



OFFICE OF COMMUNITY DEVELOPMENT
TOWN OF BELMONT
19 Moore Street
Homer Municipal Building
Belmont, Massachusetts 02478-0900

Telephone: (617) 993-2650 Fax: (617) 993-2651

Building Division
(617) 993-2664
Engineering Division
(617) 993-2665
Planning Division
(617) 993-2666

February 17, 2022

Orton Huang and Hanyin Lin
55 Hawthorne Street
Belmont, MA 02478

RE: Denial to Construct Rear Two-Story Addition

Dear Orton Huang and Hanyin Lin:

The Office of Community Development is in receipt of your building permit application for the construction of a two-story addition at the rear of your two-family dwelling located in the 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, §1.5.4A(2) allows any change increase of the Gross Floor Area by more than 300 square feet in the General Residence zoning district by a Special Permit granted by the Planning Board.

Special Permits:

1. The proposed increase in Gross Floor Area (1,146 square foot) exceeds 300 square foot and is allowed by a Special Permit granted by the Planning Board

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 Planning Board. If you choose this option, please contact the Office of Community Development to schedule an appointment with Robert Hummel, Senior Planner at (617) 993-2650 in order to begin the process.

Sincerely,

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

Special Permit - SRB
January 16, 2020
Page 7



Town of Belmont
Planning Board

APPLICATION FOR A SPECIAL PERMIT

Date: 3/3/22

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 55 Hawthorne 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 an attached garage with a master bedroom above the garage. A dormer to existing attic and to finish the attic

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

Orton Huang, Hanyin Lin

Address

55 Hawthorne St
Belmont, MA 02478

Daytime Telephone Number

617 256 6688

ALL ITEMS UNDERLINED IN RED MUST BE COMPLETED!

 The Commonwealth of Massachusetts Board of Building Regulations and Standards Massachusetts State Building Code, 780 CMR	FOR MUNICIPALITY USE Revised March 3, 2016
Building Permit Application To Construct, Repair, Renovate Or Demolish a <u>One- or Two-Family Dwelling</u>	

Building Permit Application Number: _____		This Section For Official Use Only
Building Permit Number: _____	Date Applied: _____	
Signature: _____		Plans E-filed: _____
Building Commissioner/ Inspector of Buildings		Date

SECTION 1: SITE INFORMATION

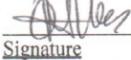
1.1 Property Address: <u>55-57 Hawthorne St, Belmont</u>		1.2 Assessors Map & Parcel Numbers	
		<u>27</u>	<u>40</u>
1.1a Is this an accepted street? yes <input type="checkbox"/> no <input type="checkbox"/>		Map Number	Parcel Number
1.3 Zoning Information: <u>GR</u> <u>2 Family</u>		1.4 Property Dimensions:	
Zoning District Proposed Use		<u>5784</u>	<u>50.15'</u>
		Lot Area (sq ft)	Frontage (ft)

1.5 Building Setbacks (ft)

Front Yard		Side Yards		Rear Yard	
Required	Provided	Required	Provided	Required	Provided
<u>20'</u>	<u>16.8' (Same)</u>	<u>10'</u>	<u>10'</u>	<u>20'</u>	<u>27.40'</u>

1.6 Water Supply: (M.G.L. c. 40, §54) Public <input checked="" type="checkbox"/> Private <input type="checkbox"/>	1.7 Flood Zone Information: Zone: _____ Outside Flood Zone? Check if yes <input checked="" type="checkbox"/>	1.8 Sewage Disposal System: Municipal <input checked="" type="checkbox"/> On site disposal system <input type="checkbox"/>
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SECTION 2: PROPERTY OWNERSHIP¹

2.1 Owner¹ of Record:	
Name (Print) <u>Orton Huang & Hanyin Lin</u> Signature   Email Address <u>hanyin.lin@gmail.com</u>	Address for Service: <u>55-57 Hawthorne St. Belmont, MA</u> Telephone: <u>617-256-6688</u>

SECTION 3: DESCRIPTION OF PROPOSED WORK² (check all that apply)

New Construction <input type="checkbox"/>	Existing Building <input checked="" type="checkbox"/>	Owner-Occupied <input checked="" type="checkbox"/>	Repairs(s) <input type="checkbox"/>	Alteration(s) <input checked="" type="checkbox"/>	Addition <input checked="" type="checkbox"/>
Demolition <input type="checkbox"/>	Accessory Bldg. <input type="checkbox"/>	Number of Units <u>2</u>	Other <input type="checkbox"/> Specify: _____		
Brief Description of Proposed Work ² : <u>Add attached garage and a master bedroom above the garage. Add one dormer to existing attic and finish the attic</u>					

SECTION 4: ESTIMATED CONSTRUCTION COSTS

Item	Estimated Costs: (Labor and Materials)	Official Use Only
<u>1. Building</u>	\$	1. Building Permit Fee: \$ _____ Indicate how fee is determined: <input type="checkbox"/> Standard City/Town Application Fee <input type="checkbox"/> Total Project Cost ³ (Item 6) x multiplier _____ x _____ 2. Other Fees: \$ _____ List: _____ Total All Fees: \$ _____ Check No. _____ Check Amount: _____ Cash Amount: _____ <input type="checkbox"/> Paid in Full <input type="checkbox"/> Outstanding Balance Due: _____
2. Electrical	\$ XXXXXX	
3. Plumbing	\$ XXXXXX	
4. Mechanical (HVAC)	\$	
5. Mechanical (Fire Suppression)	\$	
6. Total Project Cost:	\$ ~ 300 K	

SECTION 5: CONSTRUCTION SERVICES

5.1 Licensed Construction Supervisor (CSL)

License Number _____ Expiration Date _____	
Name of CSL- Holder _____	
Address _____	
Signature _____	
Telephone _____	
List CSL Type (see below)	
Type	Description
<input type="checkbox"/> U	Unrestricted (up to 35,000 Cu. Ft.)
<input type="checkbox"/> R	Restricted 1&2 Family Dwelling
<input type="checkbox"/> M	Masonry Only
<input type="checkbox"/> RC	Residential Roofing Covering
<input type="checkbox"/> WS	Residential Window and Siding
<input type="checkbox"/> SF	Residential Solid Fuel Burning Appliance Installation
<input type="checkbox"/> D	Residential Demolition

5.2 Registered Home Improvement Contractor (HIC)

HIC Company Name or HIC Registrant Name _____		Registration Number _____
Address _____		Expiration Date _____
Signature _____	Telephone _____	
Email Address _____		

SECTION 6: WORKERS' COMPENSATION INSURANCE AFFIDAVIT (M.G.L. c. 152, § 25C(6))

Workers Compensation Insurance affidavit must be completed and submitted with this application. Failure to provide this affidavit will result in the denial of the Issuance of the building permit.

Signed Affidavit Attached? Yes No

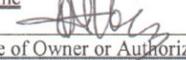
SECTION 7a: OWNER AUTHORIZATION TO BE COMPLETED WHEN OWNER'S AGENT OR CONTRACTOR APPLIES FOR BUILDING PERMIT

I, Orton Huang & Hanyin Lin, as Owner of the subject property hereby authorize _____ to act on my behalf, in all matters relative to work authorized by this building permit application.

Signature of Owner _____ Date _____

SECTION 7b: OWNER OR AUTHORIZED AGENT DECLARATION

I, Orton Huang & Hanyin Lin, as Owner or Authorized Agent hereby declare that the statements and information on the foregoing application are true and accurate, to the best of my knowledge and behalf.

Orton Huang & Hanyin Lin
 Print Name  
 Signature of Owner or Authorized Agent (Signed under the pains and penalties of perjury) _____ Date 3/3/22

NOTES:

- An Owner who obtains a building permit to do his/her own work, or an owner who hires an unregistered contractor (not registered in the Home Improvement Contractor (HIC) Program), will not have access to the arbitration program or guaranty fund under M.G.L. c. 142A. Other important information on the HIC Program and Construction Supervisor Licensing (CSL) can be found in 780 CMR Regulations 110.R6 and 110.R5, respectively.
- When substantial work is planned, provide the information below:
 Total floors area (Sq. Ft.) _____ (including garage, finished basement/attics, decks or porch)
 Gross living area (Sq. Ft.) _____ Habitable room count _____
 Number of fireplaces _____ Number of bedrooms _____
 Number of bathrooms _____ Number of half/baths _____
 Type of heating system _____ Number of decks/ porches _____
 Type of cooling system _____ Enclosed _____ Open _____
- "Total Project Square Footage" may be substituted for "Total Project Cost"

March 1, 2022

Belmont Planning Board
Office of Community Development
19 Moore Street
Belmont, MA 02478

Dear Members of the Board,

Thank you for your consideration of our special permit application. We live in the 2nd floor unit of 55-57 Hawthorne Street, which we purchased back in 2010 when we got married. We love our house. And we've grown quite attached to our neighborhood and our street after 12 years. Now that we have 2 kids and both of us are also working full-time from home, however, we've really been struggling with the limited space. Your approval of this permit would allow our family to add the space we need, so that we can continue to live here in our neighborhood.

Our proposal includes:

- Adding an attached double garage to the rear of the house
- Adding a master bedroom for our family on the second floor, above the garage
- Adding one dormer to the attic and finishing the attic (for a guest room, bathroom and some living space in the attic)

The biggest problem we face is that our children, Rebekah (age 8) and Victor (age 4), are growing up and are getting to the age where they need separate rooms. The two of them currently share one small bedroom. The lack of space to spread out and lack of privacy has led to quite a bit of contention at times. Our proposed renovation would add a new master bedroom for our family, allowing Rebekah and Victor to finally have their own rooms. The extra space in the finished attic would also provide some much needed space for them to play and invite friends over etc.

Since the start of the pandemic, both of us adults have also transitioned to working remotely from home and we really need more space for our work-from-home situation. Both of us are in the Tech / Computer Science field; our offices are currently closed and all employees will most likely remain remote or hybrid going forward. With the limited space at home right now, we've had to set up our laptops and computer monitors on our dining table (so we only have half the dining table left for family meals!)... And as we both have Zoom meetings throughout the day, one of us usually ends up having to take meetings from the bed in our bedroom, while the other person stays outside in the dining room, so we don't interrupt each other's meetings... The proposed renovation would allow for a new master bedroom with enough space for a desk/work area for one person. And the finished attic would provide additional work space and flexibility, allowing for both Orton and Helen to work from home.

Finally, we are in need of a guest room where Helen's parents could stay when they come visit us from Taiwan. Helen's parents live in Taiwan but often visit in the summer, staying up to 1-2 months in Boston

when they come. As they are now retired, they are eager to visit and spend more time with the grandkids. In the past, we've had to find Airbnb places nearby for them. This was tough for them though, as they don't have a car and it is not easy for them to commute to our house and get around. The proposed renovation would provide a guest bedroom and guest bathroom in the attic that Helen's parents could use when they stay with us.

We have thought carefully about how we might add the space our family needs, while making every effort to respect and work within the town zoning standards.

- While we do have an unfinished basement, the basement is unfortunately not usable space for us, as we are on the 2nd floor. We also have ongoing water/sewer issues in the basement that make us hesitant to finish the basement. Our basement has flooded twice in the last 12 years and we've had a number of unfortunate sewage backup incidents in the basement because of the tree roots at the front of the house that obstruct the sewer pipe.
- Many houses in our neighborhood have double garages. We are just proposing an attached garage, which will allow us to add a master bedroom to the 2nd floor, while also providing some value for the 1st floor unit.
- The only access to the finished attic will be through our 2nd floor unit. So there is no risk of the attic being used as a 3rd unit in the future. And the finished attic really gives our family flexibility, allowing us to use it for essential work-from-home space, play space for the kids, and a guest room for grandparents.
- We believe that these proposed modifications fit well with our neighborhood and do not negatively affect our abutters in any way. In terms of the overall proposed TLA, we would remain in line with other two-family houses on our street. We have also discussed the proposed design with our neighbors and have their support for our proposal (see signatures on page 4 of the attached letter of support from our neighbors).

We appreciate your taking the time to review and consider our special permit application. We are excited for this possibility to transform our home in a way that will relieve the real, pressing needs of our family and also represents a good investment for our house/neighborhood.

Sincerely,
Orton and Helen Huang

Belmont Zoning Board of Appeals
Office of Community Development
19 Moore Street
Belmont, MA 02478

Members of the Board:

We the undersigned express our support for the granting of zoning relief to allow the construction of the addition, dormer and additional finished living space in the attic for 55-57 Hawthorne Street as requested by our neighbors Orton and Helen Huang.



EXISTING East Exterior



EXISTING West Exterior



PROPOSED East Exterior



PROPOSED West Exterior



Signature Printed Name Address

- 1) *Frank W. Federico* FRANK FEDERICO 51 HAWTHORN ST.
- 2) *Eric C. Hakanson* ERIC C. HAKANSON 52 Hawthorne St #1
- 3) *Ramakrishna* Ramakrishna 52 Hawthorne St #2
- 4) *Margarita Shapiro* Margarita Shapiro 59 Hawthorne St
- 5) *Kathleen S. Murgitt* Kathleen Murgitt 44 Davis Rd.
- 6) *Bryan Murawski* Bryan Murawski 61 Hawthorne St
- 7) *Medgoda D.* Medgoda D. 65 Hawthorne
- 8) *Nicole Cohen* Nicole Cohen 33 Hawthorne St.
- 9) *Alice Lee* Alice Lee 29 Hawthorne St Unit 1
- 10) *Michael Rocca* Michael Rocca 18 Cambridge St
- 11) *Michael Rocca* Michael Rocca 56 Hawthorne St
- 12) *Daniel Cho* Daniel Cho 182 Beech St.
- 13) *Michele Choi* Michele Choi 180 Beech St.
- 14) *Howard Faw* HOWARD FAW 62 HAWTHORNE ST.
- 15) *Victoria Kichuk* Victoria Kichuk 46 Davis Rd.
- 16) _____
- 17) _____
- 18) _____
- 19) _____
- 20) _____
- 21) _____
- 22) _____
- 23) _____



55 HAWTHORNE ST. BELMONT MA
 ADDITION AND RENOVATION
 DRAWING SET FOR PLANNING BOARD HEARING

DRAWING LIST

PAGE	TITLE	SCALE
E-100	EXISTING SITE, ROOF PLAN, AREA CALCULATIONS, ZONING DIAGRAM	VARIES
E-101	EXISTING BASEMENT AND FIRST FLOOR PLANS	1/8"= 1' 0"
E-102	EXISTING SECOND AND ATTIC FLOOR PLANS	1/8"= 1' 0"
E-103	EXISTING BUILDING SECTIONS A-A AND B-B	1/8"= 1' 0"
E-104	EXISTING EXTERIOR ELEVATIONS 1	1/8"= 1' 0"
E-105	EXISTING EXTERIOR ELEVATIONS 2	1/8"= 1' 0"
E-106	EXISTING 3D IMAGES	
A-100	PROPOSED SITE PLAN, ZONING AND AREA CALCULATIONS	VARIES
A-101	PROPOSED FIRST AND SECOND FLOOR PLANS	1/8"= 1' 0"
A-102	PROPOSED ATTIC AND ROOF PLANS	1/8"= 1' 0"
A-103	PROPOSED BUILDING SECTION B-B	1/8"= 1' 0"
A-104	PROPOSED BUILDING SECTION A-A	1/8"= 1' 0"
A-105	PROPOSED EXTERIOR ELEVATIONS 1	1/8"= 1' 0"
A-106	PROPOSED EXTERIOR ELEVATIONS 2	1/8"= 1' 0"
A-107	PROPOSED EXTERIOR ELEVATIONS 3	1/8"= 1' 0"
A-108	PROPOSED WINDOW AND DOOR SCHEDULES	1/8"= 1' 0"
A-109	PROPOSED LANDSCAPE PLAN	3/32"= 1' 0"
A-110	PROPOSED 3D IMAGES	

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 DEVELOPMENT
 LLC**

ARCHITECTURAL DESIGN &
 REAL ESTATE DEVELOPMENT
 70 HOITT RD
 BELMONT MA 02478
 817-668-2965
 WWW.YGSDD.COM



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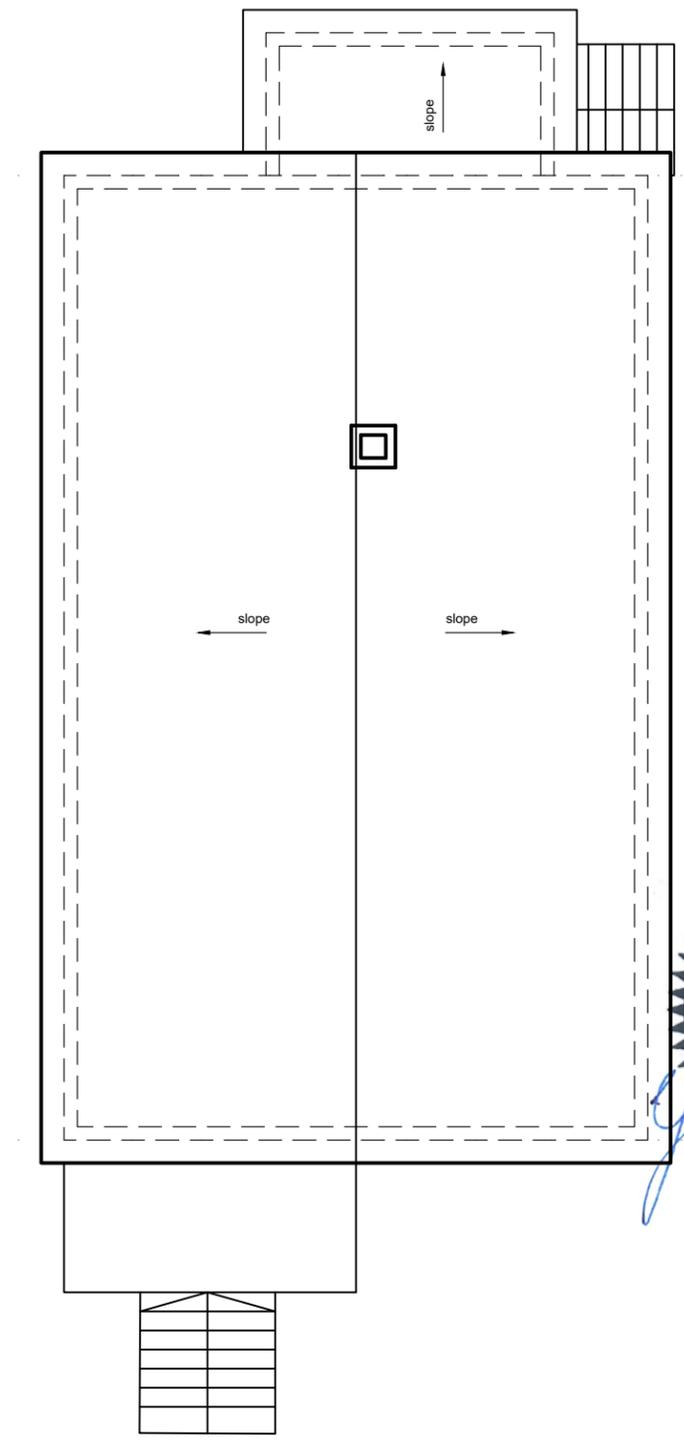
REV	DESCRIPTION	DATE

HUANG RESIDENCE	
55 HAWTHORNE ST. BELMONT, MA	
PROJECT	
DRAWING TITLE	
062	YGS
SCALE	DATE
	DEC 22, 2020
DRAWING NUMBER	

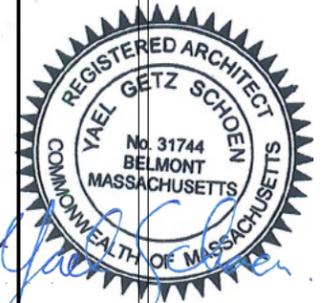
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	ZONING	EXISTING
ZONE	GR	GR
MIN LOT SIZE	5,000	5,734
MAX LOT COVERAGE	30 %	22.7%
MIN OPEN SPACE	40 %	59.4 %
FRONT SETBACK	20'	10' 4"
SIDE SETBACK	10'	7' 8.5" 16' 7.5"
REAR SETBACK	20'	47' 5.5"
MAX BUILDING HEIGHT	33'	27' 8"
STORIES	2 1/2	2 1/2

	EXISTING GROSS FLOOR AREA
BASEMENT AREA not counted to GFA	1075 SF
FIRST FLOOR AREA	1075 SF
SECOND FLOOR AREA	1075 SF
ATTIC area above 6'	309 SF
TOTAL	2459 SF



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



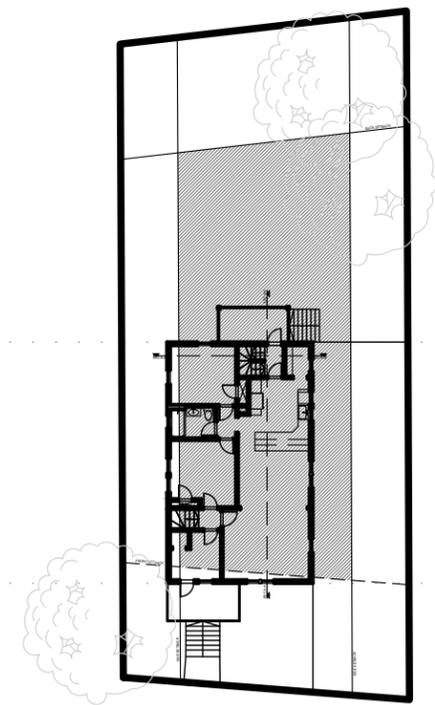
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OWNER: HUANG RESIDENCE
55 HAWTHORNE ST. BELMONT, MA
PROJECT: EXISTING SITE, ZONING AND ROOF PLAN
DRAWING TITLE:

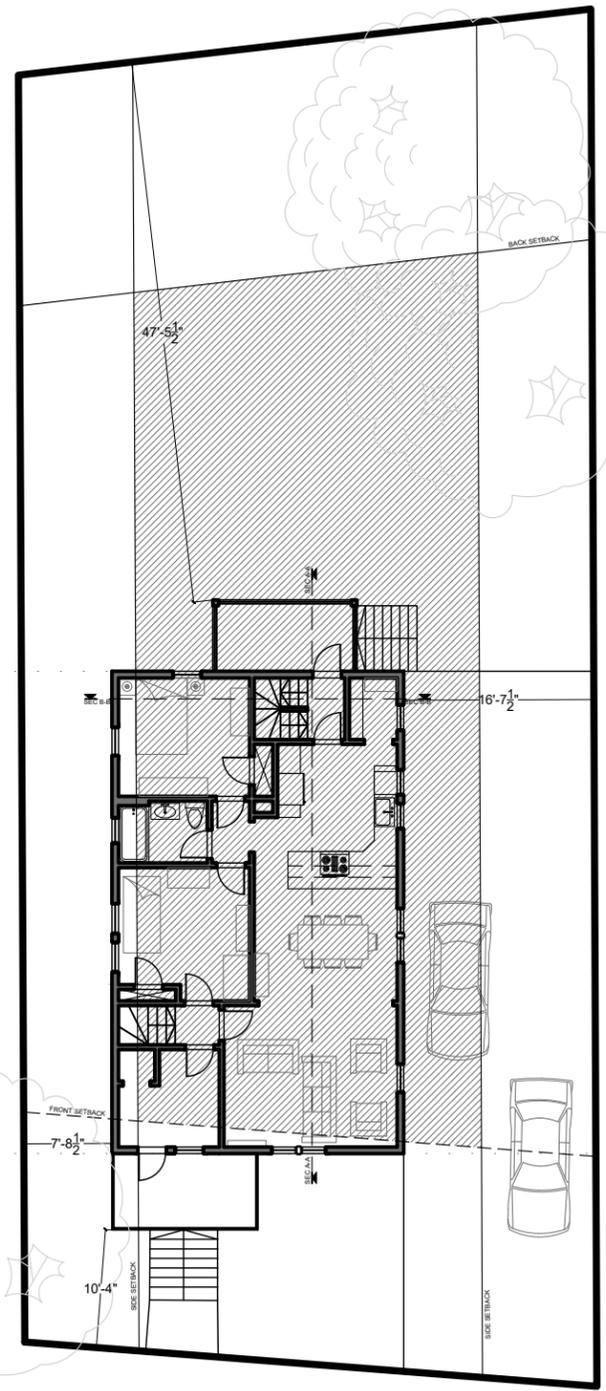
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DATE: DEC 22, 2020

DRAWING NUMBER: E-100

3 ZONING ANALYSIS AND AREA CALCULATIONS
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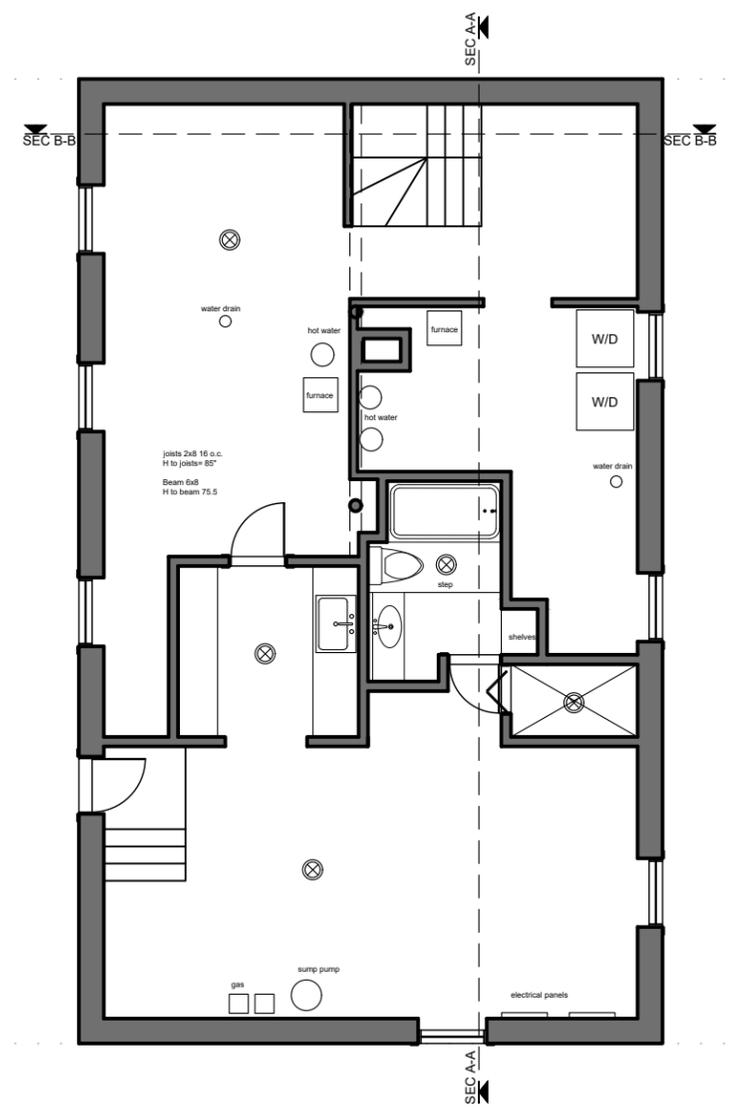
2 ZONING DIAGRAM
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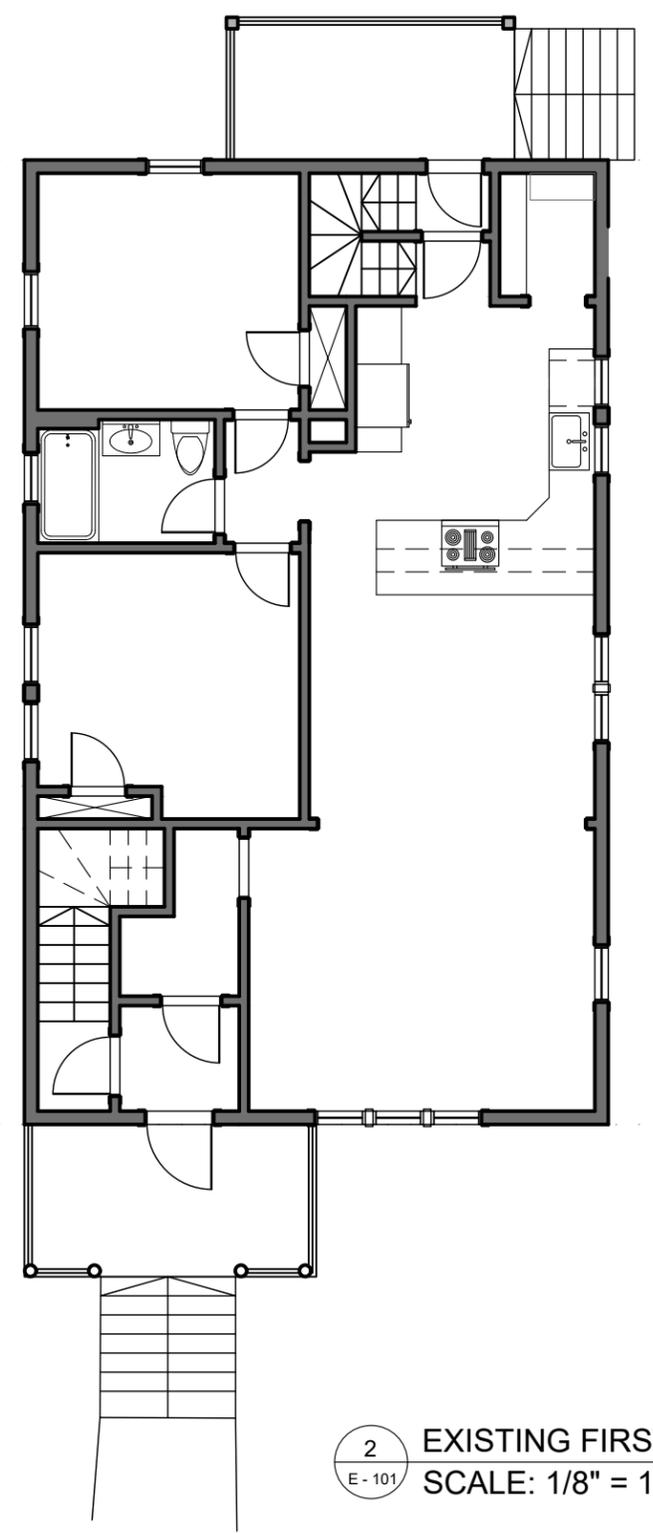
1 EXISTING SITE PLAN
SCALE: 1/16" = 1' 0"



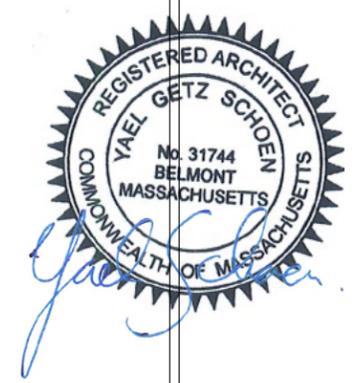
-  existing wall to remain
-  new wall
-  existing door to demolish
-  existing door to remain
-  new door
-  window mark- see window schedule
-  door mark- see door schedule
-  interior elevations mark



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



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



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REV	DESCRIPTION	DATE

**HUANG
 RESIDENCE**
 55 HAWTHORNE ST.
 BELMONT, MA
 EXISTING BASEMENT
 AND FIRST FLOOR PLANS

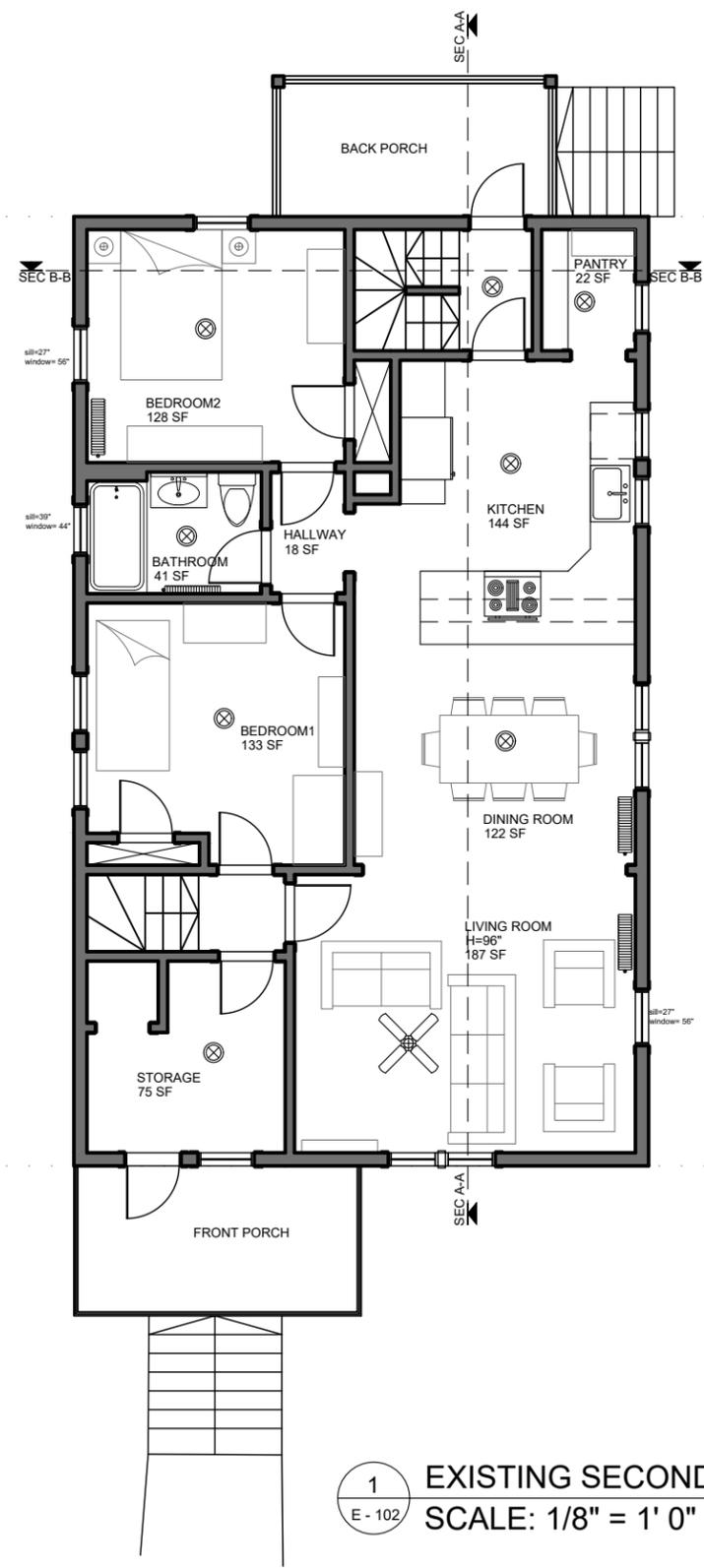
062 YGS
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 SCALE DATE

E-101
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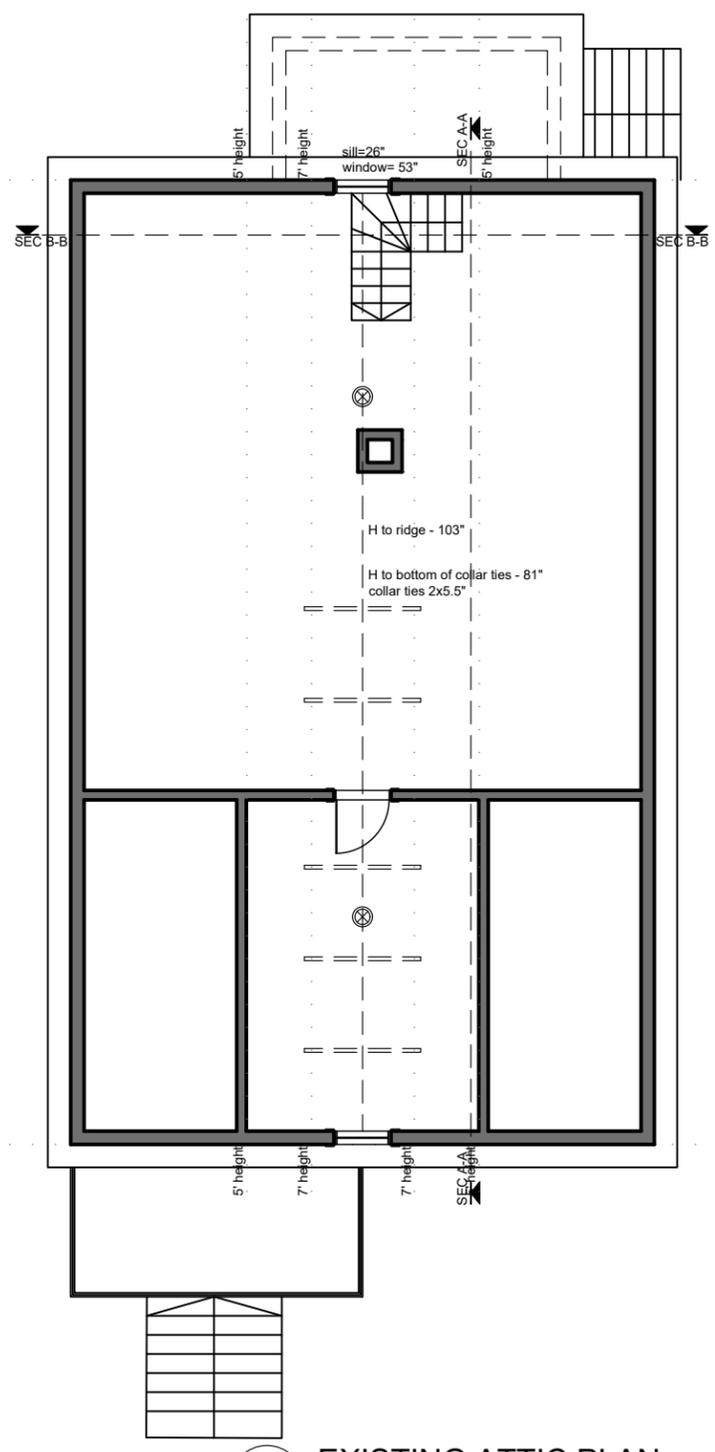
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SIZES
 DIMS
 NOTES

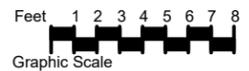
-  existing wall to remain
-  new wall
-  existing door to demolish
-  existing door to remain
-  new door
-  window mark- see window schedule
-  door mark- see door schedule
-  interior elevations mark



1 EXISTING SECOND FLOOR PLAN
E - 102 SCALE: 1/8" = 1' 0"



2 EXISTING ATTIC PLAN
E - 102 SCALE: 1/8" = 1' 0"



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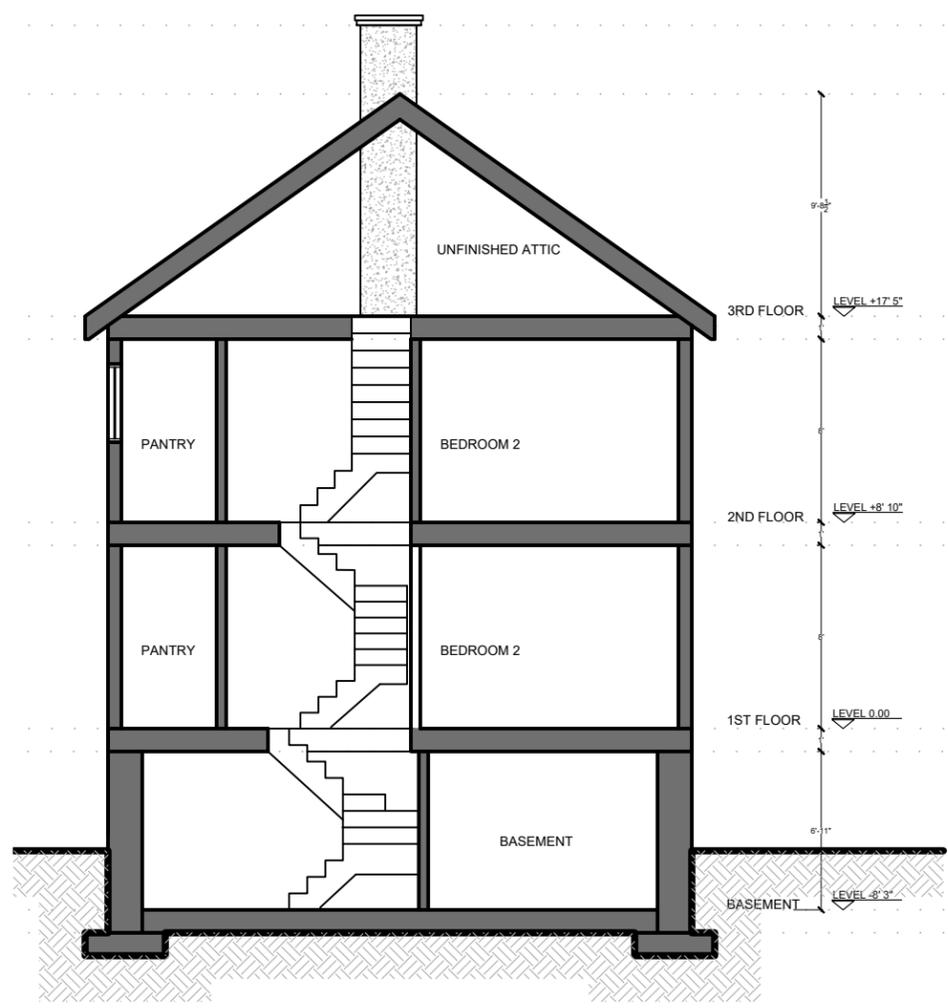
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**HUANG
RESIDENCE**
55 HAWTHORNE ST.
BELMONT, MA
EXISTING SECOND
FLOOR AND ATTIC PLANS

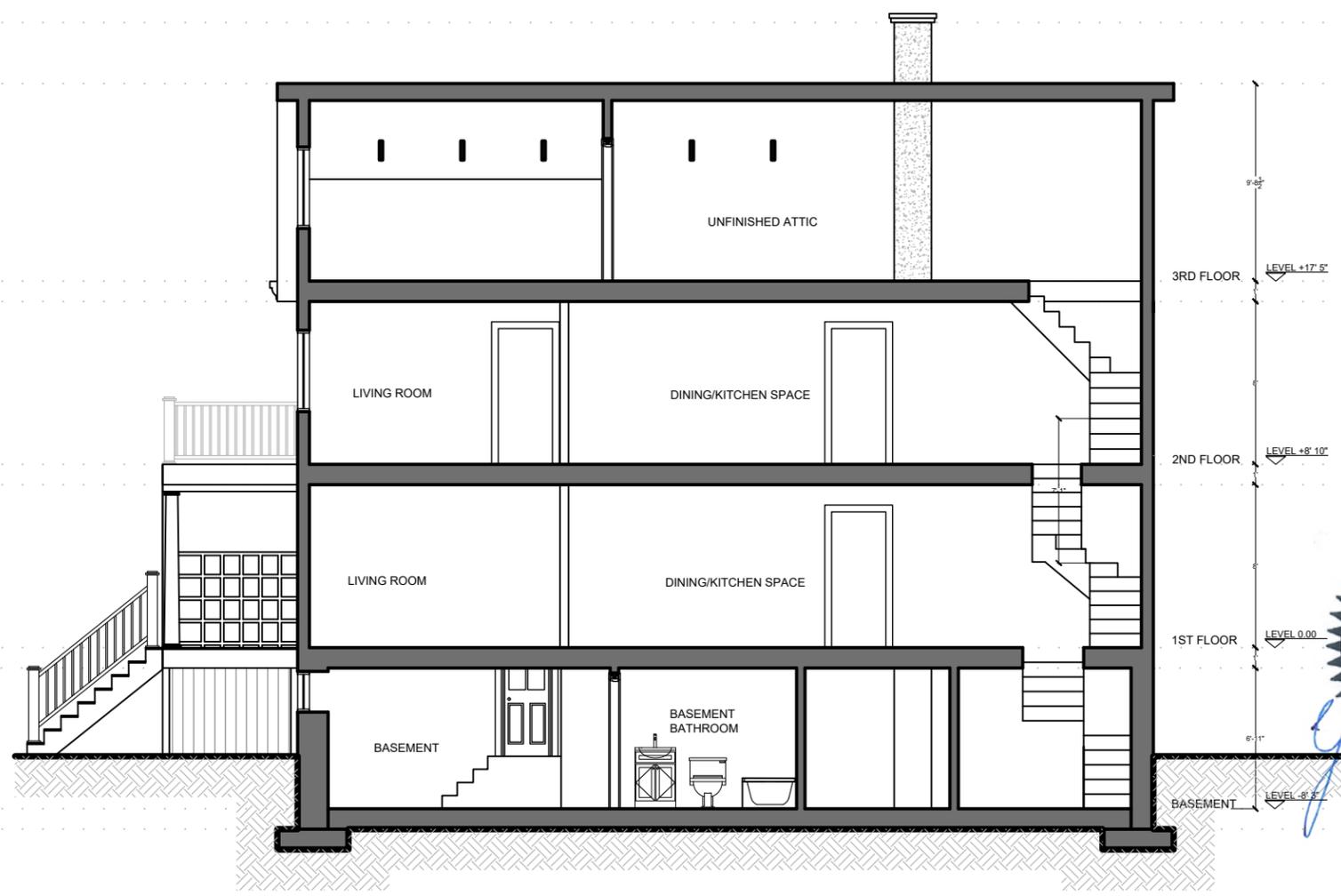
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DATE: DEC 22, 2020

E-102

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



2 EXISTING BUILDING SECTION B-B
E - 103 SCALE: 1/8" = 1' 0"



REV	DESCRIPTION	DATE

OWNER
HUANG RESIDENCE
55 HAWTHORNE ST.
BELMONT, MA

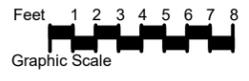
PROJECT
EXISTING BUILDING
SECTIONS A-A B-B

DRAWING TITLE

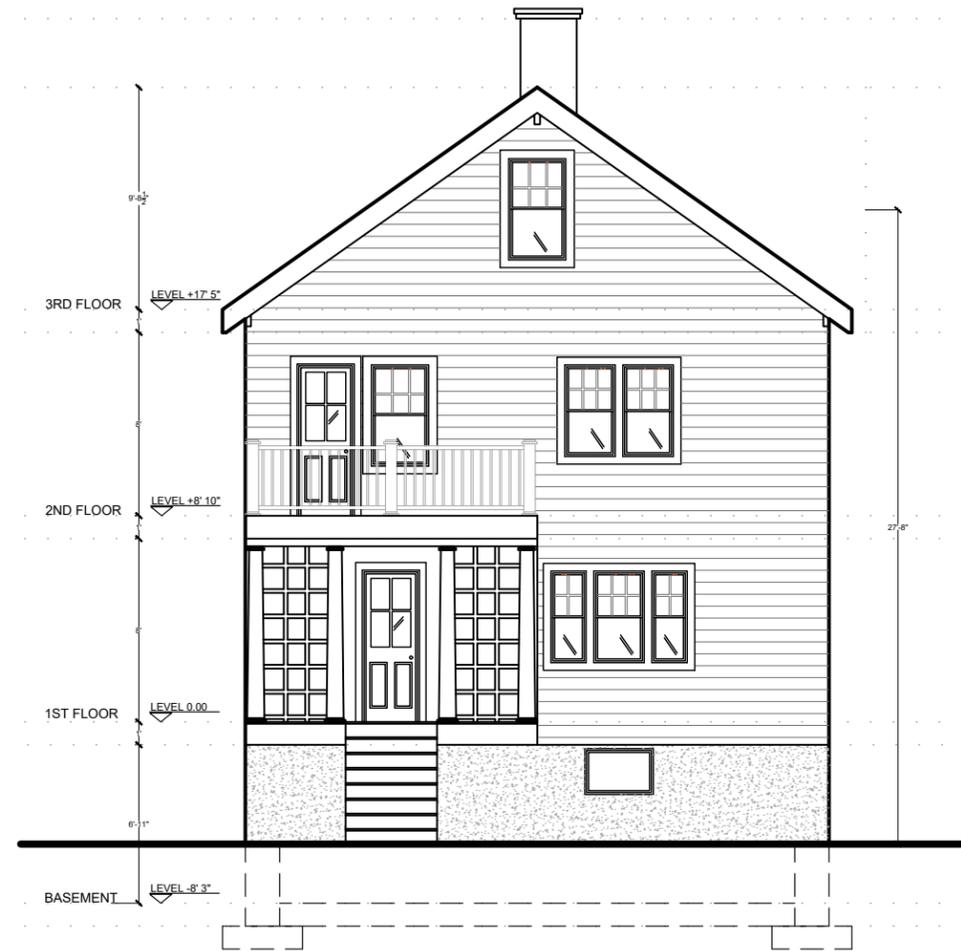
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1/8" = 1' 0"	DEC 22, 2020
SCALE	DATE

E-103

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SPLICES
STAIRS
DOORS



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



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



REV	DESCRIPTION	DATE

OWNER
HUANG RESIDENCE
55 HAWTHORNE ST.
BELMONT, MA

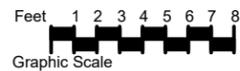
PROJECT
EXISTING EXTERIOR
ELEVATIONS 1

DRAWING TITLE

JOB NO. 062
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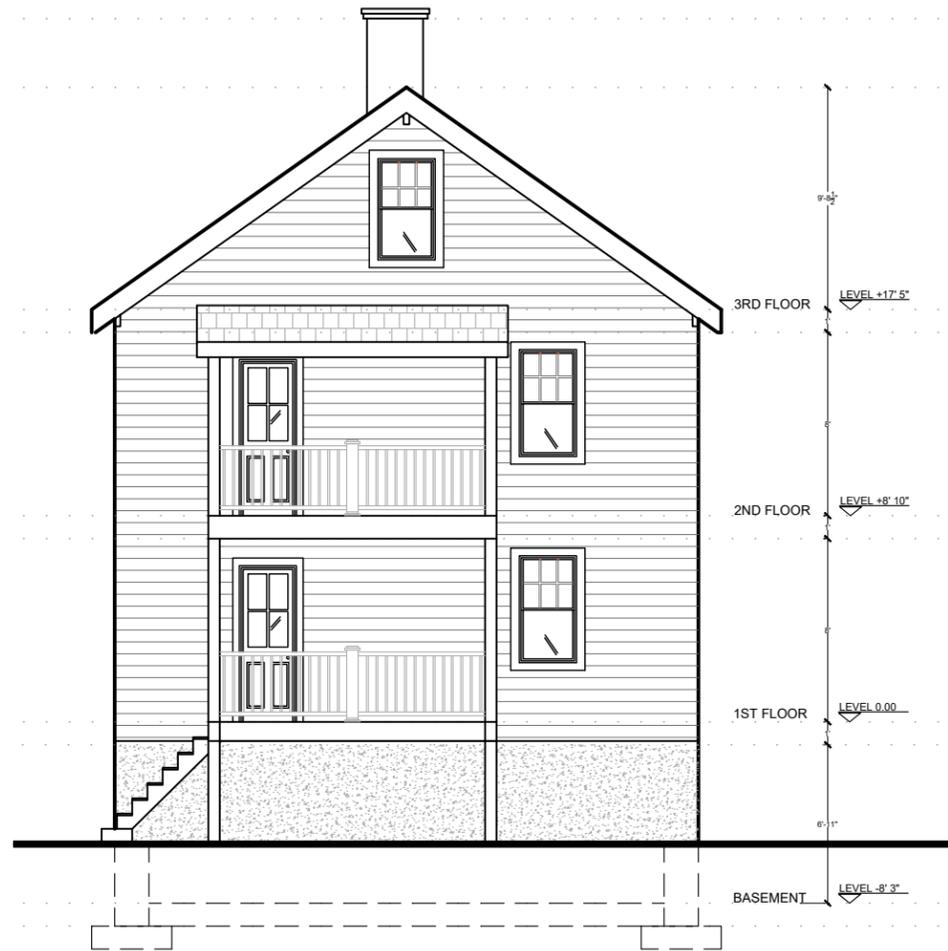
DATE DEC 22, 2020

E-104



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DATE: 12/22/20



1 EXISTING SOUTH EXTERIOR ELEVATION
E - 105 SCALE: 1/8" = 1' 0"



2 EXISTING WEST EXTERIOR ELEVATION
E - 105 SCALE: 1/8" = 1' 0"



REV	DESCRIPTION	DATE

OWNER
HUANG RESIDENCE
55 HAWTHORNE ST.
BELMONT, MA

PROJECT
EXISTING EXTERIOR
ELEVATIONS 2

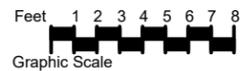
DRAWING TITLE

JOB NO. 062
SCALE 1/8" = 1' 0"

DATE DEC 22, 2020

E-105

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FILES
SIZES
DATES



YGS
DESIGN &
DEVELOPMENT
LLC

ARCHITECTURAL DESIGN &
REAL ESTATE DEVELOPMENT
70 HOITT RD
BELMONT MA 02478
617-669-2965
WWW.YGSDD.COM



CONSULTANT



REV	DESCRIPTION	DATE

**HUANG
RESIDENCE**
55 HAWTHORNE ST.
BELMONT, MA

EXISTING 3D IMAGES

062	YGS

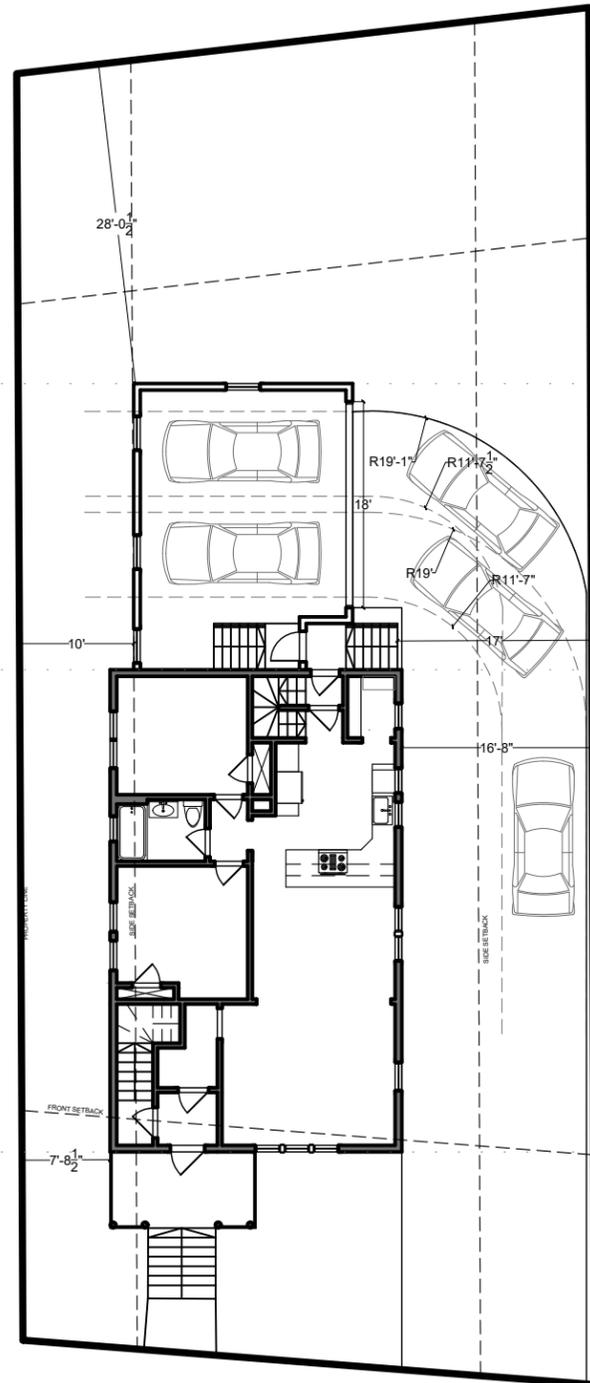
DATE: DEC 22, 2020

E-106

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SPACES
STAIRS
SLOPES

- 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

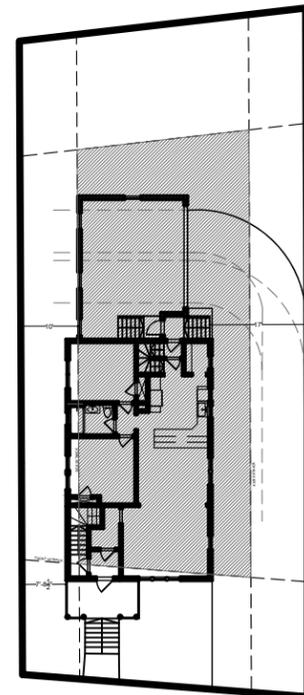


1 PROPOSED SITE PLAN
 A - 100 SCALE: 1/16" = 1' 0"

	ZONING	EXISTING	PROPOSED
ZONE	GR	GR	GR
MIN LOT SIZE	5,000	5,734	5,734
MAX LOT COVERAGE	30 %	22.7%	29.4%
MIN OPEN SPACE	40 %	59.4 %	46.7 %
FRONT SETBACK	20'	10' 4"	10' 4"
EAST SIDE SETBACK	10'	7' 8.5"	7' 8.5" to existing 10' to proposed addition
WEST SIDE SETBACK	10'	16' 7.5"	16' 7.5" to existing 17' to proposed addition
REAR SETBACK	20'	47' 5.5"	28' 0.5"
MAX BUILDING HEIGHT	33'	27' 8"	27' 8"
STORIES	2 1/2	2 1/2	2 1/2

	EXISTING GROSS FLOOR AREA	EXISTING NET LIVING AREA	PROPOSED GROSS FLOOR AREA	PROPOSED NET LIVING AREA
BASEMENT AREA not counted to GFA	1075 SF	0 SF	1075 SF	0 SF
FIRST FLOOR AREA	1075 SF	862 SF	1538 SF including garage (garage is 463 SF)	862 SF garage not counted to TLA
SECOND FLOOR AREA	1075 SF	870 SF	1554 SF	1328 SF
ATTIC area above 6'	309 SF	300 SF	513 SF	455 SF
TOTAL	2459 SF	2032 SF	3605 SF including garage	2645 SF

2 PROPOSED ZONING ANALYSIS AND AREA CALCULATIONS
 A - 100 SCALE: 1/16" = 1' 0"



3 ZONING DIAGRAM
 A - 100 SCALE: 1/32" = 1' 0"



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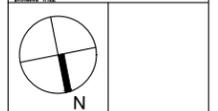


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**HUANG
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 55 HAWTHORNE ST.
 BELMONT, MA

PROPOSED SITE PLAN



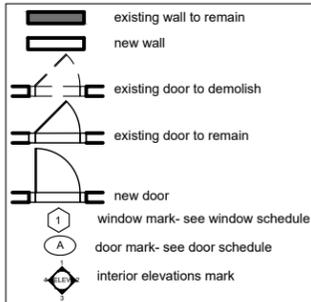
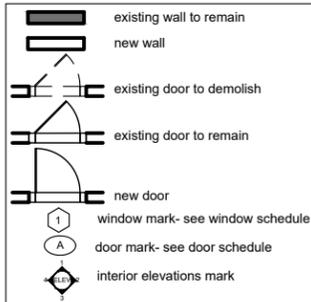
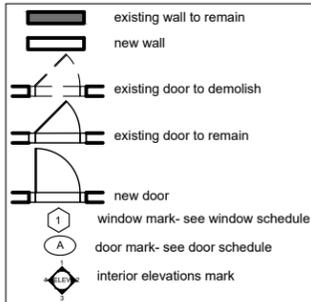
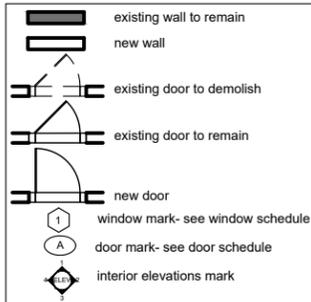
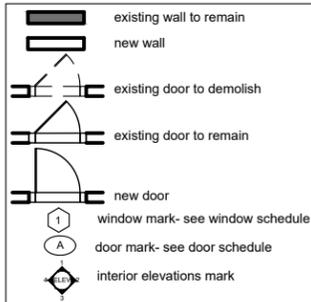
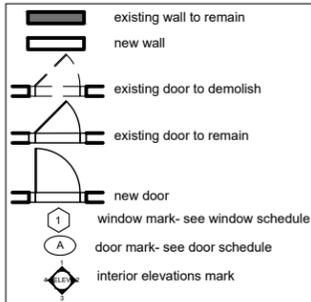
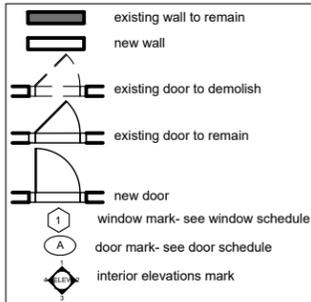
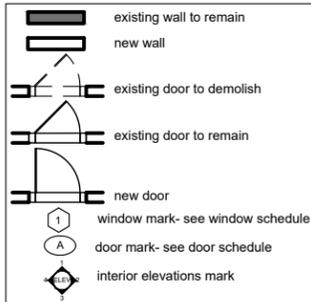
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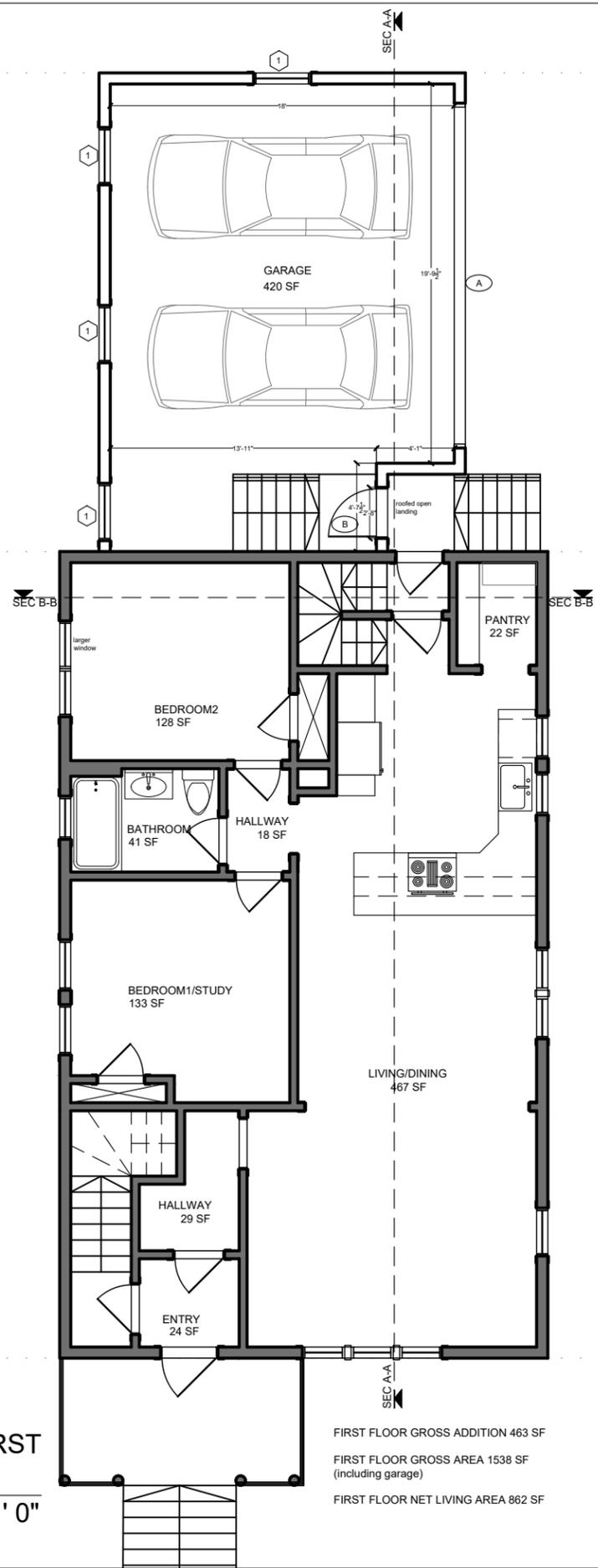
A-100

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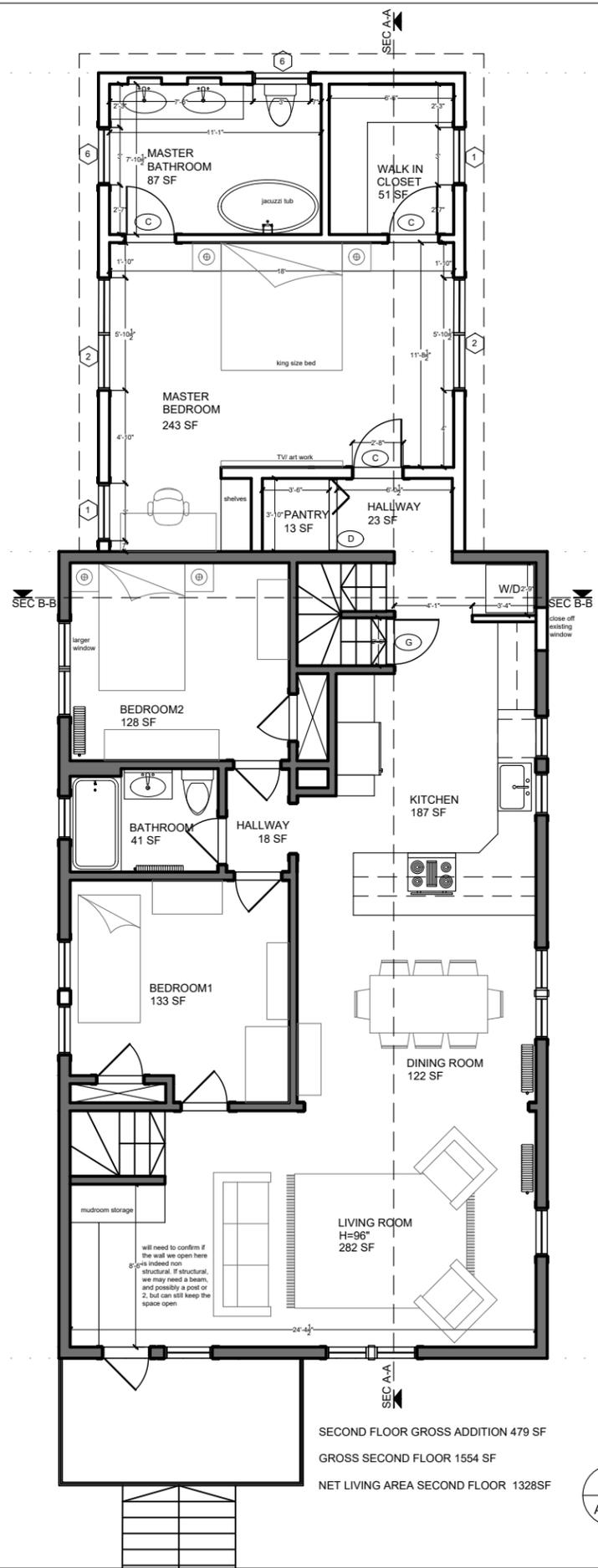
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 DIMS
 STATES



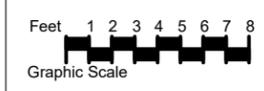
-  existing wall to remain
-  new wall
-  existing door to demolish
-  existing door to remain
-  new door
-  window mark- see window schedule
-  door mark- see door schedule
-  interior elevations mark



FIRST FLOOR GROSS ADDITION 463 SF
 FIRST FLOOR GROSS AREA 1538 SF (including garage)
 FIRST FLOOR NET LIVING AREA 862 SF



SECOND FLOOR GROSS ADDITION 479 SF
 GROSS SECOND FLOOR 1554 SF
 NET LIVING AREA SECOND FLOOR 1328SF



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LLC**

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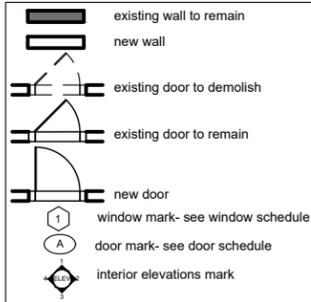
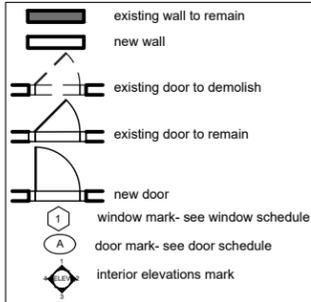
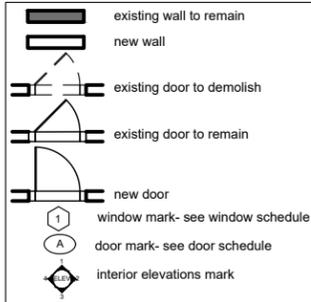
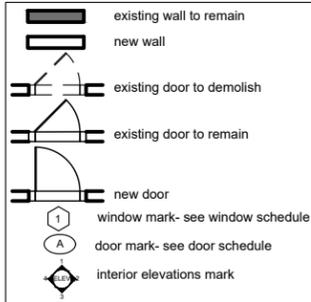
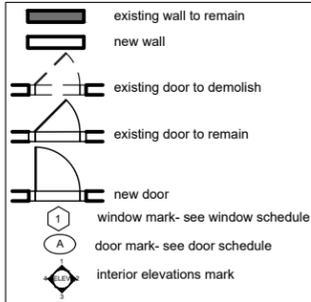
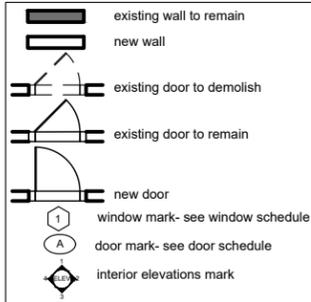
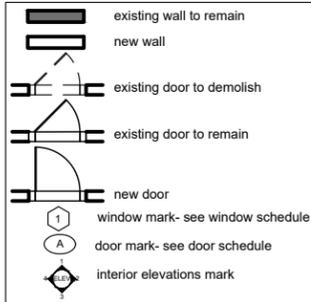
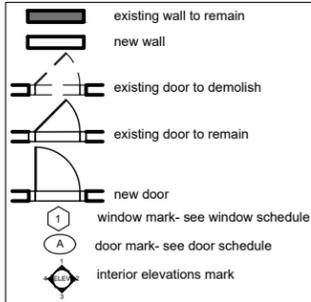
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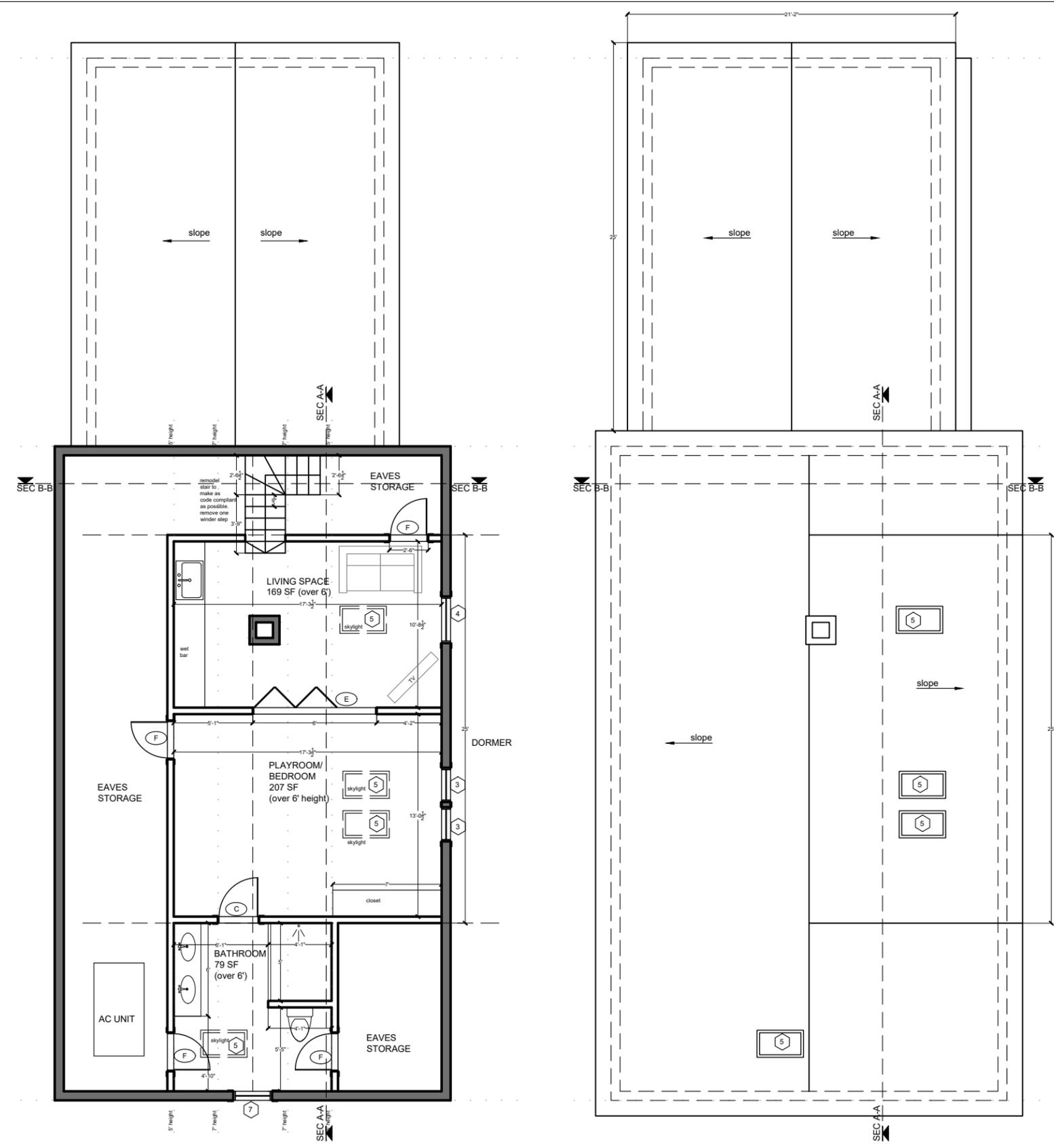
**HUANG
RESIDENCE**
OWNER
55 HAWTHORNE ST.
BELMONT, MA
PROJECT
PROPOSED FIRST AND
SECOND FLOOR PLANS
DRAWING TITLE

N	
062	YGS
1/8" = 1' 0"	DEC 22, 2020
SCALE:	DATE:

A-101
DRAWING NUMBER

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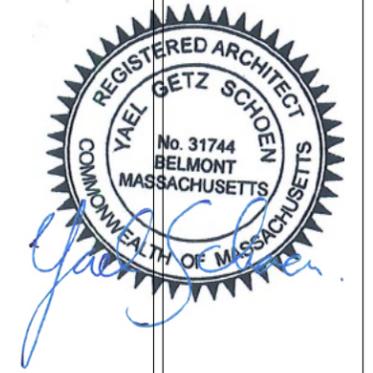
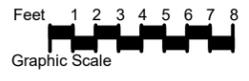
-  existing wall to remain
-  new wall
-  existing door to demolish
-  existing door to remain
-  new door
-  window mark- see window schedule
-  door mark- see door schedule
-  interior elevations mark



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

GROSS FINISHED ATTIC ABOVE 6' 513 SF
 NET ATTIC ABOVE 6' 455 SF

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



YGS DESIGN & DEVELOPMENT LLC

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REV	DESCRIPTION	DATE

HUANG RESIDENCE
 55 HAWTHORNE ST.
 BELMONT, MA

PROPOSED ATTIC AND ROOF PLANS

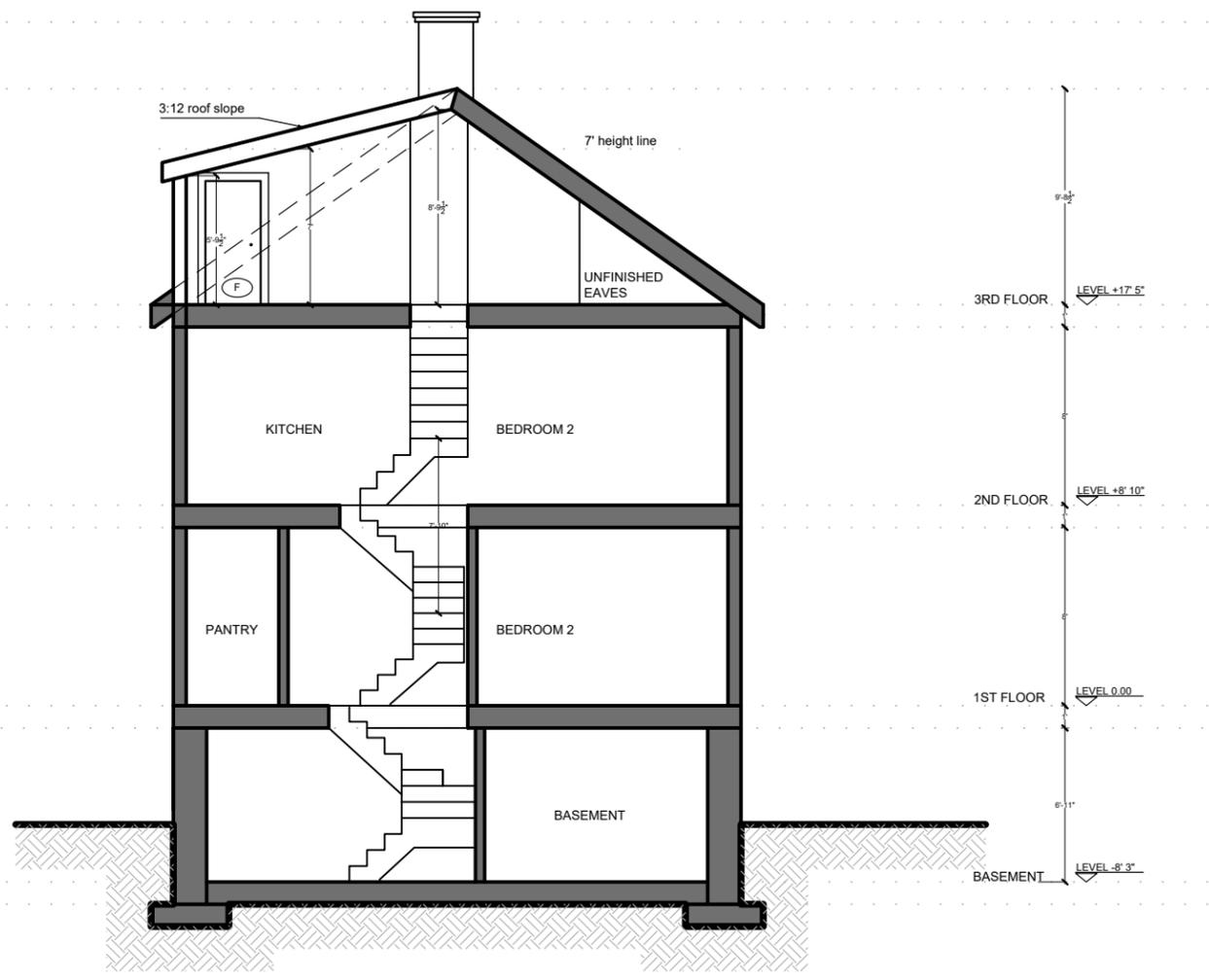


062 YGS
 1/8" = 1' 0" DEC 22, 2020

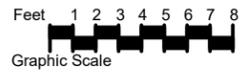
A-102

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CONSULTANT



1 PROPOSED BUILDING SECTION A-A
A - 104 SCALE: 1/8" = 1' 0"

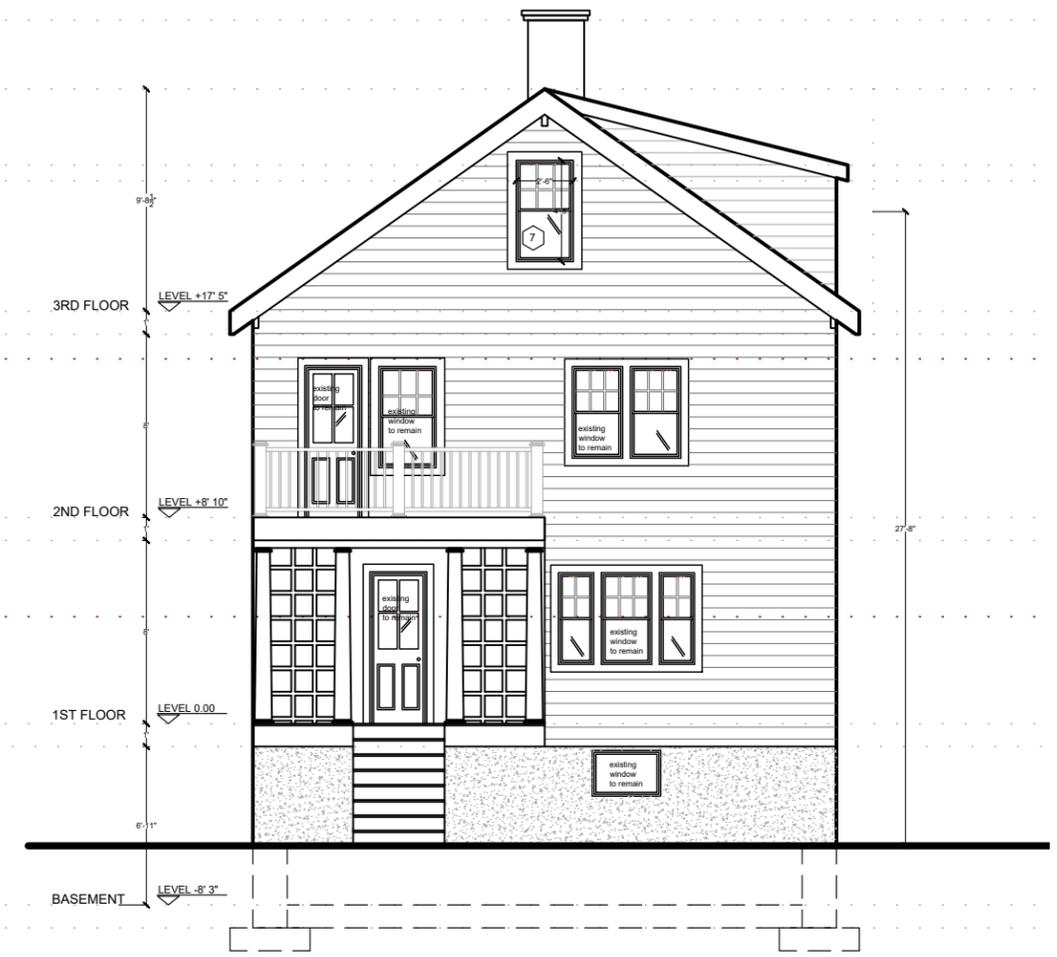


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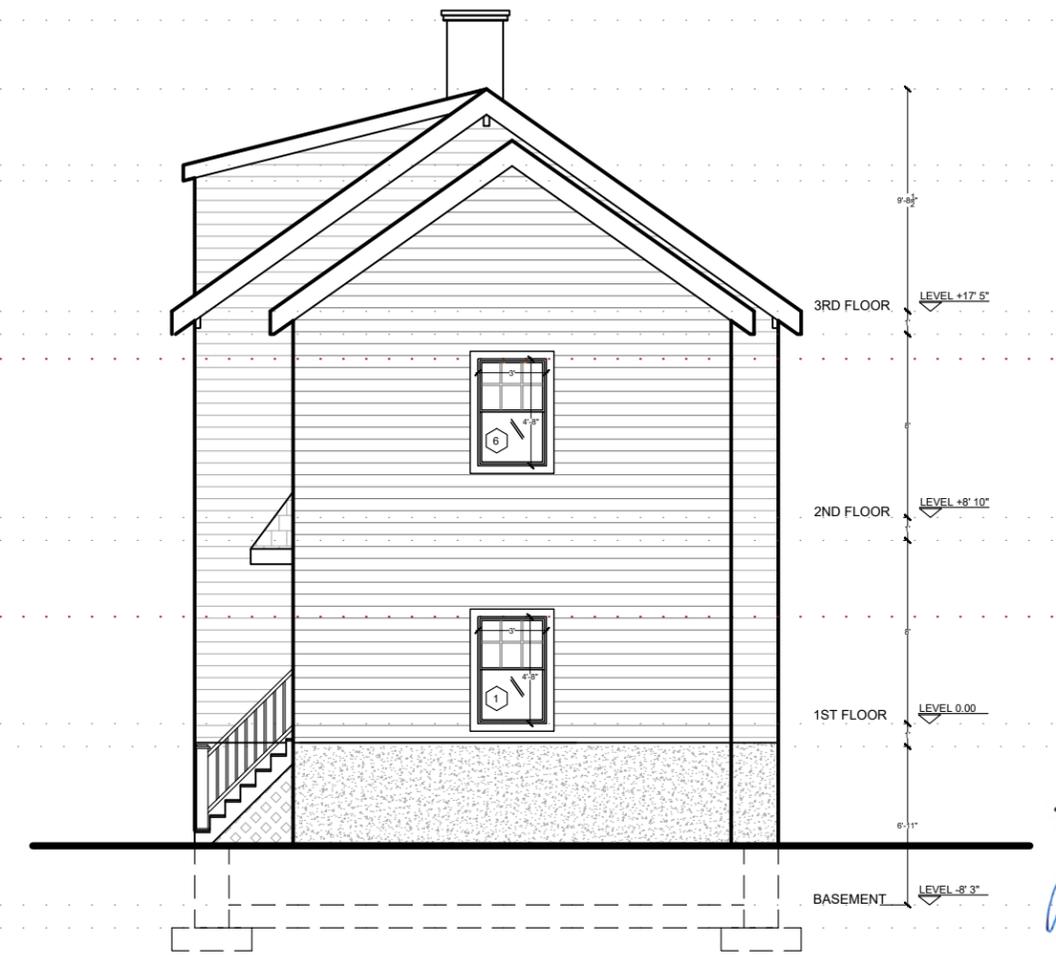
OWNER		HUANG RESIDENCE	
PROJECT		55 HAWTHORNE ST. BELMONT, MA	
DRAWING TITLE		PROPOSED BUILDING SECTION A-A	
062	YGS	1/8" = 1' 0"	DEC 22, 2020
DRAWING NUMBER		A-104	

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1 PROPOSED NORTH EXTERIOR ELEVATION
A - 105 SCALE: 1/8" = 1' 0"



2 PROPOSED SOUTH EXTERIOR ELEVATION
A - 105 SCALE: 1/8" = 1' 0"



REV	DESCRIPTION	DATE

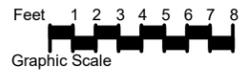
OWNER
HUANG RESIDENCE
55 HAWTHORNE ST.
BELMONT, MA

PROJECT
PROPOSED EXTERIOR
ELEVATIONS 1

062	YGS
1/8" = 1' 0"	DEC 22, 2020
SCALE	DATE

A-105

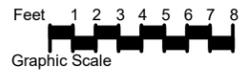
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SHEET



1 PROPOSED WEST EXTERIOR ELEVATION
A - 106 SCALE: 1/8" = 1' 0"



REV	DESCRIPTION	DATE

OWNER
HUANG RESIDENCE
55 HAWTHORNE ST.
BELMONT, MA

PROJECT
PROPOSED EXTERIOR ELEVATIONS 2

062	YGS
1/8" = 1' 0"	DEC 22, 2020

A-106

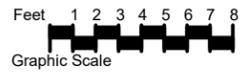
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DATE: 12/22/2020

CONSULTANT



1 PROPOSED EAST EXTERIOR ELEVATION
A - 107 SCALE: 1/8" = 1' 0"



REV	DESCRIPTION	DATE

OWNER
HUANG RESIDENCE
55 HAWTHORNE ST.
BELMONT, MA

PROJECT
PROPOSED EXTERIOR
ELEVATIONS 3

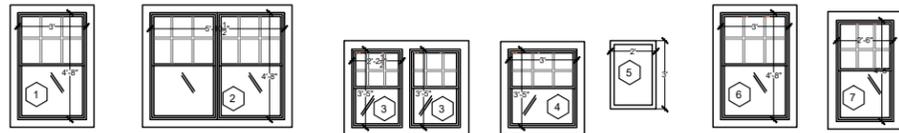
062 YGS
1/8" = 1' 0" DEC 22, 2020
SCALE DATE

A-107

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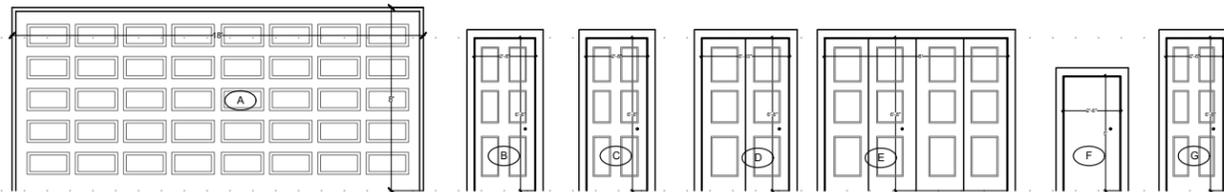
WINDOW	LOCATION	QT	DESCRIPTION	WINDOW SIZE	FINISH	MFR	MODEL	NOTES
1	F1 garage, F2 master and w.i.c	6	double hung, low E , double glazed, argon filled, u value 0.27	3' 0" X 4' 8"	white exterior white interior	Harvey		
2	F2 master bedroom	2	two wide, double hung, low E , double glazed, argon filled, u value 0.27	5' 10.5" X 4' 8"	white exterior white interior	Harvey		
3	A dormer	2	casement, low E , double glazed, argon filled, u value 0.27	2' 2.5" X 3' 5"	white exterior white interior	Harvey		1 right, 1 left
4	A dormer	1	casement, low E , double glazed, argon filled, u value 0.27	3' 0" X 3' 5"	white exterior white interior	Harvey		egress
5	Attic	4	operable skylight	2' 0" X 43' 0"	white exterior white interior	Velux		
6	F2 master bathroom	2	double hung, low E , double glazed, argon filled, u value 0.27	3' 0" X 4' 8"	white exterior white interior	Harvey		tempered
7	A bathroom	1	replacement double hung, low E , double glazed, argon filled, u value 0.27	2' 6" X 4' 5"	white exterior white interior	Harvey		tempered

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

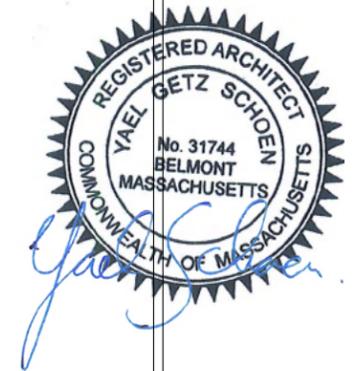
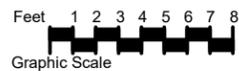


2 PROPOSED WINDOW SCHEDULE
SCALE: 1/8" = 1' 0"

DOOR	LOCATION	QT	DESCRIPTION	DOOR SIZE	MFR	MODEL	NOTES
A	Garage door	1	motorized garage door	18' 0" x 8' 0"	Garaga		
B	F1 back entry	1	exterior entry door with glass	2' 8" x 6' 8"	Simpson		
C	F2 master, stair, wic, master bathroom, A bathroom	5	interior room entry door	2' 8" x 6' 8"	Simpson		
D	F2 Pantry	1	interior folding closet door	2' 8" x 6' 8"	Simpson		
E	A Playroom	1	interior multi folding door	8' 0" x 6' 8"	Simpson		
F	A eaves access	4	access panel/door	2' 8" x 5' 0"	Simpson		height may vary. Minimum 5'
G	F2 back stair	1	interior door	2' 6" x 6' 8"	Simpson		20 min fire rated



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



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BELMONT, MA

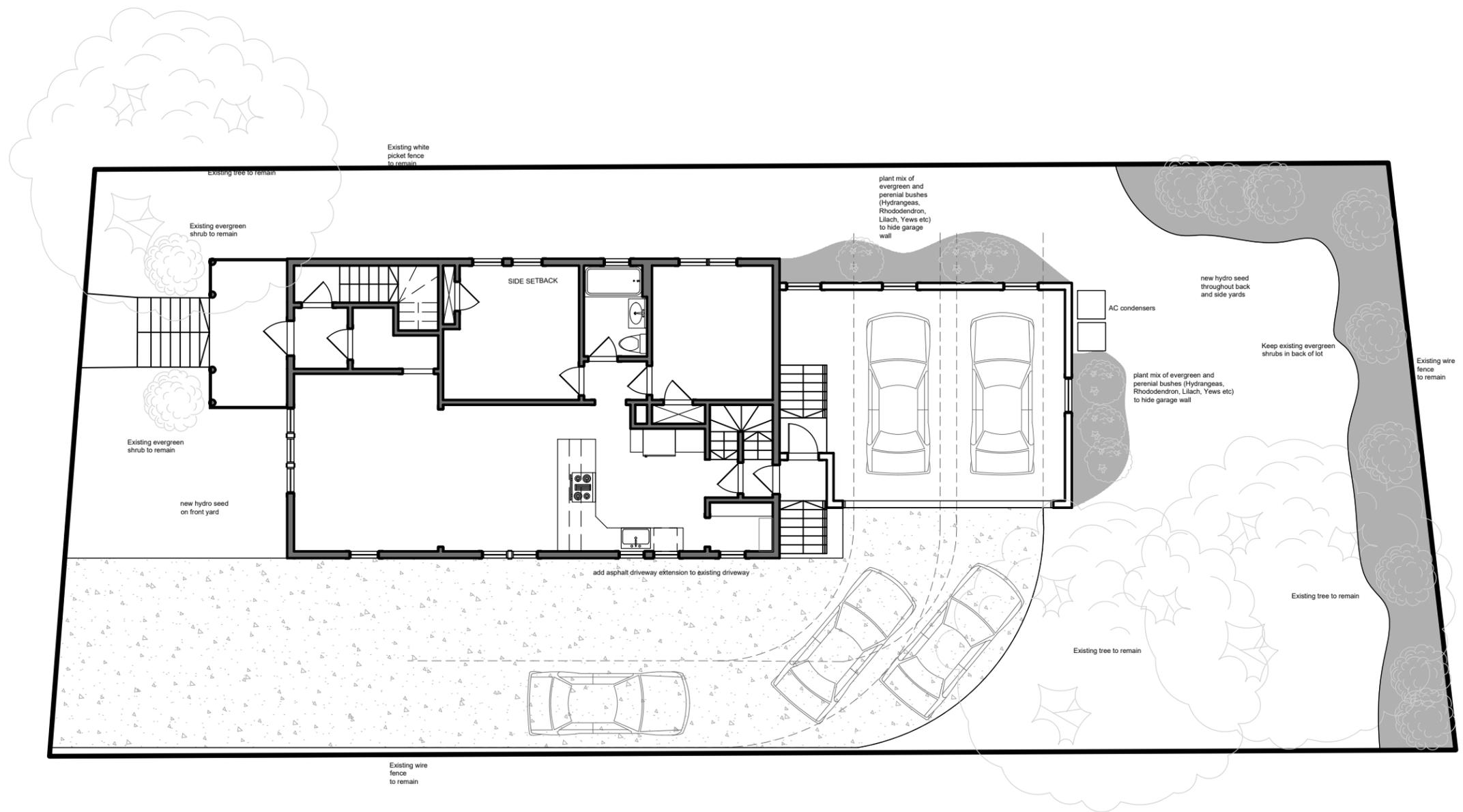
PROPOSED WINDOW
AND DOOR SCHEDULES

062	YGS
1/8" = 1' 0"	DEC 22, 2020

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A-108

SPLICES
STAIRS
DOORS



REV	DESCRIPTION	DATE

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BELMONT, MA

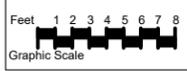
PROJECT
PROPOSED LANDSCAPE PLAN

DRAWING TITLE

062	YGS
3/32" = 1' 0"	DEC 22, 2020

A-109

1 PROPOSED LANDSCAPE PLAN
A - 109 SCALE: 3/32" = 1' 0"



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REV	DESCRIPTION	DATE

**HUANG
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55 HAWTHORNE ST.
BELMONT, MA

PROPOSED 3D IMAGES

DRAWING TITLE

JOB NO. 062 YGS
DATE: DEC 22, 2020

A-110

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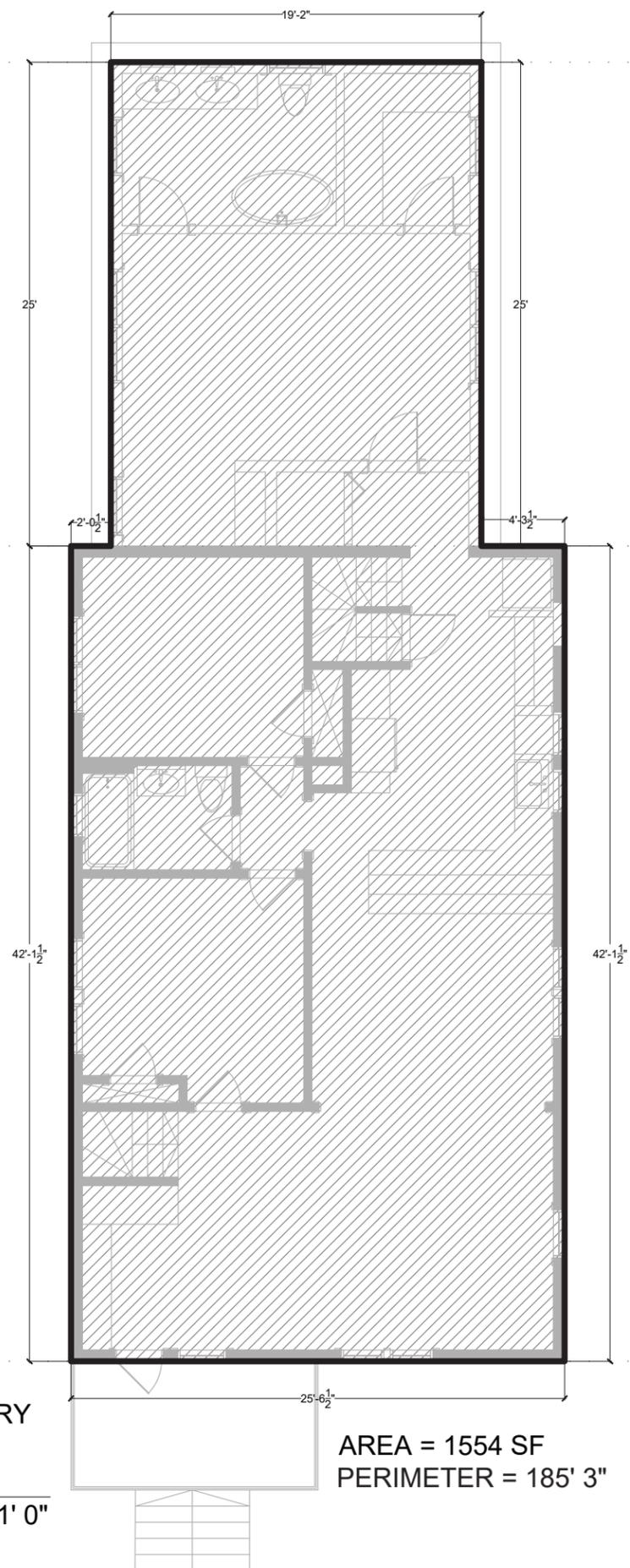
REV.	DESCRIPTION	DATE

**HUANG
RESIDENCE**
55 HAWTHORNE ST.
BELMONT, MA
PROPOSED HALF STORY
CALCULATION 1

JOB NO. 062	JOB YGS
SCALE 1/8" = 1' 0"	DATE FEB 16, 2022

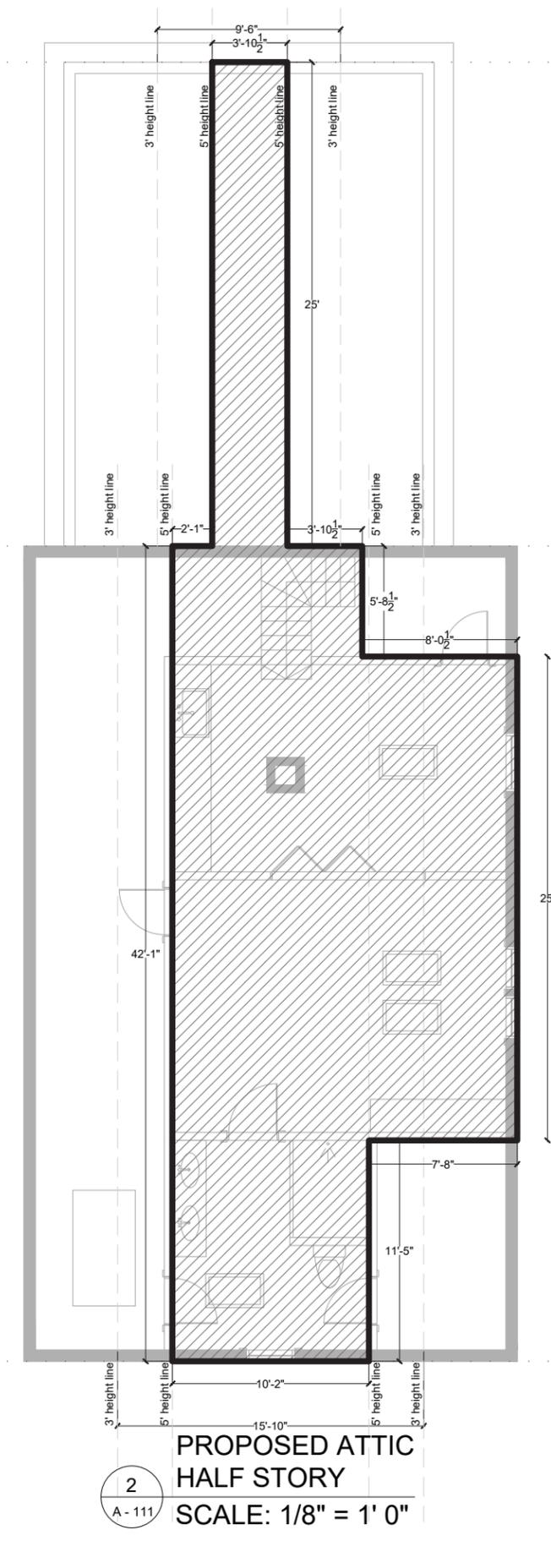
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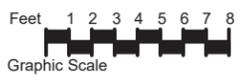


1
A - 111
SECOND STORY
AREA AND
PERIMETER
SCALE: 1/8" = 1' 0"

AREA = 1554 SF
PERIMETER = 185' 3"



2
A - 111
PROPOSED ATTIC
HALF STORY
SCALE: 1/8" = 1' 0"

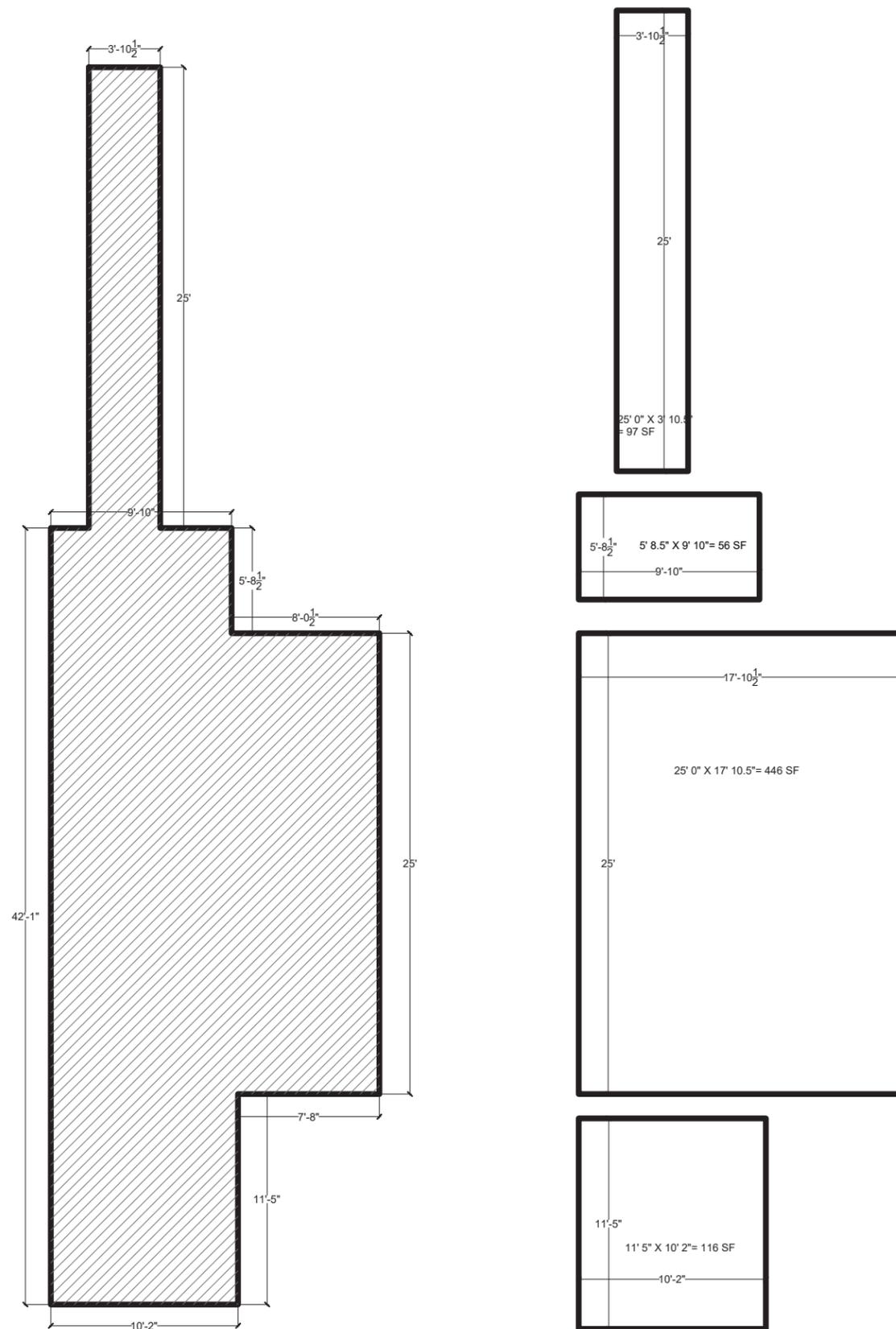


PLATES
STAIRS
ROUTES



ALLOWED LIMITS FOR 1/2 STORY ABOVE, BASED ON SECOND FLOOR	PROPOSED HALF STORY
RIDGE LENGTH ridge length = 42' 1.5" max dormer length allowed (75% of ridge): $0.75 \times 42' 1.5" = 31' 7.125"$	DORMER LENGTH = 25' 0"
HALF STORY CALCULATION / ABOVE 3' PERIMETER: second floor perimeter = 185' 3" attic finished ceiling 3' above floor length allowed (50% of second floor): $0.5 \times 185' 3" = 92' 7.5"$	PERIMETER ABOVE 3' HEIGHT = $15' 10" + 25' 0" + 9' 6" = 50' 4"$
HALF STORY CALCULATION / ABOVE 5' AERA: second floor area = 1554 SF max attic area at 5' above floor allowed (60% of second floor): $0.6 \times 1554 = 932 SF$	ATTIC AREA ABOVE 5' HEIGHT = 715 SF

1 PROPOSED HALF STORY CALCULATION
A - 112 SCALE: 1/8" = 1' 0"



56+446+116+97=715 SF

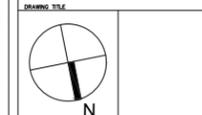


REV.	DESCRIPTION	DATE

HUANG RESIDENCE

55 HAWTHORNE ST.
BELMONT, MA

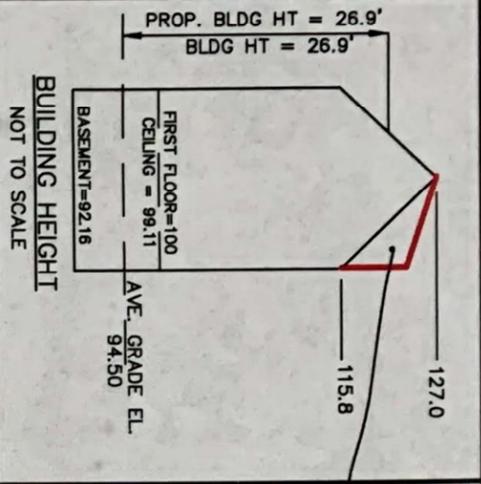
PROPOSED HALF STORY
CALCULATION 2



062 YGS
1/8" = 1' 0" FEB 16, 2022

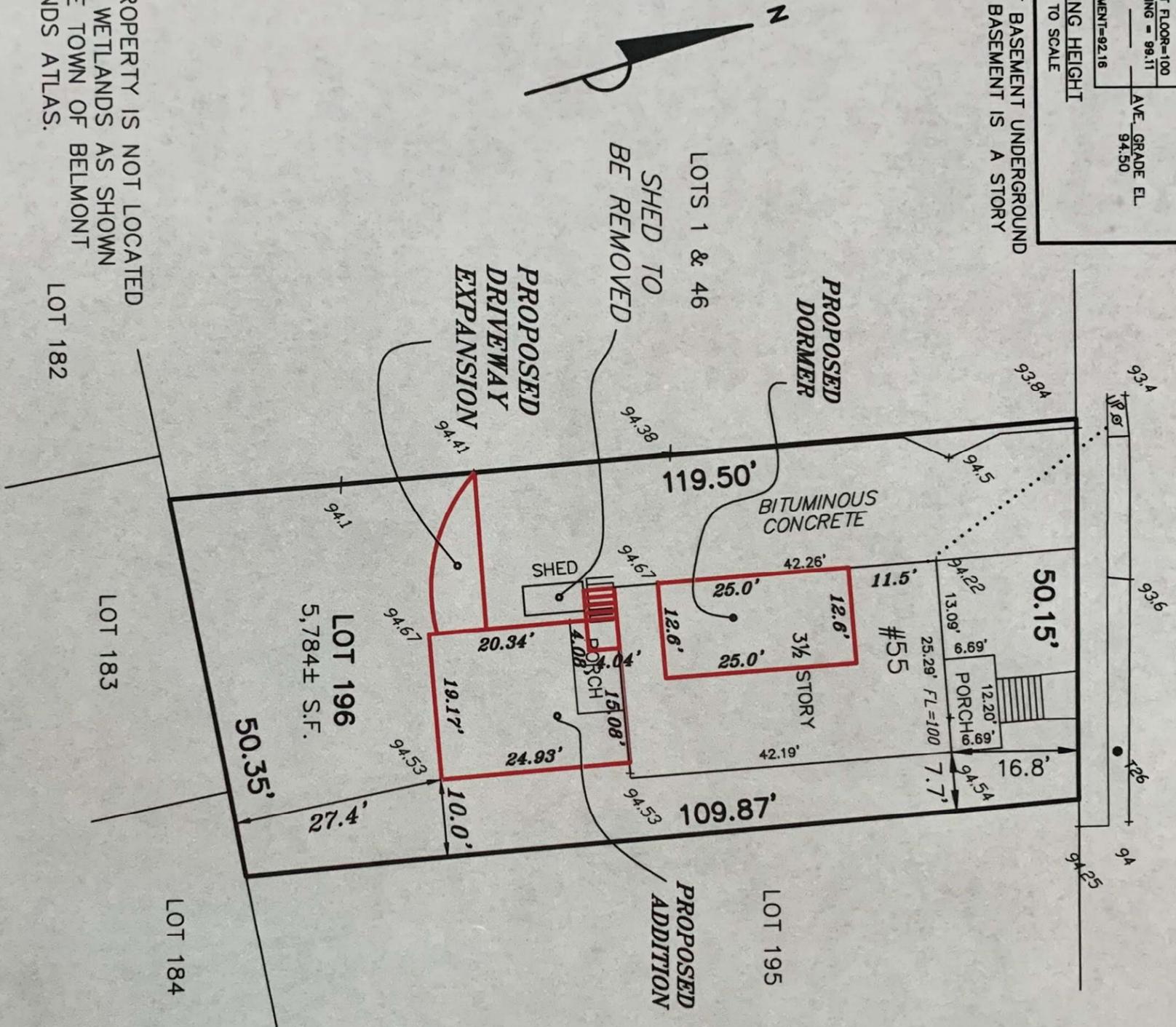
A-112

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



33.5% OF BASEMENT UNDERGROUND THEREFOR BASEMENT IS A STORY

HAWTHORNE STREET



THE PROPERTY IS NOT LOCATED WITHIN WETLANDS AS SHOWN ON THE TOWN OF BELMONT WETLANDS ATLAS.

LOT 182

ZONING DISTRICT: GR (GENERAL RESIDENCE)
REQ. EXISTING PROPOSED

FRONT SETBACK:	20'	16.8'
SIDE SETBACK:	10'	7.7'
REAR SETBACK:	20'	51.9'
MAXIMUM LOT COVERAGE:	30%	22.4%
MINIMUM OPEN SPACE:	40%	55.5%
LOT FRONTAGE:		50.15'

TOTAL LOT AREA: 5,784± S.F.



Scott C. Lynch
SCOTT LYNCH, PLS DATE 10/5/2021

OWNER: ORTON HUANG & HANYIN LIN
CERT. 245776
ASSESSORS MAP 27 - PARCEL 40

PROPOSED PLOT PLAN #55 HAWTHORNE STREET IN BELMONT, MA (MIDDLESEX COUNTY)

SCALE: 1" = 20' DATE: 10/5/2021

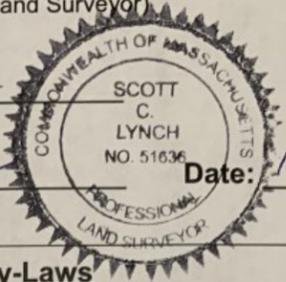


ROBER SURVEY
1072 MASSACHUSETTS AVENUE
ARLINGTON, MA 02476
(781) 648-5533
DWG. NO. 5365PP2.DWG

Zoning Compliance Check List
Properties Located within the GR Districts
 (To be Completed by a Registered Land Surveyor)

Property Address: 55 HAWTHORNE STREET

Surveyor Signature and Stamp: Scott



Date: 10/5/2021

Per §4.2 of the Zoning By-Laws

		REQUIRED	EXISTING	PROPOSED
Lot Area (sq. ft.)		5,000	5,784'	
Lot Frontage (feet)		50'	50.15'	
Lot Area/Unit (sq. ft./d.u.)				
Lot Coverage (% of lot)		30%	22.4%	28.1%
Open Space (% of lot)		40%	55.5%	46.7%
Setbacks: (feet)	➤ Front	20'	16.8'	
	➤ Side/Side	10' 10'	7.7' -	- 10.0'
	➤ Rear	20'	51.9'	27.40'
Building Height:	➤ Feet	33'		
	➤ Stories	2 1/2		
1/2 Story (feet) (Per §1.4)	➤ Perimeter			
	➤ Area			
	➤ Length			

Per §6D of the Zoning By-Laws

		REQUIRED	EXISTING	PROPOSED
Front Doors:	➤ Face Street			
	➤ Setback			
Curb Cut				
HVAC:	➤ Front Yard			
	➤ Side/Rear Setbacks			

SUBMIT CALCULATIONS for all of the requirements listed above on a separate piece of paper(s) to verify how they were calculated

