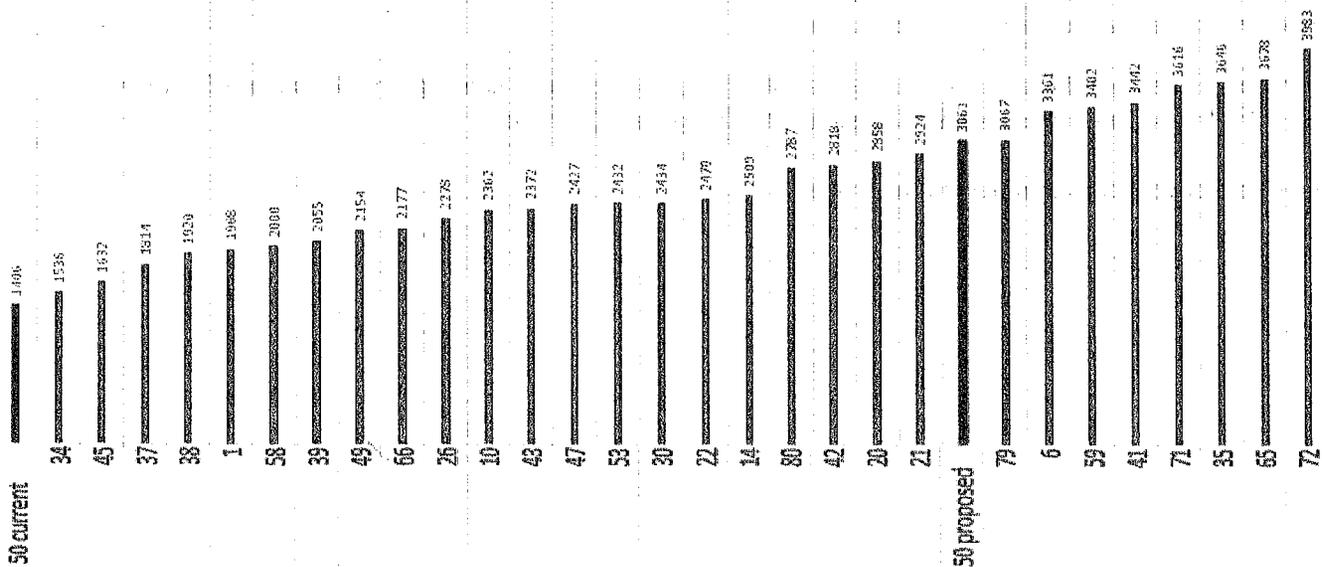
50 Hillside Terrace

Cathy Leser and John Manning seek two special permits in order to renovate and expand the single family home on their property. We are concurrently requesting a special permit from the Planning Board to increase the gross SF of a non-conforming structure by more than 30%.

This home has been in John's family since it was built in 1969. John and Cathy are preparing to retire and want to update the home and make some improvements so that they can retire in it. The proposed modifications include adding a living room and sun room on the left side and adding a second floor with 3 bedrooms, a bathroom and an interior elevator.

The existing home is a very modest 1,406 sf. The proposed additions total 1,655 sf for a new total TLA of 3,061 sf. While this number is more than a 30% increase necessitating a special permit, this is a size that is still consistent with the neighborhood. We are including photographs of the neighbors on Hillside Terrace, along with a bar graph below showing their TLA square footages as listed on the town's database. Currently, 50 Hillside is the smallest of the 30 homes on this street. The proposed size of 50 Hillside after the addition is still within the range of typical home sizes, with 8 neighbors that are larger. The existing and proposed TLAs are shown below in red, with all of the neighbors shown in blue for context.

TLA ON HILLSIDE TERRACE



Even though this home has been in John's family for decades, it is still the original size as was constructed in 1969. Many (if not most) of the neighboring homes have already been remodeled and expanded over the years. The proposed improvements to this property will result in it becoming much more in harmony with the fabric of this beautiful Belmont street.

The proposed height will be 24.8' to the midpoint (5.2' below the 30' allowed), which is lower than many of the neighboring structures. This is because we are proposing a hip roof with a low 5:12 pitch. Furthermore, the hip roof avoids introducing any tall gable end walls, and we are not proposing any dormers that would add to the feeling of height. We have deliberately sculpted the massing to create several lower roof lines as opposed to one monolithic

structure. Lastly, the first floor side addition is stepped back from the front façade to further minimize its impact on the streetscape.

Special Permit to maintain existing non-conforming front setback:

Currently the front left corner of the house is at 14.9' from the front property line, with a 15.4' required setback. The new second floor will align directly over this, thus extending this non-conformity. It is worth noting that due to the curvature of the property line, the portion of the second floor structure that is non-conforming is only a mere 1 sf. In addition the front corner of the one story living room addition is also non-conforming, at 13.9' from the property line.

It is also worth noting that on this particular property, there is a triangular section of landscaped area between the front property line and the edge of the street that is owned by the town. This approximately 750 sf area is depicted by a dashed line on the certified plot plan, and is in the area where the front setback special permit is required. The surveyor also added a 22' dimension from the non-conforming corner to the edge of pavement, representing a "perceived" front yard that is 7' deeper at this corner, and there is even more distance at the corner of the living room.

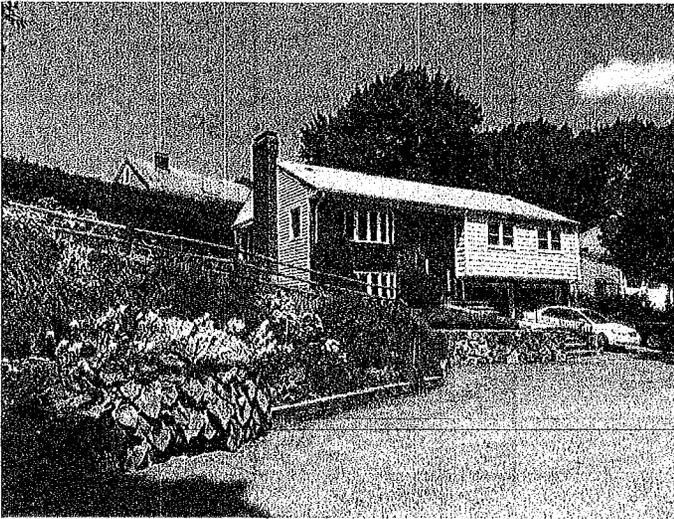
Special Permit to maintain existing non-conforming rear setback:

This particular property is long and narrow, tapering toward the south. Therefore, the southern corner of the house is at 13.7' from the rear property line, with a 18.49' required setback. The proposed second floor will align directly over this as well. Similar to the front setback condition, the angle of the property line creates a scenario where only a portion of the second floor addition is non-conforming, and the same is true for the one story side addition. Additionally, the rear property line is heavily screened by a 3' high stone retaining wall (higher in some places) with a 4' fence and approximately 9' (maybe more) dense hedge row on top of that (see photos) providing significant privacy between this property and the rear neighbor on Jackson Street.

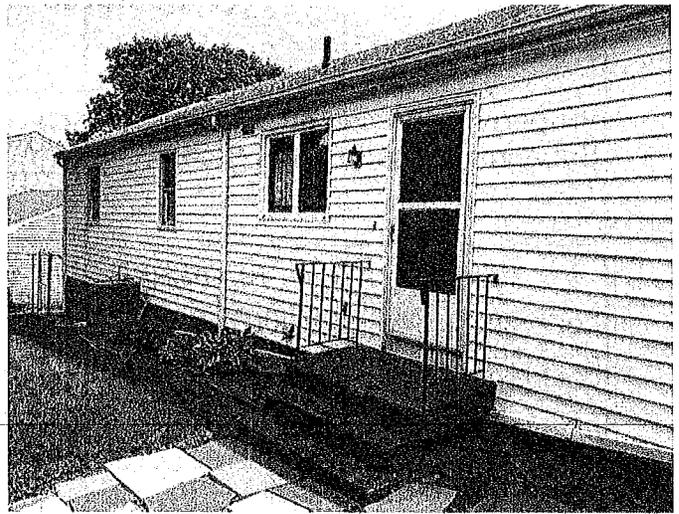
The proposed design is in harmony with the neighborhood vernacular, in keeping with the intent of Town Meeting and the zoning bylaws, and not substantially detrimental to the neighborhood.

Thank you for your consideration on this matter.

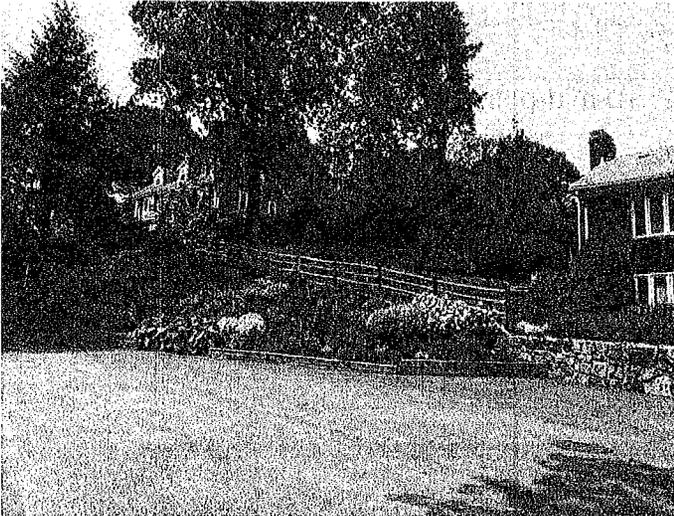
50 Hillside Terrace:



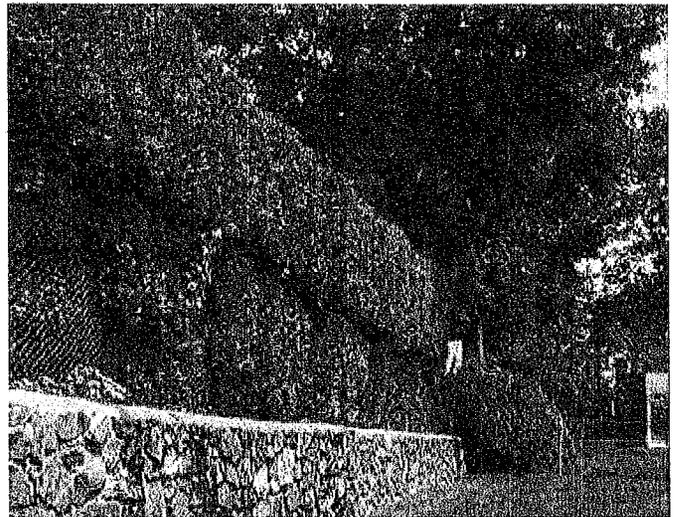
Front elevation



Rear elevation

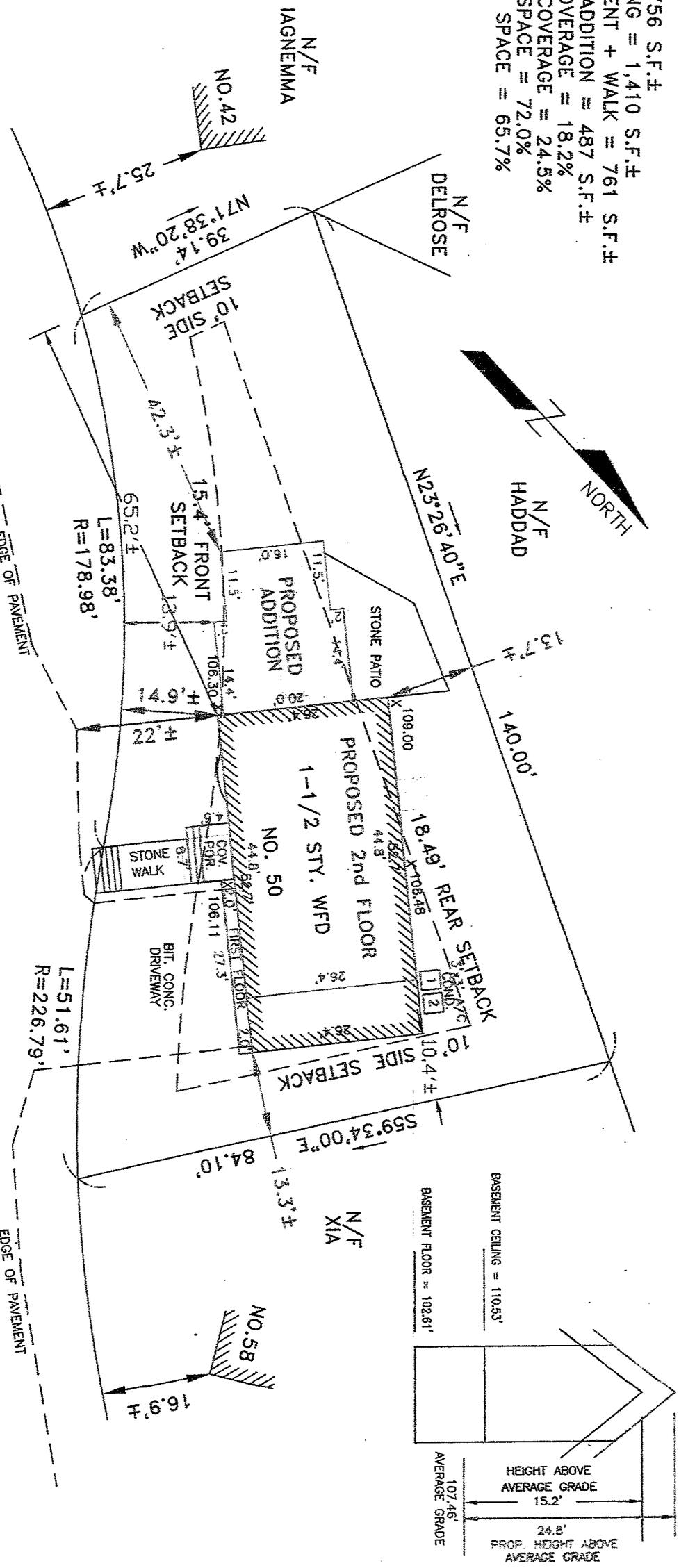


Front / side garden



Rear stone wall, fence and tall hedge

LOT AREA = 7,756 S.F.±
 EXISTING BUILDING = 1,410 S.F.±
 EXISTING PAVEMENT + WALK = 761 S.F.±
 PROPOSED NET ADDITION = 487 S.F.±
 EXISTING LOT COVERAGE = 18.2%
 PROPOSED LOT COVERAGE = 24.5%
 EXISTING OPEN SPACE = 72.0%
 PROPOSED OPEN SPACE = 65.7%



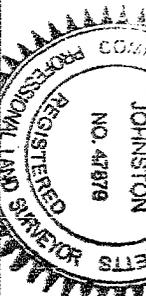
- NOTES
1. SEE DEED RECORDED IN MIDDLESEX COUNTY REGISTRY OF DEEDS IN DEED BOOK 44088, PAGE 35.
 2. SEE PLAN RECORDED IN MIDDLESEX COUNTY REGISTRY OF DEEDS IN DEED BOOK 11082, PAGE 387.
 3. SUBJECT PARCEL IS LOCATED IN ZONE SRC
 4. SUBJECT PARCEL IS LOCATED IN FLOOD ZONE X AS SHOWN ON PANEL 25017C0418E WITH AN EFFECTIVE DATE OF JUNE 4, 2010.
 5. NO PUBLIC SHADE TREE IS LOCATED WITHIN THE LIMITS OF THE PROPERTY FRONTAGE OF THE SUBJECT PROPERTY.
 6. FRONT SETBACK: 25.7'±, 16.9'±, 42.6'±, 15.4'±, 15.4'±, 15.4'±. FRONT SETBACK = 15.4'. FRONT SETBACK = 25% MAXIMUM OF THE TOTAL DEPTH OF THE LOT.

HILLSIDE TERRACE

PROPOSED PLOT PLAN
 IN
 BELMONT, MA
 SCALE: 1" = 20' SEPTEMBER 14, 2025

DLJ GEOMATICS
 PROFESSIONAL LAND SURVEYING
 276 NORTH STREET
 WYOMOUTH, MA 02191
 (781) 812-0457
 50 HILLSIDE TER BELMONT.dwg

DATE 9/30/25
 PROFESSIONAL LAND SURVEYOR



(IN FEET)
 1 inch = 20 ft.

Zoning Compliance Check List

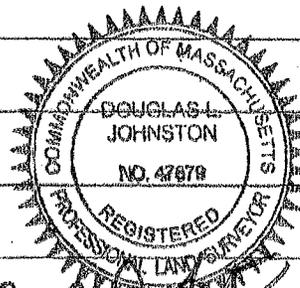
(Registered Land Surveyor)

Property Address: 50 Hillside Terrace
 Surveyor Signature and Stamp: _____

Zone: SRC
 Date: _____

	REQUIRED	EXISTING	PROPOSED
Lot Area	9,000 S.F.	7,756 S.F.	7,756 S.F.
Lot Frontage	75'	134.99'	134.99'
Floor Area Ratio	N/A	N/A	N/A
Lot Coverage	25%	18.2%	24.5%
Open Space	50%	72.0%	65.7%
Front Setback	15.4'	14.9'	13.9'
Side Setback	10'	10.4'	13.3'
Side Setback	10'	65.2'	42.3'
Rear Setback	18.49'	13.7'	13.7'
Building Height	30'	15.2' To mid-point	24.8' To mid-point
Stories	2-1/2	1-1/2	2-1/2
1/2 Story Calculation	See basement calc. sheets.		

NOTES:



Def 2
9/30/25

DLJ Geomatics
276 North Street
Weymouth, MA 02191
landsurv23@gmail.com
781-812-0457

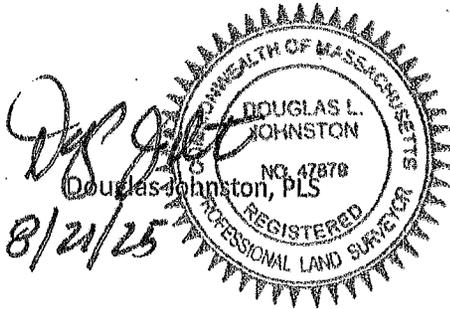
50 Hillside Terrace
Belmont, MA 02478

There are nine segments of foundation walls. They are 6.75' tall.

SEGMENT	LENGTH	TOTAL FACE	BELOW GRADE
A	25.4'	201.17 S.F.	91.44 S.F.
B	26.4'	209.09 S.F.	123.82 S.F.
C	25.4'	201.17 S.F.	155.17 S.F.
D	26.4'	209.09 S.F.	133.06 S.F.
TOTALS		820.52 S.F.	503.49 S.F.

$503.49/820.52 = .6136$

The foundation walls are 61.36% below grade.



BELOW GRADE
BELMONT

5/6 C

25.4 TOTAL
x 7.92

201.17

108.48

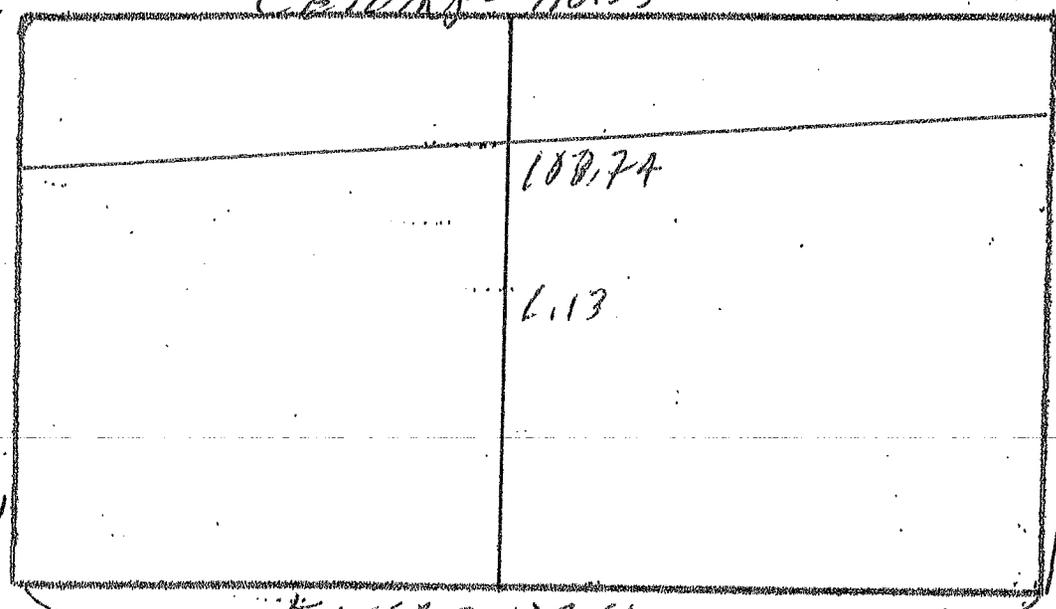
25.4 BELOW
x 6.13 grade

155.70

155.70
201.17 = 77.47

77.46%
BELOW grade

CEILING = 110.53



FLOOR = 102.61

25.4

5/6 C

26.4 TOTAL
x 7.92

209.09

109.00

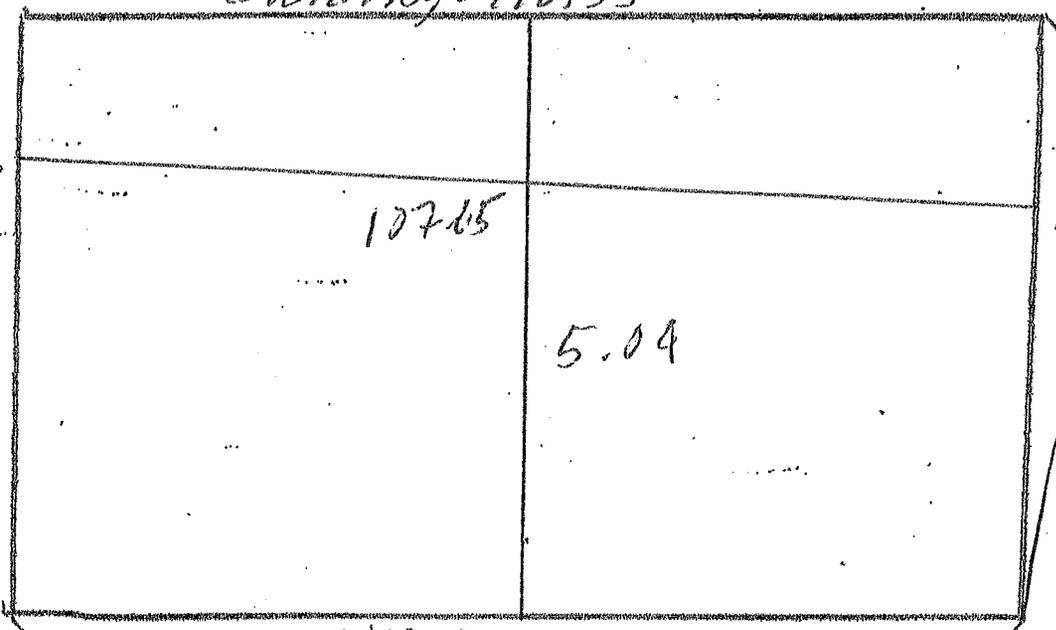
6.4 BELOW
x 5.04 grade

33.06

133.06
209.09 = 63.64

63.64%
BELOW grade

CEILING = 110.53



FLOOR = 102.61

26.4

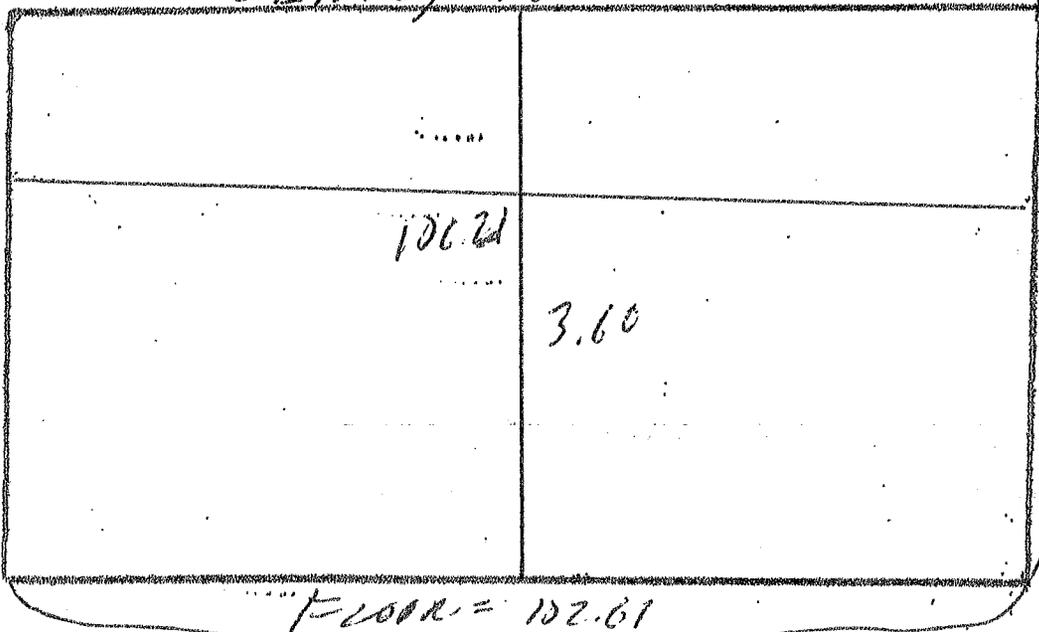
20 MILLING SERVICE
 BELMONT

SEG "A"

$$\begin{array}{r} 25.4 \\ \times 7.92 \\ \hline 201.17 \end{array}$$

TOTAL
FACE

CEILING = 110.53



$$\begin{array}{r} 25.4 \\ \times 3.60 \\ \hline 91.44 \end{array}$$

BELOW
GRADE

$$\frac{91.44}{201.17} = .4545$$

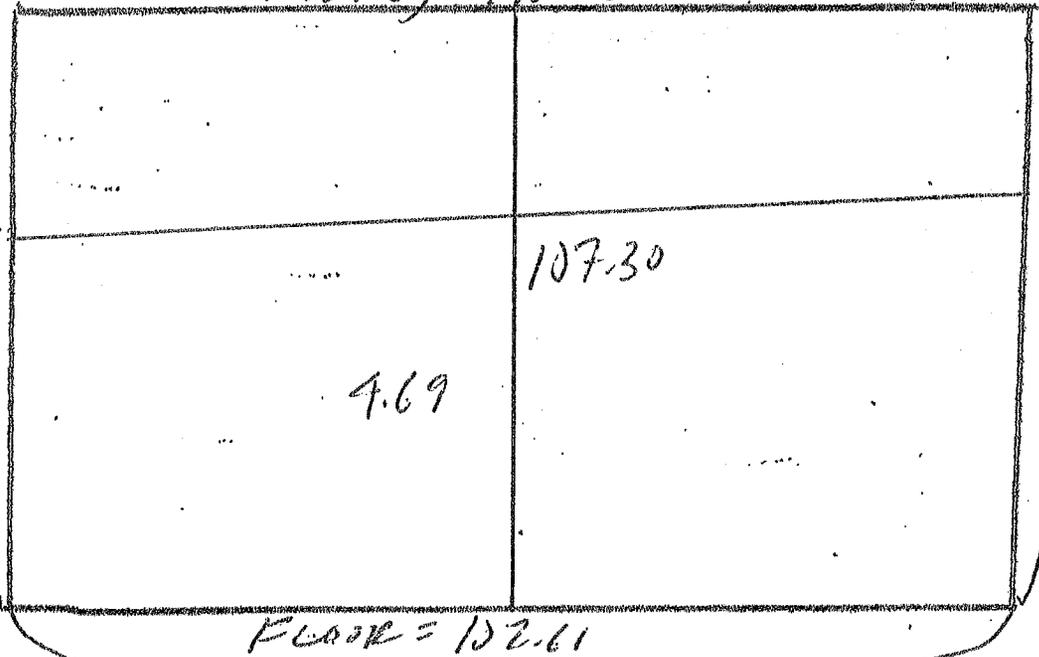
45.45%
 BELOW grade

SEG B

$$\begin{array}{r} 26.4 \\ \times 7.92 \\ \hline 209.09 \end{array}$$

TOTAL
FACE

CEILING = 110.53



$$\begin{array}{r} 26.4 \\ \times 4.69 \\ \hline 123.82 \end{array}$$

BELOW
GRADE

$$\frac{123.82}{209.09} = .5922$$

59.22%
 BELOW grade

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 MODIFY EXISTING MECHANICAL SYSTEM AS NEEDED TO SUPPORT THE ADDITION AND THE NEW LAYOUT. CONTRACTOR TO COORDINATE SPECIFICS WITH OWNER.
10. CONTRACTOR TO UPGRADE ELECTRICAL PANEL, PROVIDE ALL WIRING AND OUTLETS AS NEEDED TO MEET CODE, COORDINATE THE LOCATION OF NEW ELECTRICAL OUTLETS TO MEET CODE, AND 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. ALL FLOOR TILE, APPLIANCES, PLUMBING FIXTURES AND LIGHT FIXTURES TO BE FURNISHED BY OWNER, INSTALLED BY CONTRACTOR.
14. ALL INTERIOR WALLS TO BE 2X4 CONSTRUCTION AND EXTERIOR WALLS TO BE 2X6 CONSTRUCTION, UNLESS NOTED OTHERWISE.
15. R13 BATT INSULATION TO BE PROVIDED IN ALL INTERIOR BEDROOM AND BATHROOM WALLS. R25 BATT INSULATION TO BE PROVIDED IN ALL INTERIOR BEDROOM AND BATHROOM FLOORS.
16. 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, ROOF INSULATION TO BE CLASS II VAPOR PERMEANCE TO MEET CODE. 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.
17. ALL MATERIALS, SYSTEMS AND ASSEMBLIES TO BE INSTALLED IN ACCORDANCE WITH LOCAL CODES AND WITH MANUFACTURER SPECIFICATIONS.

REDESIGN JULY 23, 2025

ENERGY AUDIT:

COMPLIANCE DETERMINED BY MASSACHUSETTS 2025 RESIDENTIAL STRETCH CODE AND SPECIALIZED OPT-IN CODE (IECC 2021 W/ MASS AMENDMENTS). PROPERTY FALLS UNDER CLIMATE ZONE 5A.

1. RENOVATION TO COMPLY WITH ENERGY STAR QUALIFIED HOMES THERMAL BYPASS INSPECTION CHECKLIST. INSULATION VALUES AS FOLLOWS: R60 ROOF R-VALUE, R30 FLOOR R-VALUE, R20+5 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.
4. ELECTRICAL SERVICE TO BE 200 AMPS TO EACH UNIT. ELECTRICAL POWER TO THE BUILDING WILL BE FROM OVERHEAD. AT LEAST ONE 50-AMP BRANCH CIRCUIT PER UNIT TO PROVIDE FOR AC LEVEL II CHARGING FOR ELECTRIC VEHICLES.

PROJECT INFORMATION:

BELMONT ZONING SR-C:

REQUIRED:

MIN 9,000 SF LOT AREA
MIN 75' LOT FRONTAGE
MAX 25% LOT COVERAGE
MIN 50% OPEN SPACE

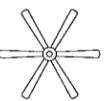
FRONT YARD SETBACK: AVERAGE
REAR YARD SETBACK: 30'-0"
SIDE YARD SETBACK: 10'-0"

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

DRAWING LIST

- A1 COVER SHEET
- A2 EXISTING CELLAR PLAN
- A3 EXISTING FIRST FLOOR PLAN
- A4 EXISTING ATTIC FLOOR PLAN
- A5 EXISTING ROOF PLAN
- A6 EXISTING ELEVATIONS
- A7 NEW CELLAR PLAN
- A8 NEW FIRST FLOOR PLAN
- A9 NEW SECOND FLOOR PLAN
- A10 NEW ATTIC FLOOR PLAN
- A11 NEW ROOF PLAN
- A12 NEW ELEVATIONS
- A13 NEW ELEVATIONS

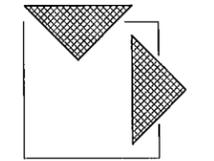
LIGHTING LEGEND

-  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



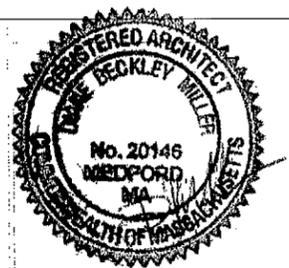
80 CLARK STREET
BELMONT, MA 02478

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

Date: Issued for:

6/14/21 SCHEMATIC DESIGN
7/14/21 DESIGN DEVELOPMENT
8/4/21 REVISIONS

6/13/23 ZBA APPROVALS
5/23/25 REDESIGN
7/23/25 REDESIGN



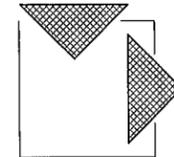
LESER MANNING RESIDENCE
50 HILLSIDE TERRACE
BELMONT MA 02478

COVER SHEET

Sheet
Number:

A1

**MILLER
DESIGN LLC**



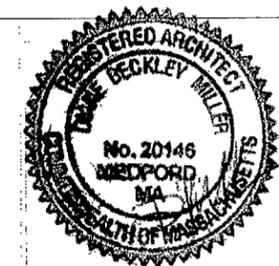
80 CLARK STREET
BELMONT, MA 02478

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

Date: Issued for:

6/14/21	SCHEMATIC DESIGN
7/14/21	DESIGN DEVELOPMENT
8/4/21	REVISIONS

6/13/23	ZBA APPROVALS
5/23/25	REDESIGN
7/23/25	REDESIGN

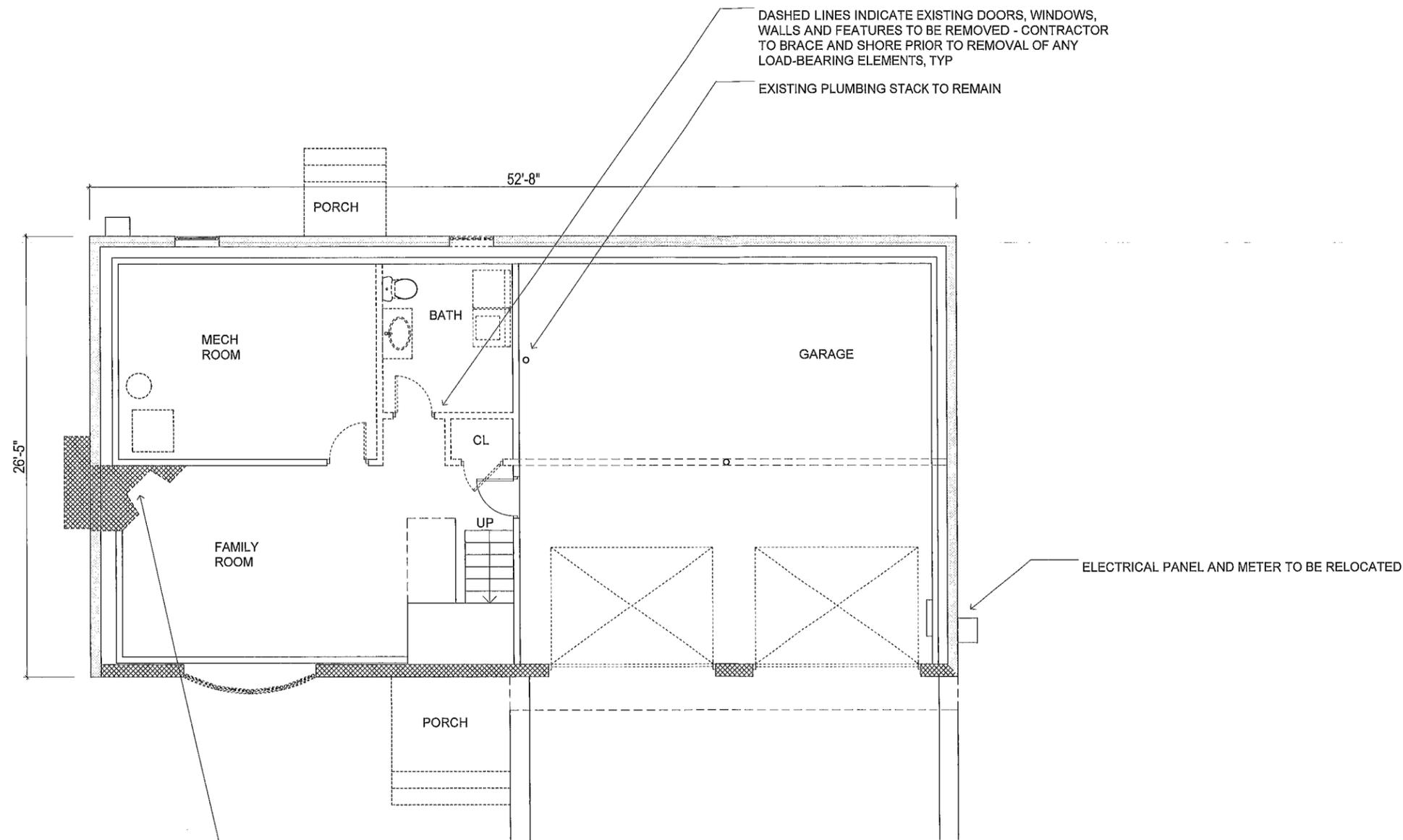


LESER MANNING RESIDENCE
50 HILLSIDE TERRACE
BELMONT MA 02478

EXISTING
CELLAR PLAN

Sheet
Number:

A2



DASHED LINES INDICATE EXISTING DOORS, WINDOWS,
WALLS AND FEATURES TO BE REMOVED - CONTRACTOR
TO BRACE AND SHORE PRIOR TO REMOVAL OF ANY
LOAD-BEARING ELEMENTS, TYP

EXISTING PLUMBING STACK TO REMAIN

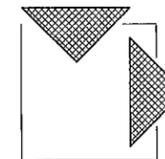
ELECTRICAL PANEL AND METER TO BE RELOCATED

EXISTING FIREPLACE AND CHIMNEY TO BE REMOVED -
CONTRACTOR TO BRACE AND SHORE PRIOR TO REMOVAL
OF ANY LOAD-BEARING ELEMENTS, TYP

1 PLAN
SCALE: 1/8" = 1'

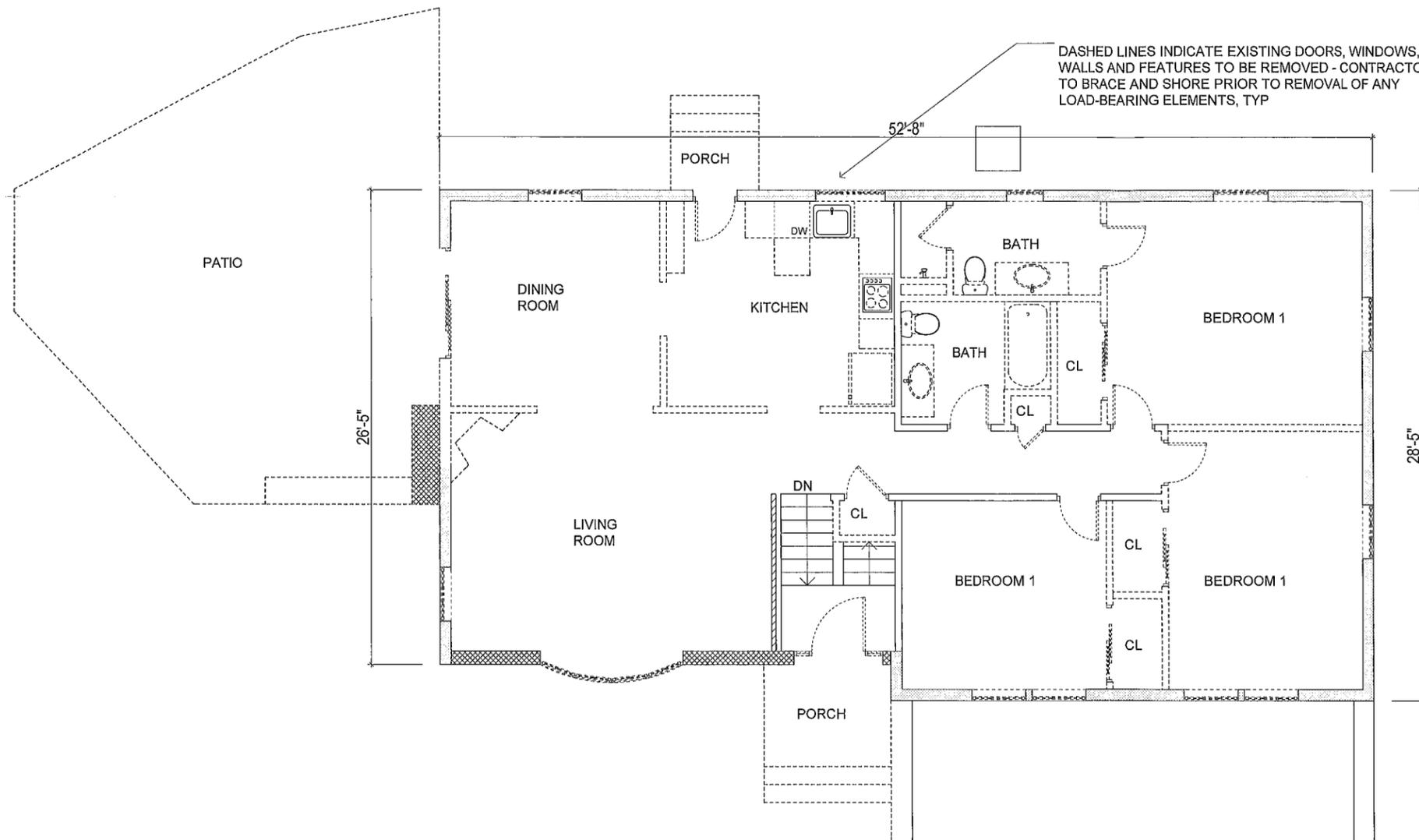


MILLER
DESIGN LLC



80 CLARK STREET
BELMONT, MA 02478

DASHED LINES INDICATE EXISTING DOORS, WINDOWS, WALLS AND FEATURES TO BE REMOVED - CONTRACTOR TO BRACE AND SHORE PRIOR TO REMOVAL OF ANY LOAD-BEARING ELEMENTS, TYP

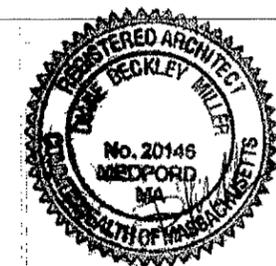


Architect:
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Belmont MA 02478
617-993-3157

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7/14/21	DESIGN DEVELOPMENT
8/4/21	REVISIONS

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5/23/25	REDESIGN
7/23/25	REDESIGN



LESER MANNING RESIDENCE
50 HILLSIDE TERRACE
BELMONT MA 02478

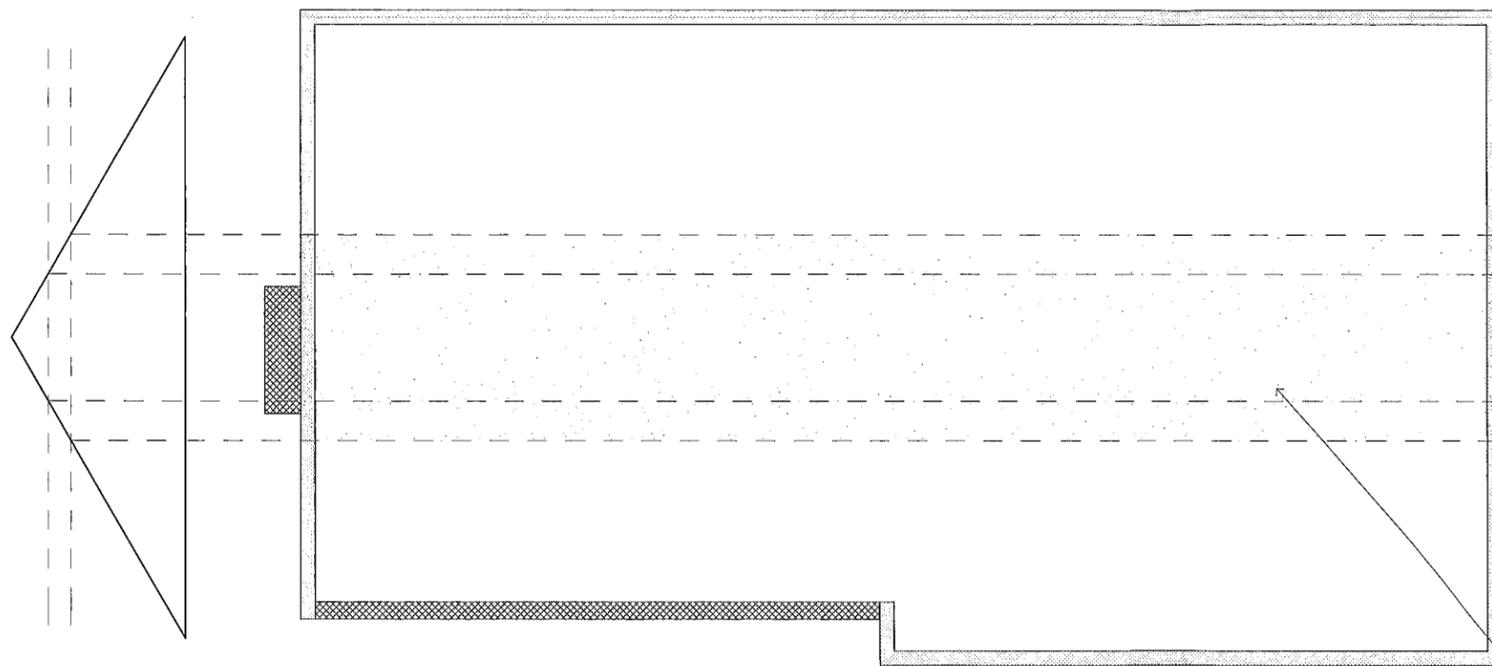
EXISTING FIRST
FLOOR PLAN

Sheet
Number:

A3

1 PLAN
SCALE: 1/8" = 1'





HALF STORY AREA CALCULATIONS:
 SECOND FLOOR AREA = 1446 SF

ALLOWABLE: MAX 867.6 SF W/ CEILING HEIGHT OF 5' OR GREATER (BASED ON 60% OF 1446 SF SECOND FLOOR).

ACTUAL: 470 SF EXISTING
 (AREA W/ CEILING HEIGHT OF 5' OR GREATER IS DESIGNATED BY TONE)

HALF STORY PERIMETER CALCULATIONS:
 SECOND FLOOR PERIMETER = 112'-2"

ALLOWABLE: MAX 56'-1" W/ RAFTER BOTTOMS AT 3' OR GREATER (BASED ON 50% OF 112'-2" PERIMETER).

ACTUAL: 13'-1" + 13'-1" = 26'-2" EXISTING

TONE INDICATES EXTENT OF GROSS FLOOR AREA OF ATTIC WITH CEILING OF 5'-0" HIGH OR GREATER (FOR HALF STORY CALC - SEE THIS SHEET):
 470 sq ft

1 PLAN
 SCALE: 1/8" = 1'

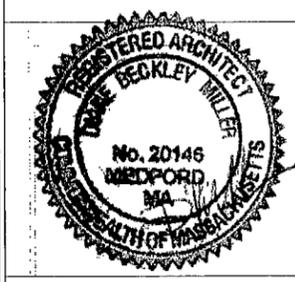


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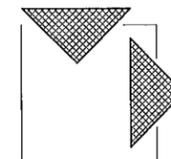
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EXISTING ATTIC
 FLOOR PLAN

Sheet
 Number:

A4

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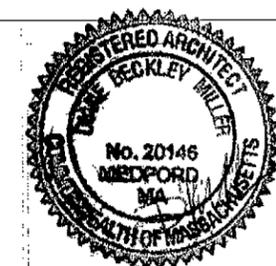
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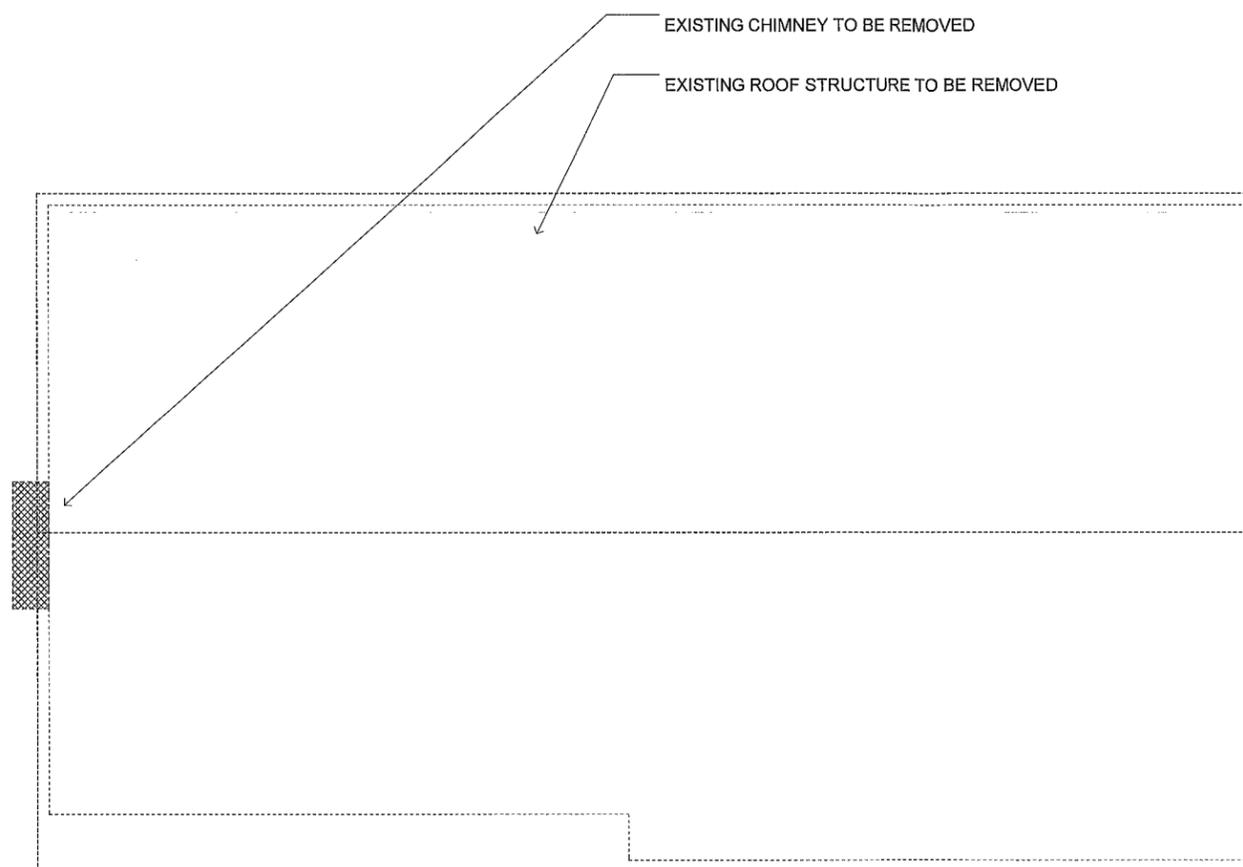


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EXISTING
ROOF PLAN

Sheet
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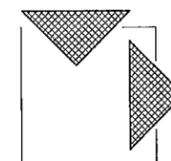
A5



1 PLAN
SCALE: 1/8" = 1'



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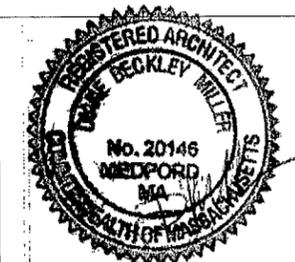
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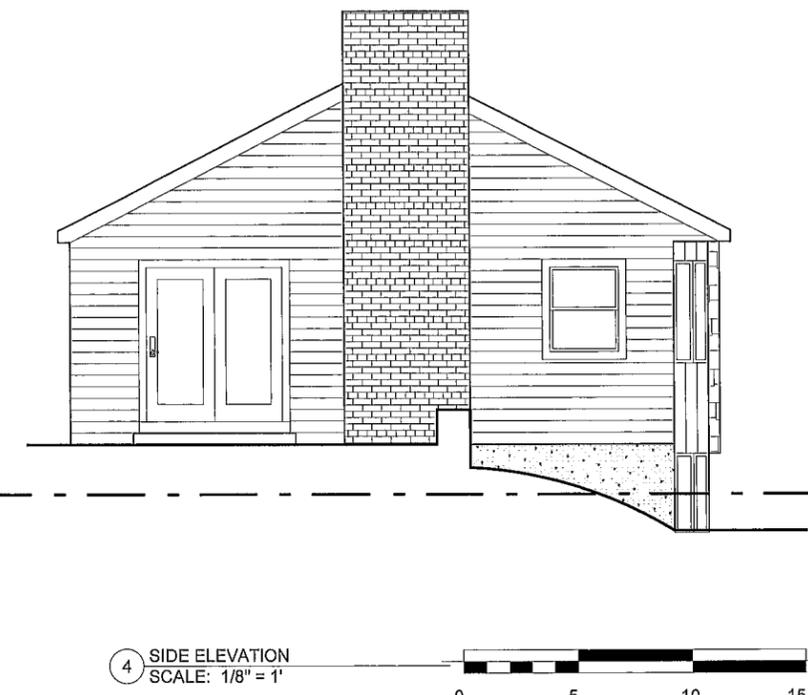
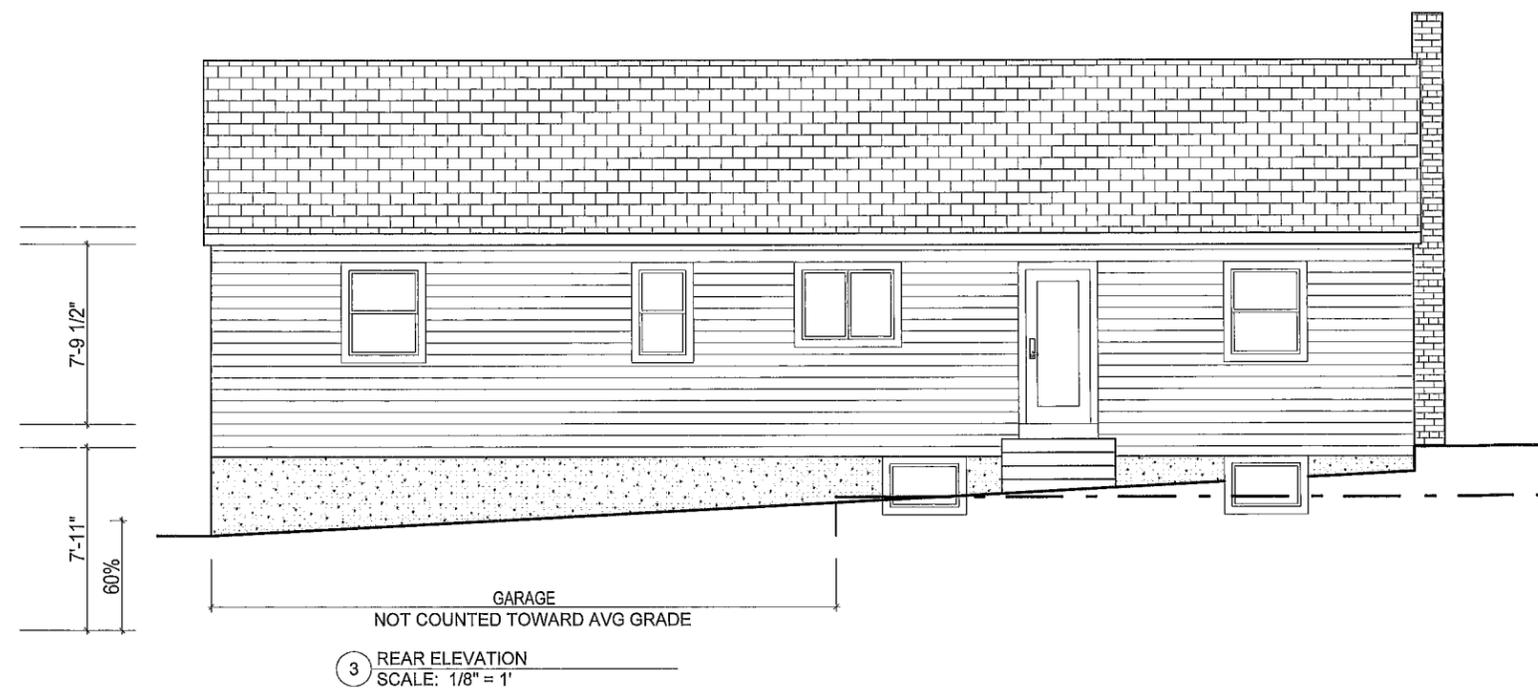
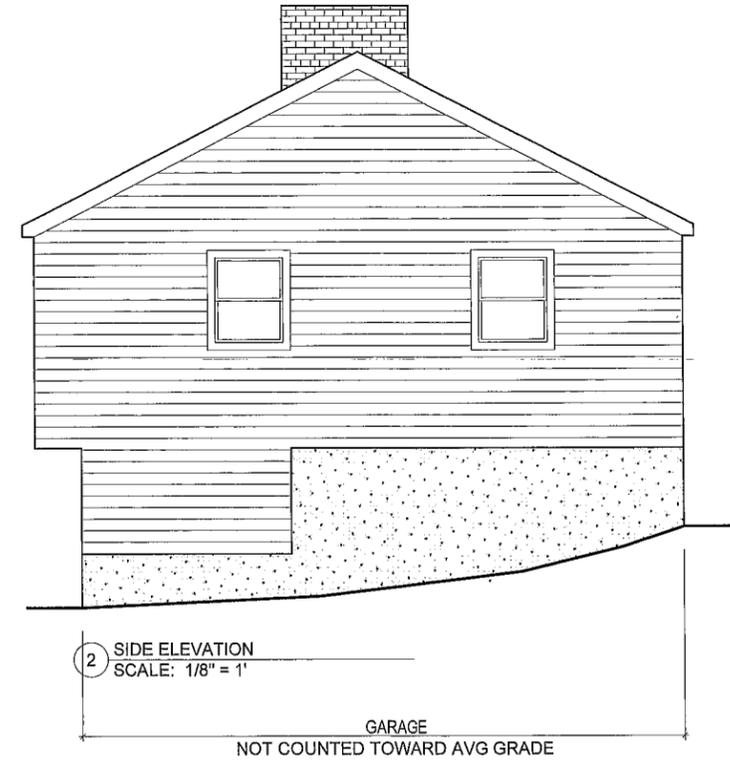


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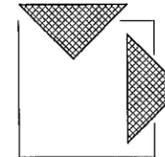
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Number:

A6



WALLER
DESIGN LLC



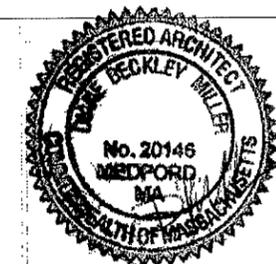
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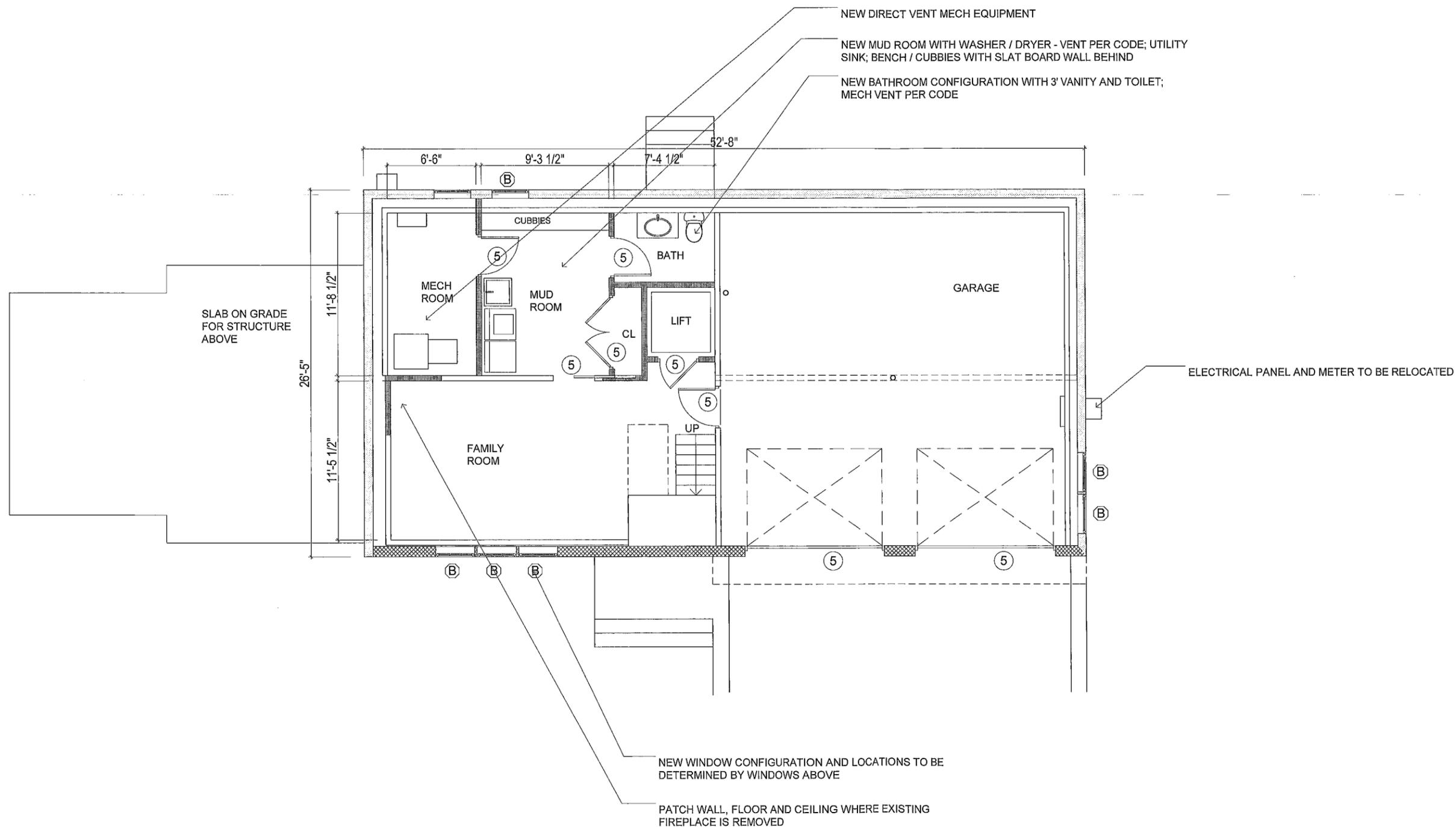


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NEW
CELLAR PLAN

Sheet
Number:

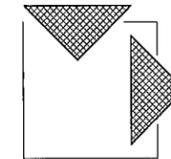
A7



1 PLAN
SCALE: 1/8" = 1'



MILLER
DESIGN LLC



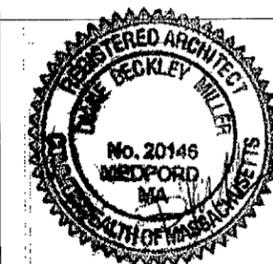
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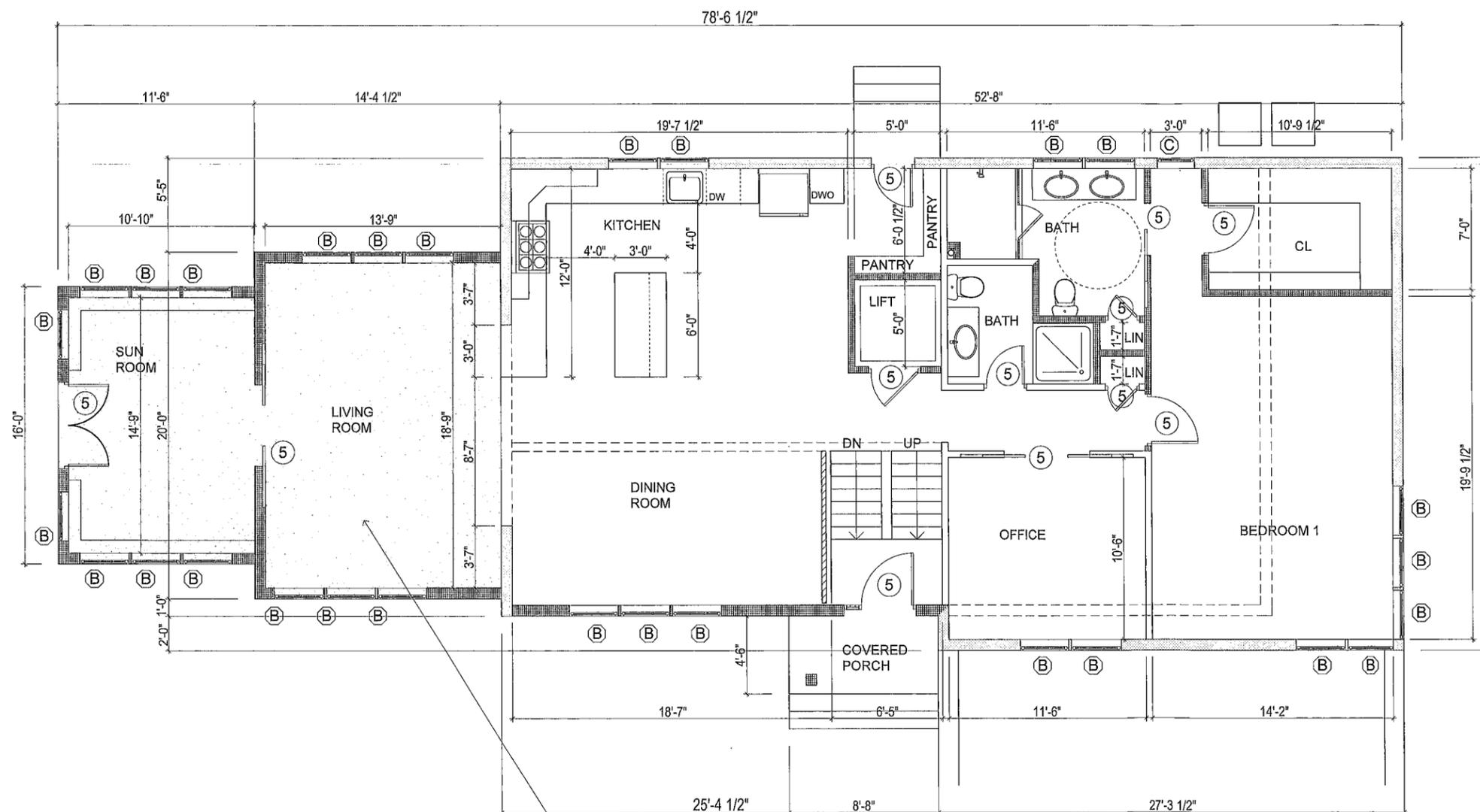


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NEW FIRST
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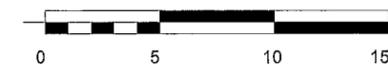
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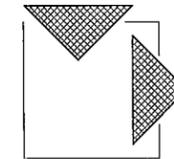


TONE INDICATES EXTENT OF NEW GROSS FLOOR AREA
471 sq ft

1 PLAN
SCALE: 1/8" = 1'



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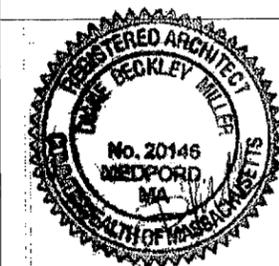


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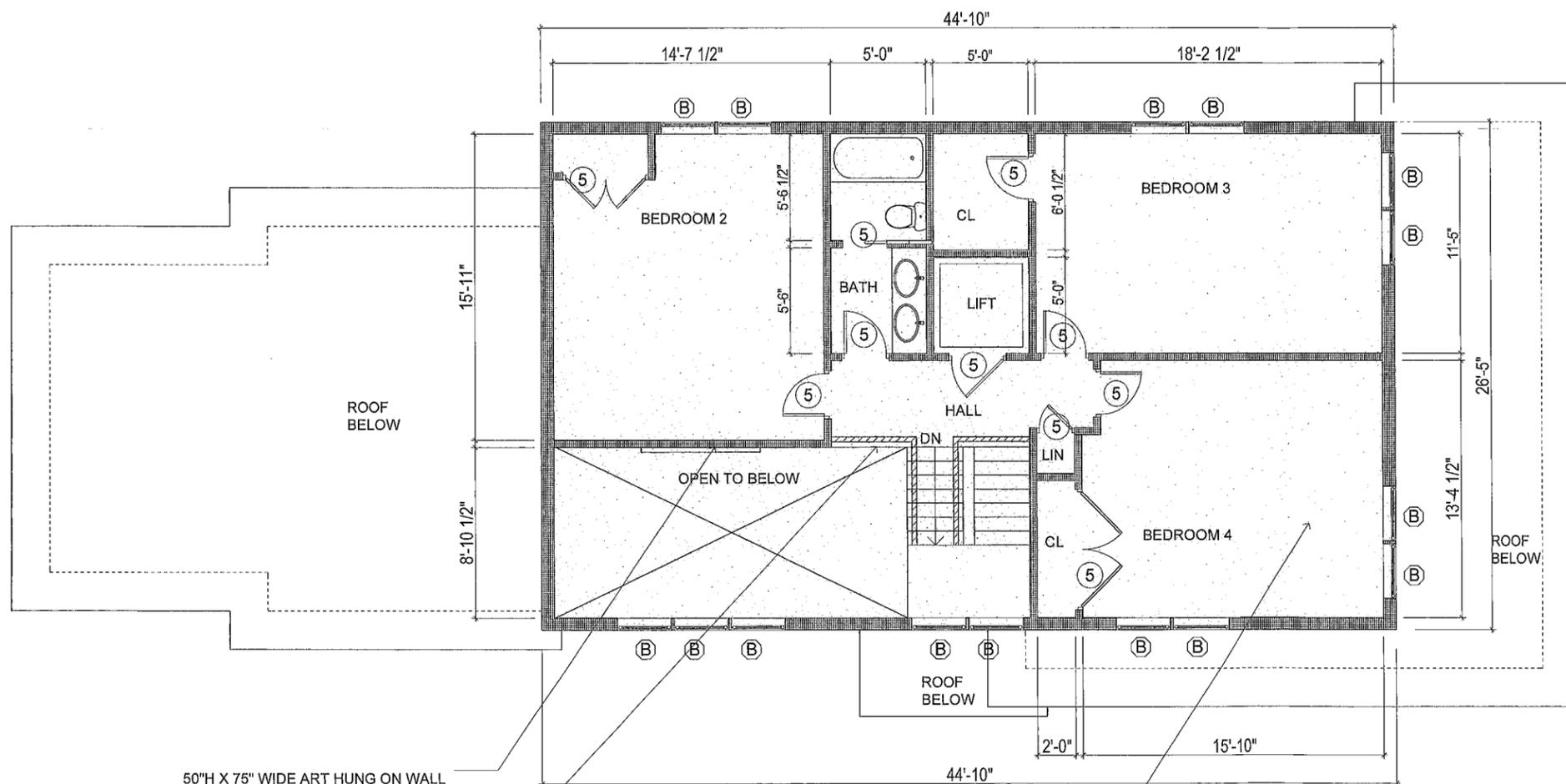


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NEW SECOND
FLOOR PLAN

Sheet
Number:

A9



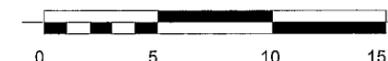
50"H X 75" WIDE ART HUNG ON WALL
AT 10'-0" ABOVE LIVING ROOM FLOOR

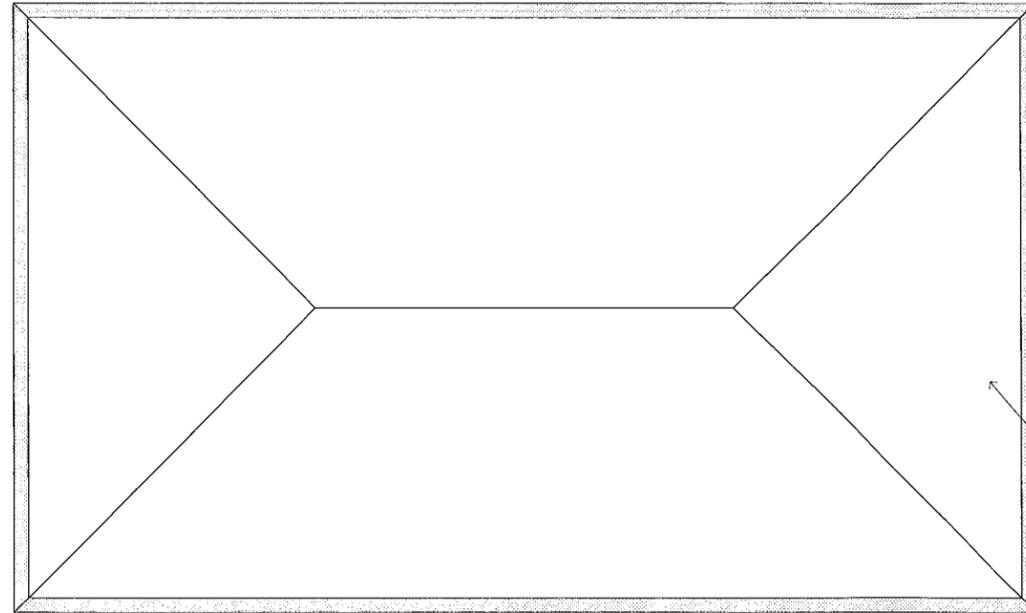
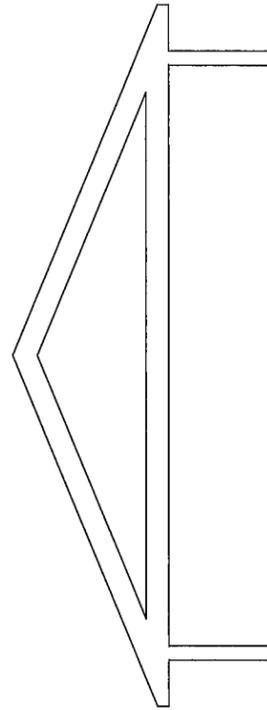
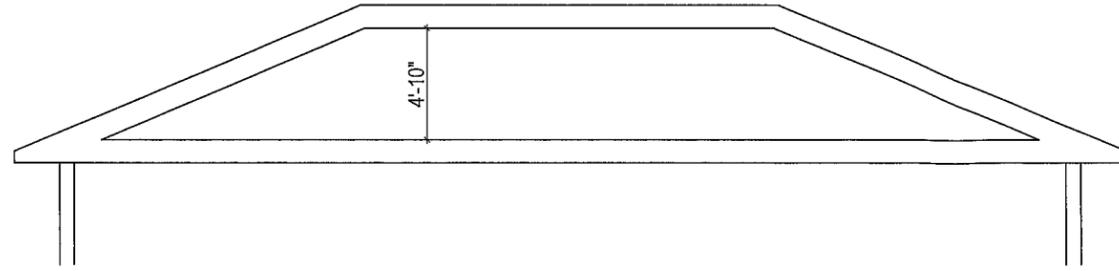
RAILING AT PORTION OF HALL ADJACENT TO
TWO STORY LIVING ROOM SPACE

TONE INDICATES EXTENT OF NEW GROSS FLOOR
AREA

1,184 sq ft

1 PLAN
SCALE: 1/8" = 1'





NO PORTION OF ATTIC CEILING >5'-0"

1 PLAN
SCALE: 1/8" = 1'

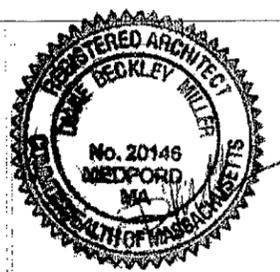


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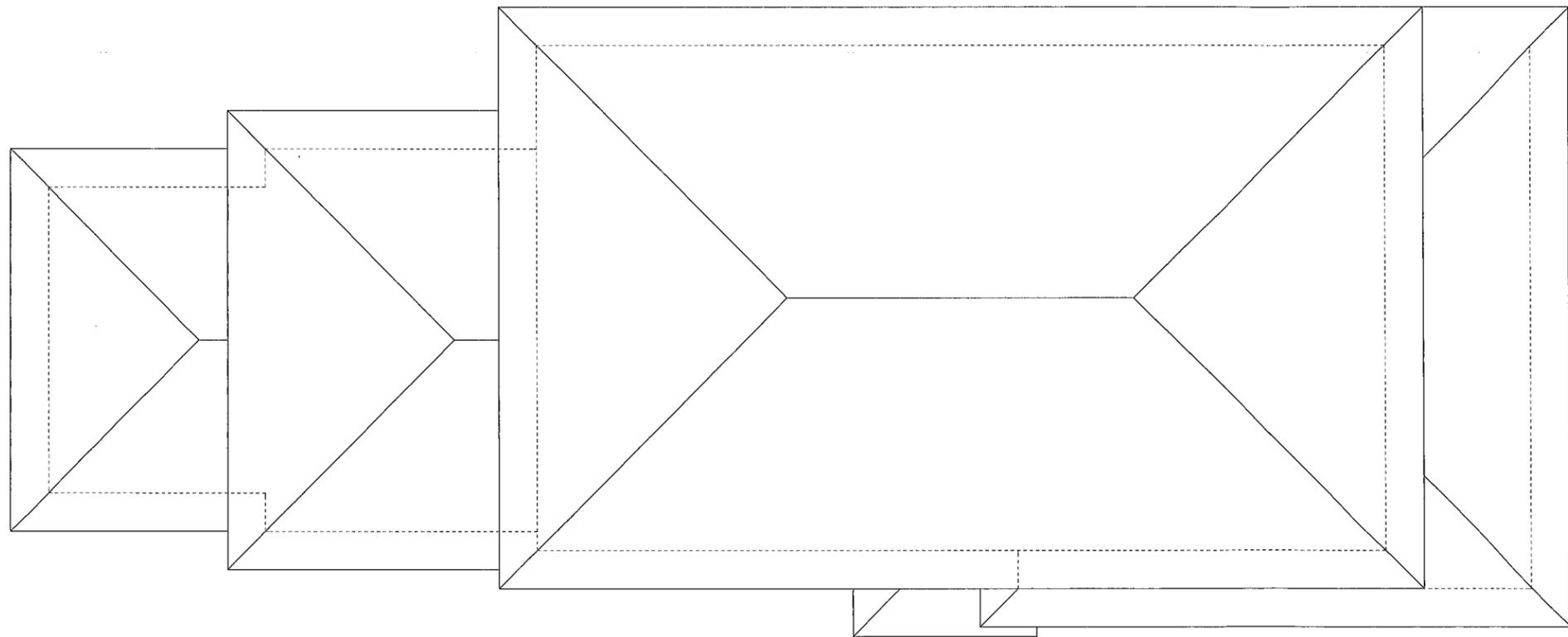


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NEW ATTIC
FLOOR PLAN

Sheet
Number:

A10



1 PLAN
SCALE: 1/8" = 1'

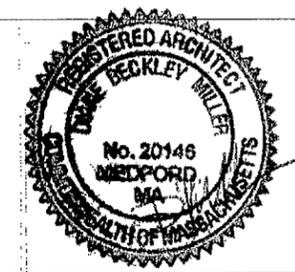


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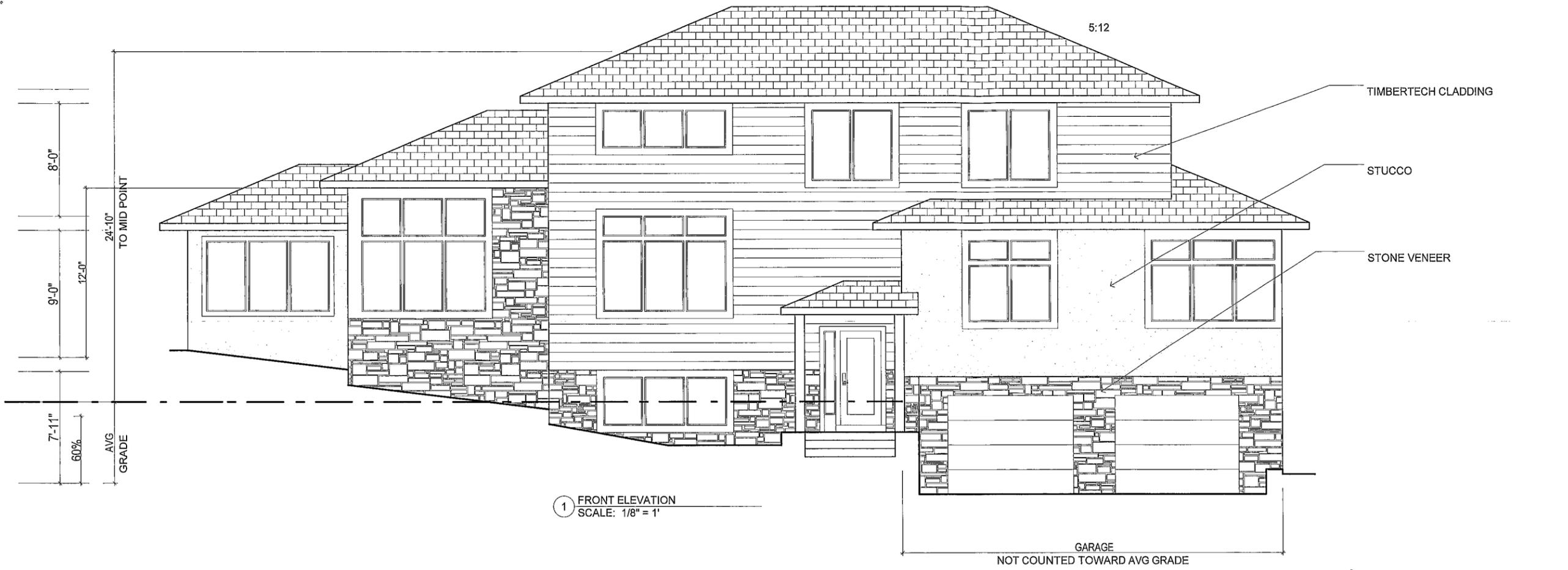


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NEW ROOF PLAN

Sheet
Number:

A11



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



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

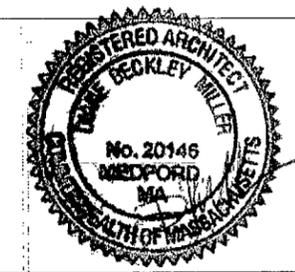


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NEW
ELEVATIONS

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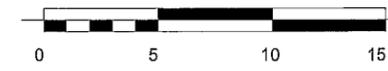
A12



① REAR ELEVATION
SCALE: 1/8" = 1'



② SIDE ELEVATION
SCALE: 1/8" = 1'

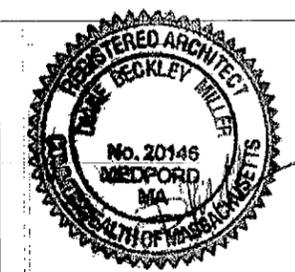


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NEW
ELEVATIONS

Sheet
Number:

A13