

NOTICE OF PUBLIC HEARING BY THE
PLANNING BOARD

ON APPLICATION FOR TWO (2) SPECIAL PERMITS

Notice is hereby given that the Belmont Planning Board will hold a public hearing on TUESDAY, MAY 5, 2020, at 7:00 PM in the Select Board's Meeting Room, Town Hall, 455 Concord Ave., to consider the application of HILTON AND CAITLIN MADEVU-MATSON for TWO (2) SPECIAL PERMITS (1) to increase the size of the nonconforming home (nonconforming lot area and frontage) by more than 30% of the gross floor area; and, (2) to maintain the nonconforming side setback. IN ORDER TO CONSTRUCT A TWO STORY ADDITION at the rear of the existing home at 32 Frost Road located in a Single Residence C (SR-C) Zoning District.

Planning Board



Town of Belmont
Planning Board

APPLICATION FOR A SPECIAL PERMIT

Date: May 24, 2020

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 32 Frost Rd Street/Road, hereby apply to your Board for a **SPECIAL PERMIT** for the erection or alteration on said premises or the use thereof under the applicable Section of the Zoning By-Law of said Town for a two story rear addition with cellar below and a reconstructed one story, one car garage.

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

Milton & Carlin Medwin-Matson

Address

32 Frost Road
Belmont MA 02478

Daytime Telephone Number

781 475 6707



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

January 29, 2020

Hilton and Caitlin Madevu-Matson
32 Frost Road
Belmont, MA 02478

RE: Denial to Construct Two-Story Addition at Rear of Home

Dear Mr. and Ms. Madevu-Matson:

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 existing home in a Single Residence C (SR-C) Zoning District.

Your application has been denied because it does not comply with the Zoning By-Law. More specifically, your property does not conform to the lot area, lot frontage requirements and side setback requirements for the SR-C District (lot area: 9,000 square feet required, 8,463 square feet existing and proposed; lot frontage: 75' required, 59' existing and proposed; side setback: 10' required, 7.9' existing and proposed) and is therefore considered nonconforming.

You may alter your plans to conform to the Zoning By-Law and resubmit for a building permit or you may request a two (2) Special Permits under Section 1.5 C of the Zoning By-Law from the Planning Board: (1) to increase the size of your home by more than 30% of the gross floor area; and, (2) to maintain the nonconforming side setback. If you choose to pursue the Special Permits, please call the Office of Community Development at (617)-993-2666 to schedule an appointment with the Planning Staff to begin the Special Permit process.

Sincerely,

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

**Belmont Planning Board
Special Permit Narrative Statement
32 Frost Road**

Caitlin and Hilton Madevu-Matson of 32 Frost Road seek two special permits in order to expand an existing non-conforming single family home located on a non-conforming lot.

Caitlin grew up in Belmont and graduated from Belmont High in 2001. She lived abroad in South Africa and the United Kingdom from 2005 to 2012, where she met Hilton. They married and lived in New York/New Jersey from 2013 to 2019. Now with a son and a daughter, the Madevu-Matsons moved to Belmont from New Jersey in 2019 to be close to the children's grandparents, Doug and Chris Matson, who live within walking distance on Sandrick Road. Caitlin's siblings Malia and Ross also live in the Boston area. The dream is to transform this house into a place where the family can live, work and raise the kids in close contact with their grandparents, aunt, uncles and cousins. The expanded house would give the children their own rooms, make space for Hilton's full-time home office, and provide a venue for the growing extended family to gather for weekly Sunday lunch and holiday get-togethers.

The first special permit is to increase the size by more than 30%. The current house is a 3 bedroom colonial with a total living area of 1845 sf (first and second floors). The two story rear addition will provide a fourth bedroom which will enable Hilton to maintain his home office (he works full time from home) and will enable their son and daughter to each have their own bedroom. The proposed addition is 879 sf (first and second floors), for a total living area of 2,724 (2864 if you include the unfinished attic space).

The second special permit is to maintain the nonconforming side setback on the garage side of the house. Currently the garage is 7.9' from the side property line (10' required). The proposed work includes shifting the garage back which creates the opportunity to introduce more natural light into the front dining room and makes the garage less impactful on the overall front façade. The proposed work also includes raising the garage slab elevation to replace the steeply sloping driveway with a new driveway that is level with the rest of the property, which improves the overall aesthetic and eliminates problematic ice and water issues. At a mere 9'-6" wide, the garage is very tight and there is not any ability to shift it any further from the property line. Therefore, the proposed garage will maintain the same 7.9' side setback. It will also remain a one story structure.

While the current lot size of 8,463 sf is less than the 9,000 sf requirement for SR-C district, it is relatively large by Belmont's standards. For example, the majority of lot sizes in the immediate vicinity range from 5,500 to 7,286. This larger lot can easily accommodate the rear addition, with a proposed lot coverage that is only 20.2%, still well below the 25% threshold. Furthermore, aside from shifting the garage back, the rest of the proposed scope does not impact the front of the home. The overall effect will be in harmony with the architecture and scale of the neighborhood. The proposed design is in keeping with the intent of Town Meeting and the Planning Board Special permit criteria (Section 1.5.4.B) and is not substantially detrimental to the neighborhood.

We presented this proposed scope to Jeffrey Wheeler who did not identify any concerns. We have also shared these plans with and received enthusiastic support from many neighbors including abutters. We will be providing a signed petition demonstrating neighborhood support.

Thank you for your consideration on this matter.

32 Frost Road

- Examples of neighbors with attached garages and side windows -

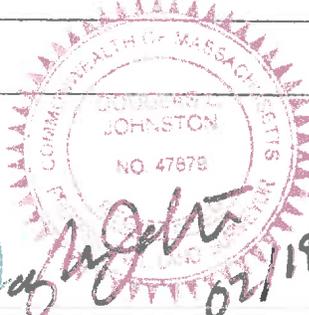


Zoning Compliance Check List (Registered Land Surveyor)

Property Address: 32 FROST ROAD Zone: SRC
 Surveyor Signature and Stamp: _____ Date: _____

	REQUIRED	EXISTING	PROPOSED
Lot Area	9,000 S.F.	8,463 S.F.	8,463 S.F.
Lot Frontage	75'	59.0'	59.0'
Floor Area Ratio	N/A	N/A	N/A
Lot Coverage	25%	13.1%	21.1%
Open Space	50%	81.3%	73.3%
Front Setback	23.6'	19.8'	19.8'
Side Setback	10'	7.9'	7.9'
Side Setback	10'	8.2'	8.2'
Rear Setback	30'	90.1'	77.0'
Building Height	30'	28.2'	28.2'
Stories	2-1/2	2	2
1/2 Story Calculation See basement calc. sheets.			

NOTES:


Doyle
 02/19/20

DLJ GEOMATICS
276 NORTH STREET
WEYMOUTH, MA 02191

LANDSURV@COMCAST.NET
WWW.DLJGEO.COM

NOVEMBER 20, 2019

32 FROST ROAD
BELMONT, MA 02478

CELLAR CALCULATIONS:

THE CELLAR WALLS ARE 6.79' HIGH. THERE ARE FIVE SEGMENTS.

SEGMENT:	LENGTH:	AREA:	AREA BELOW GRADE:
A	33.0'	226.05 S.F.	151.80 S.F.
B	24.2'	165.77 S.F.	106.00 S.F.
C	16.2'	110.48 S.F.	64.80 S.F.
D	16.8'	115.08 S.F.	65.42 S.F.
E	28.2'	193.17 S.F.	117.31 S.F.
TOTAL:		810.55 S.F.	505.33 S.F.

$$505.33/810.55=.6234$$

62.34% OF THE FOUNDATION WALL IS BELOW GRADE.



SEG "A"

33.0
x 6.85

226.05
TOTAL
FACE
OF
WALL

33.0 BELOW
grade
9.6

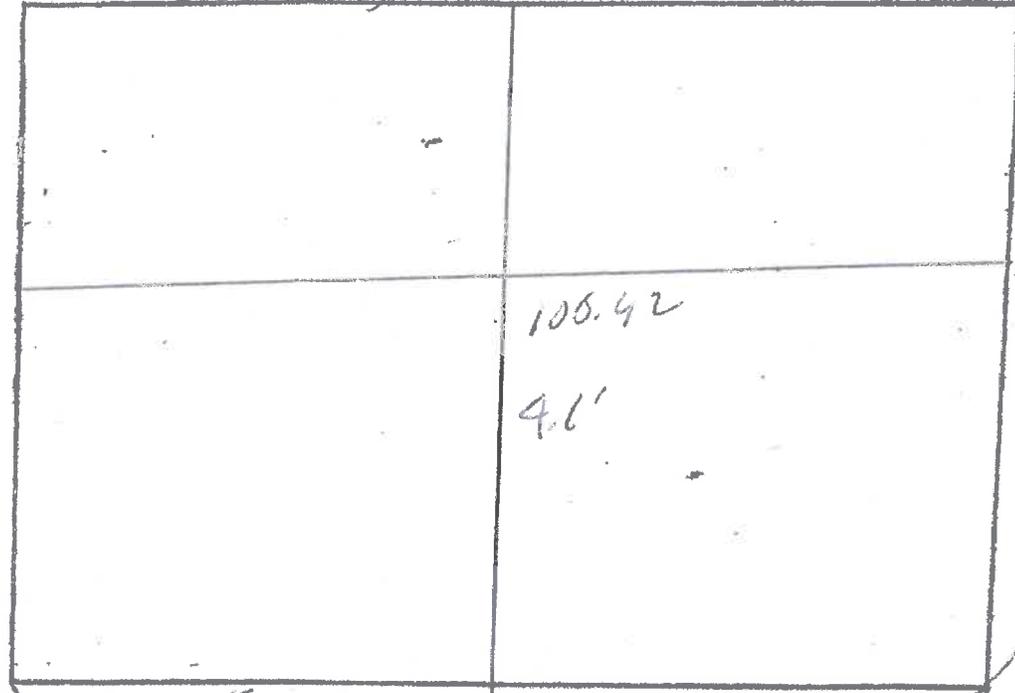
151.80
100.26

51.30

26.25
= 67.15

7.15%
BELOW
grade

CEILING = 102.67



FLOOR = 95.82
33.0'



SEG "B"

24.2
x 6.85

165.77
TOTAL
FACE
OF
WALL

4.2
4.38

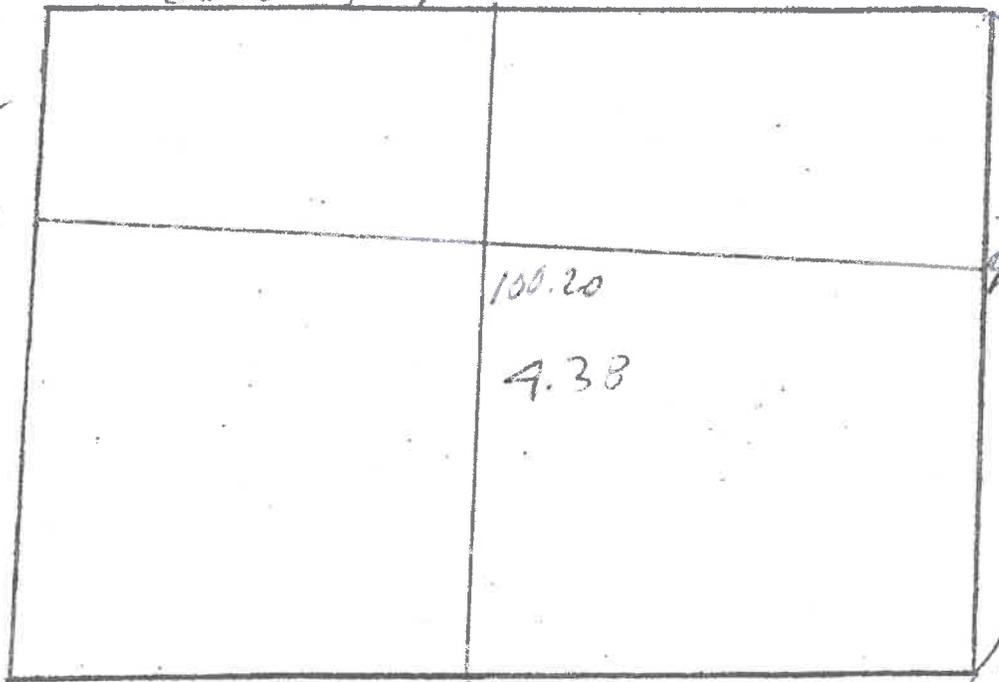
106.00
100.58
BELOW
grade

16.00

15.77
= 63.94

1.94%
BELOW
grade

CEILING = 102.67



FLOOR = 95.82
24.2

SEG "C"

16.2
x 6.85

110.48

TOTAL
FACE
OF
WALL

99.92

16.2
x 4.0

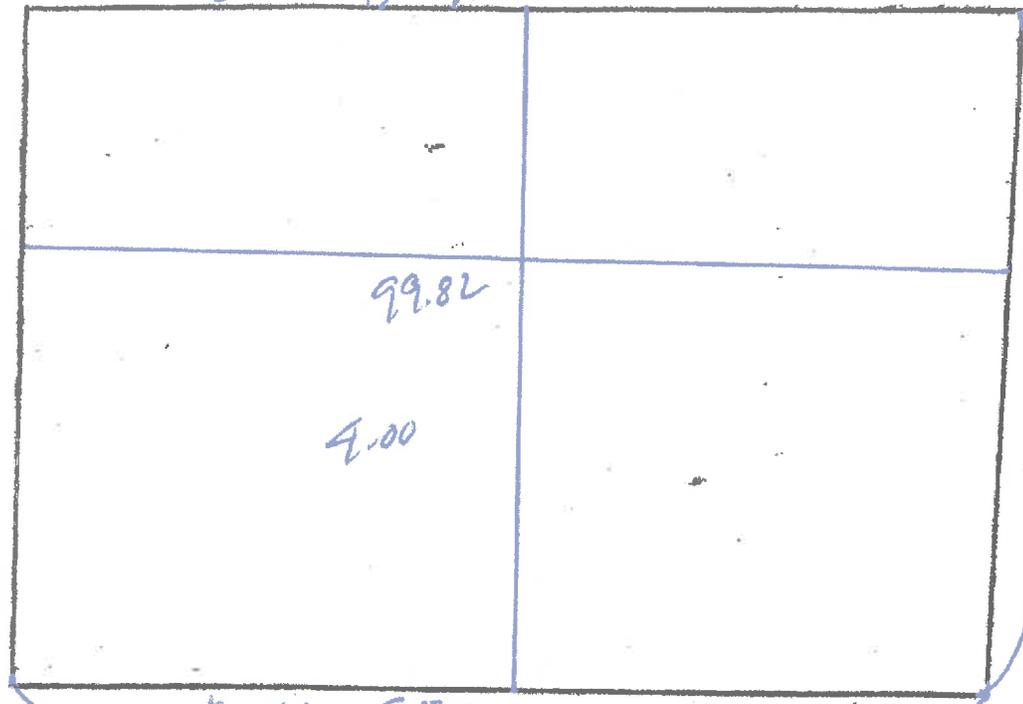
64.8

64.8 = 58.65

110.48

58.65%
BELOW
GRADE

CEILING = 102.67



SEG "D"

6.8
x 6.85

15.08

TOTAL
FACE
OF
WALL

99.81

6.8
x 3.94

15.42

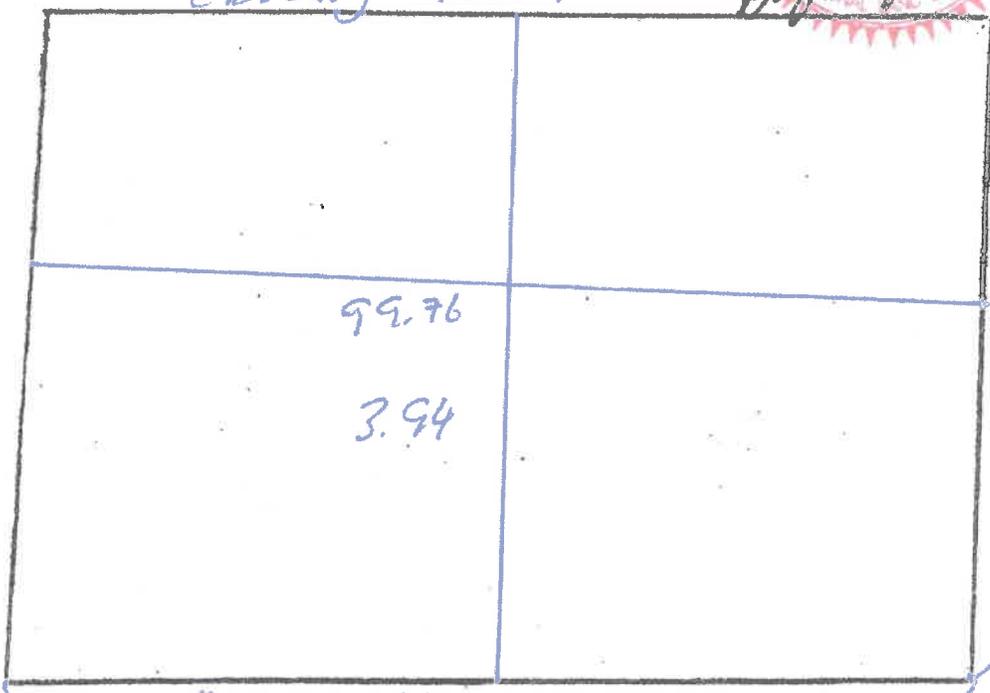
BELOW
GRADE

5.42 = 56.84

13.08

56.84%
BELOW
GRADE

CEILING = 102.67



FLOOR = 95.82
16.8'

DELMONT

5EG "E"

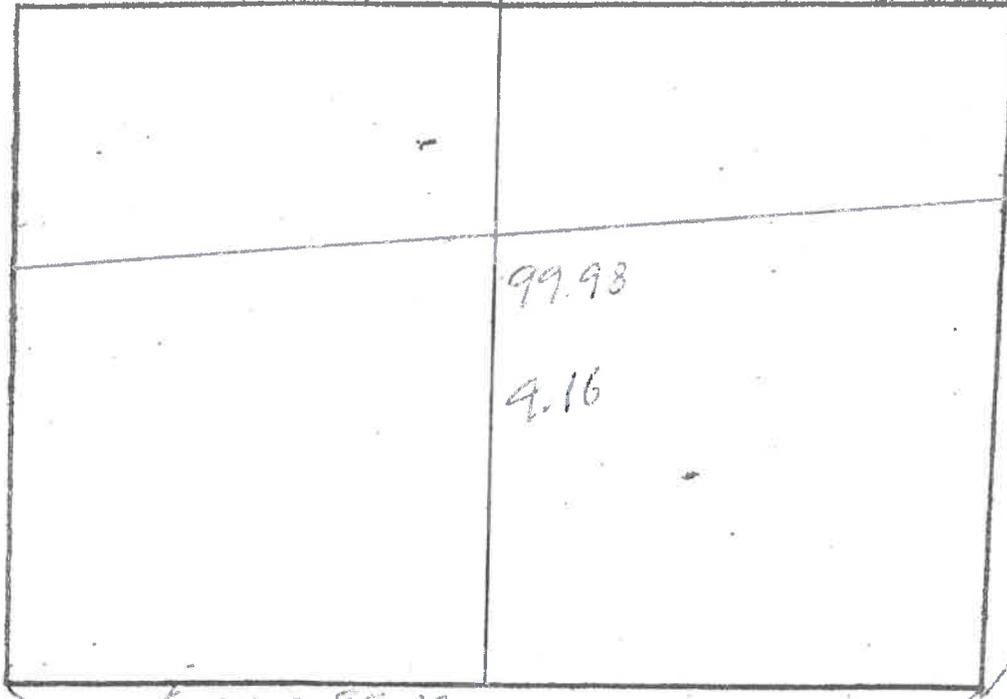
CEILING = 102.67

$$\begin{array}{r} 28.2 \\ \times 6.05 \\ \hline 193.17 \end{array}$$
 TOTAL
FACE
OF
WALL

$$\begin{array}{r} 28.2 \\ \times 9.16 \\ \hline 117.31 \end{array}$$
 BELOW
GRADE
99.70

$$\frac{117.31}{193.17} = 60.73\%$$

60.73%
BELOW
GRADE

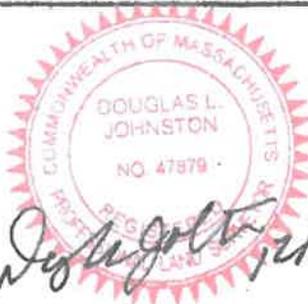


Floor = 95.82

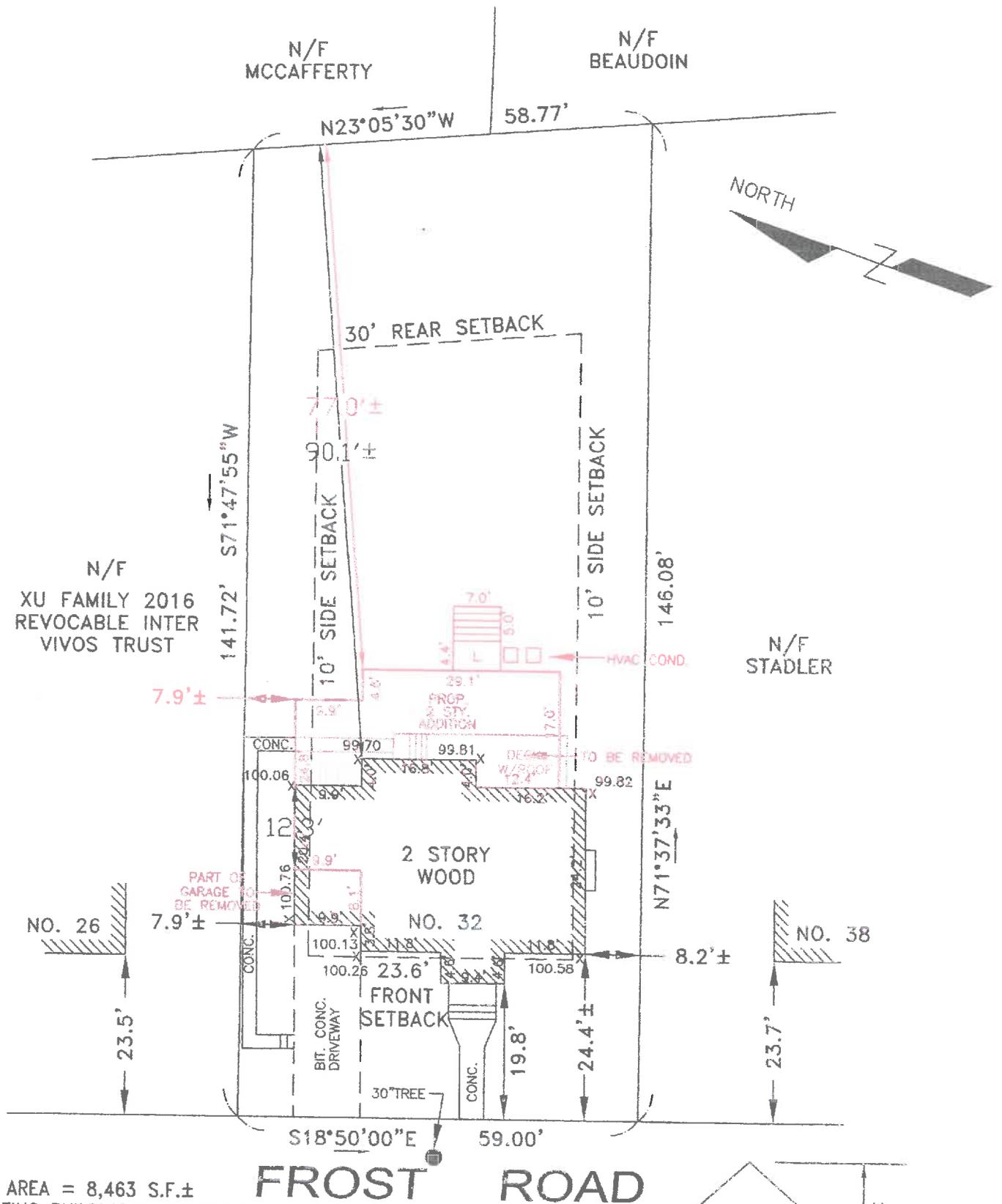
28.2'

100.26

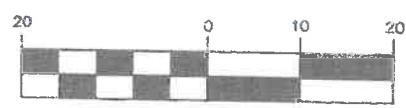
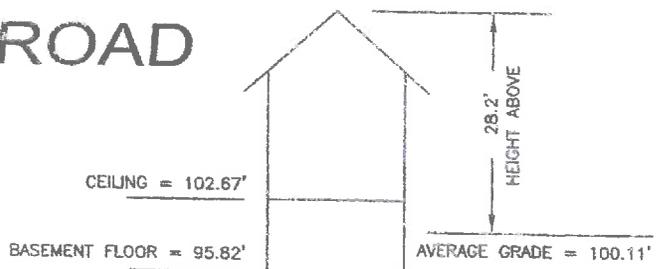
6.85



Douglas L. Johnston 12/18/19



LOT AREA = 8,463 S.F.±
 EXISTING BUILDING=1,110 S.F.±
 EXISTING PAVEMENT/WALK = 480 S.F.±
 PROPOSED ADDITION = 676 S.F.±
 EXISTING LOT COVERAGE = 13.1%
 PROPOSED LOT COVERAGE = 21.1%
 EXISTING OPEN SPACE = 81.3%
 PROPOSED OPEN SPACE = 73.3%



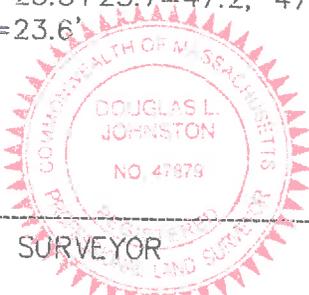
(IN FEET)
 1 inch = 20 ft.

CERTIFIED PLOT PLAN
 IN
 BELMONT, MA
 SCALE: 1" = 20' FEBRUARY 18, 2020

DLJ GEOMATICS
 PROFESSIONAL LAND SURVEYING
 276 NORTH STREET
 WEYMOUTH, MA 02191
 (781) 812-0457
 32 FROST RD BELMONT.dwg

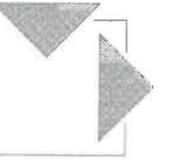
NOTES

- SEE DEED RECORDED IN MIDDLESEX COUNTY REGISTRY OF DEEDS IN DEED BOOK 14744, PAGE 435.
- SEE PLAN RECORDED IN MIDDLESEX COUNTY REGISTRY OF DEEDS IN DEED BOOK 6068, PAGE 367.
- SUBJECT PARCEL IS LOCATED IN ZONE SRC.
- SUBJECT PARCEL IS LOCATED IN FLOOD ZONE X AS SHOWN ON PANEL 25017C0418E WITH AN EFFECTIVE DATE OF JUNE 4, 2010.
- ONE PUBLIC SHADE TREE IS LOCATED WITHIN THE LIMITS OF THE PROPERTY FRONTAGE OF THE SUBJECT PROPERTY.
- FRONT SETBACK: $23.5+23.7=47.2$; $47.2/2=23.6$;
FRONT SETBACK=23.6'




 PROFESSIONAL LAND SURVEYOR 02/19/20 DATE

MILLER
DESIGN LLC

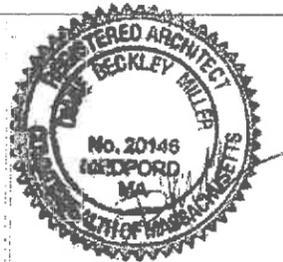


80 CLARK STREET
BELMONT, MA 02478

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

Date: _____ Issued for: _____

2/21/20 PLANNING BD REVIEW

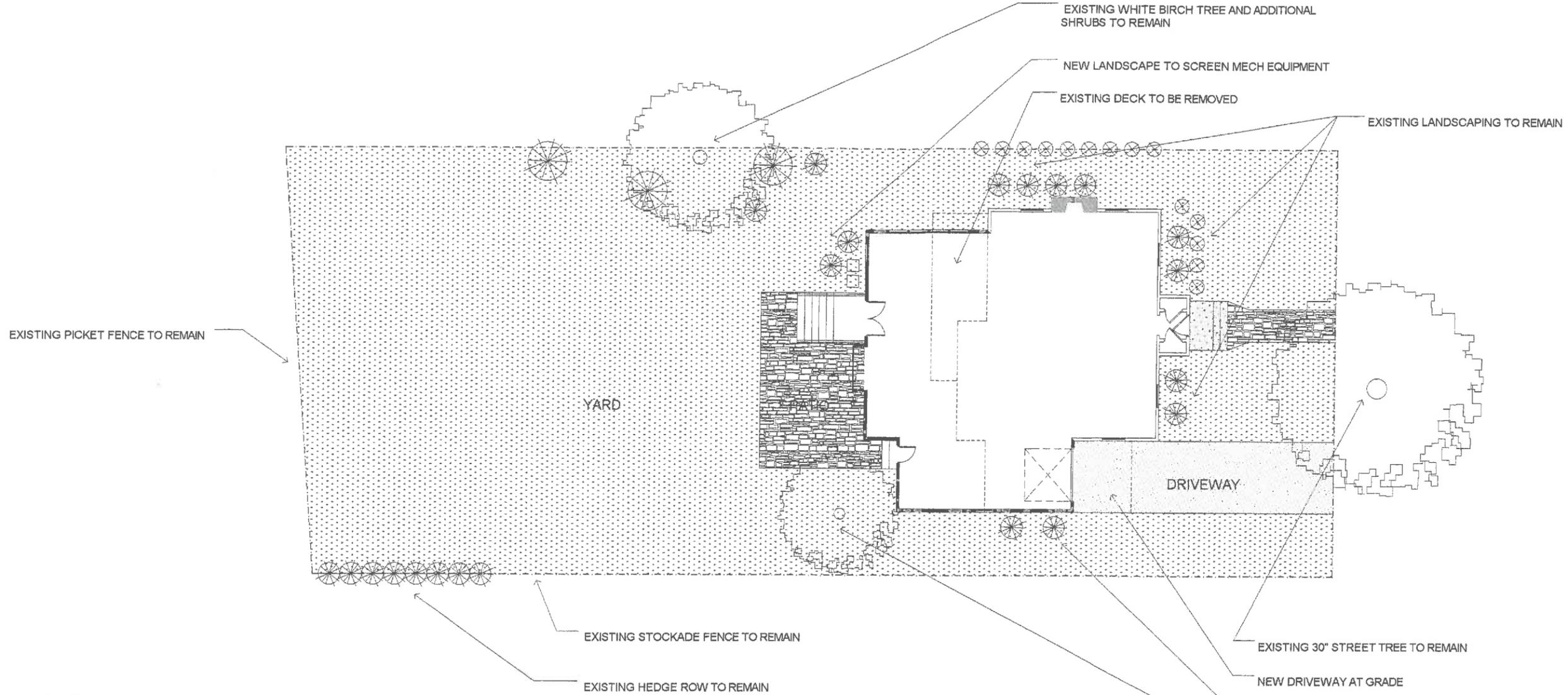


MADEVU MATSON PROPERTY
32 FROST ROAD
BELMONT MA 02478

SITE DIAGRAM

Sheet
Number:

L1

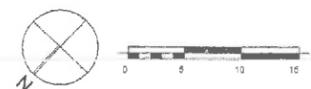


KEY

	GRASS
	MULCH
	HARDWOOD DECK
	PAVERS
	ASPHALT
	CONCRETE
	RETAINING WALL

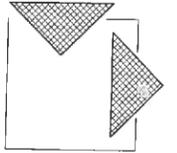
PLANT SCHEDULE

QTY	PLANT
1	EXISTING 30" STREET TREE
1	EXISTING 12" WHITE BIRCH TREE
18	EXISTING SHRUBS (VARYING SIZES)
2	EXISTING EVERGREEN HEDGE ROWS (APPROX 20' LONG)
1	NEW 3"D ORNAMENTAL TREE
2	NEW 3"D HYDRANGEA TREES
2	NEW 2' - 3'H EVERGREEN SHRUBS



PLANNING BOARD REVIEW SET NOVEMBER 7, 2019

**MILLER
DESIGN LLC**



80 CLARK STREET
BELMONT, MA 02478

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, 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 BASEMENT FLOOR PLAN
- A3 EXISTING FIRST FLOOR PLAN
- A4 EXISTING SECOND FLOOR PLAN
- A5 EXISTING ATTIC FLOOR PLAN
- A6 EXISTING ELEVATIONS
- A7 NEW CELLAR FLOOR PLAN
- A8 NEW FIRST FLOOR PLAN
- A9 NEW SECOND FLOOR PLAN
- A10 NEW ROOF PLAN
- A11 NEW ELEVATIONS

BELMONT GROSS FLOOR AREA CALCS:

EXISTING GROSS FLOOR AREA:
0 SF CELLAR
1075 SF FIRST FLOOR
770 SF SECOND FLOOR
140 SF ATTIC (6' OR GREATER)
1985 SF TOTAL

30% OF 1985 SF = 595.5 SF MAX ADDITION BY RIGHT

NEW ADDITION GROSS FLOOR AREA:
0 SF CELLAR
471 SF FIRST FLOOR
408 SF SECOND FLOOR
0 SF ATTIC (6' OR GREATER)
879 SF TOTAL

879 SF > 595.5 SF THEREFORE REQUIRES SPECIAL PERMIT FROM PLANNING BOARD

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 SCNCES 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)

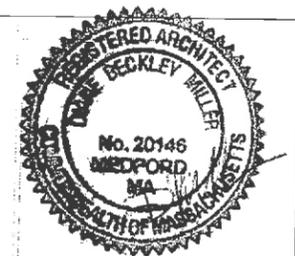
SYMBOL LEGEND

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

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

Date: Issued for:

9/20/19	SCHEMATIC DESIGN
10/7/19	DESIGN DEVELOPMENT
11/7/19	PLANNING BD REVIEW

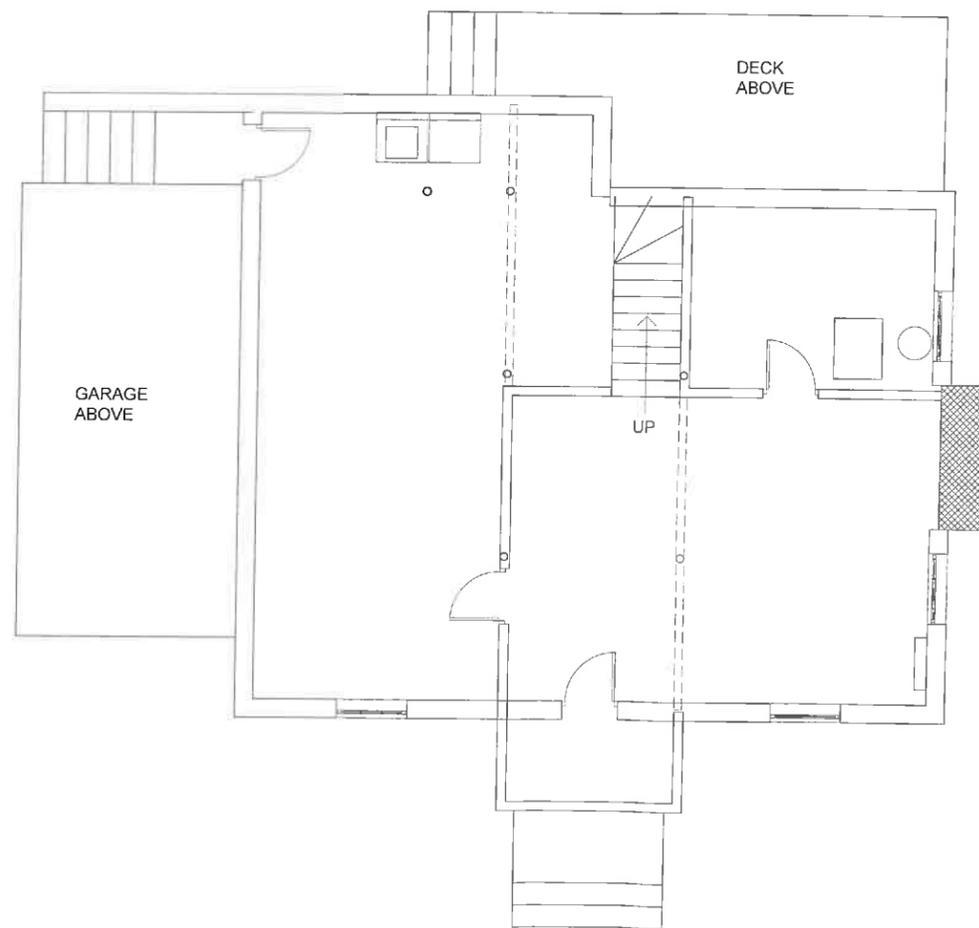


MADEVU MATSON PROPERTY
32 FROST ROAD
BELMONT MA 02478

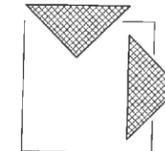
COVER SHEET

Sheet
Number:

A1



MILLER
DESIGN LLC

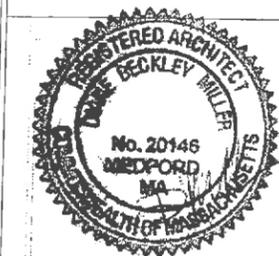


80 CLARK STREET
BELMONT, MA 02478

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

Date: Issued for:

9/20/19	SCHEMATIC DESIGN
10/7/19	DESIGN DEVELOPMENT
11/7/19	PLANNING BD REVIEW



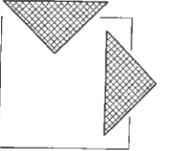
MADEVU MATSON PROPERTY
32 FROST ROAD
BELMONT MA 02478

EXISTING
CELLAR PLAN

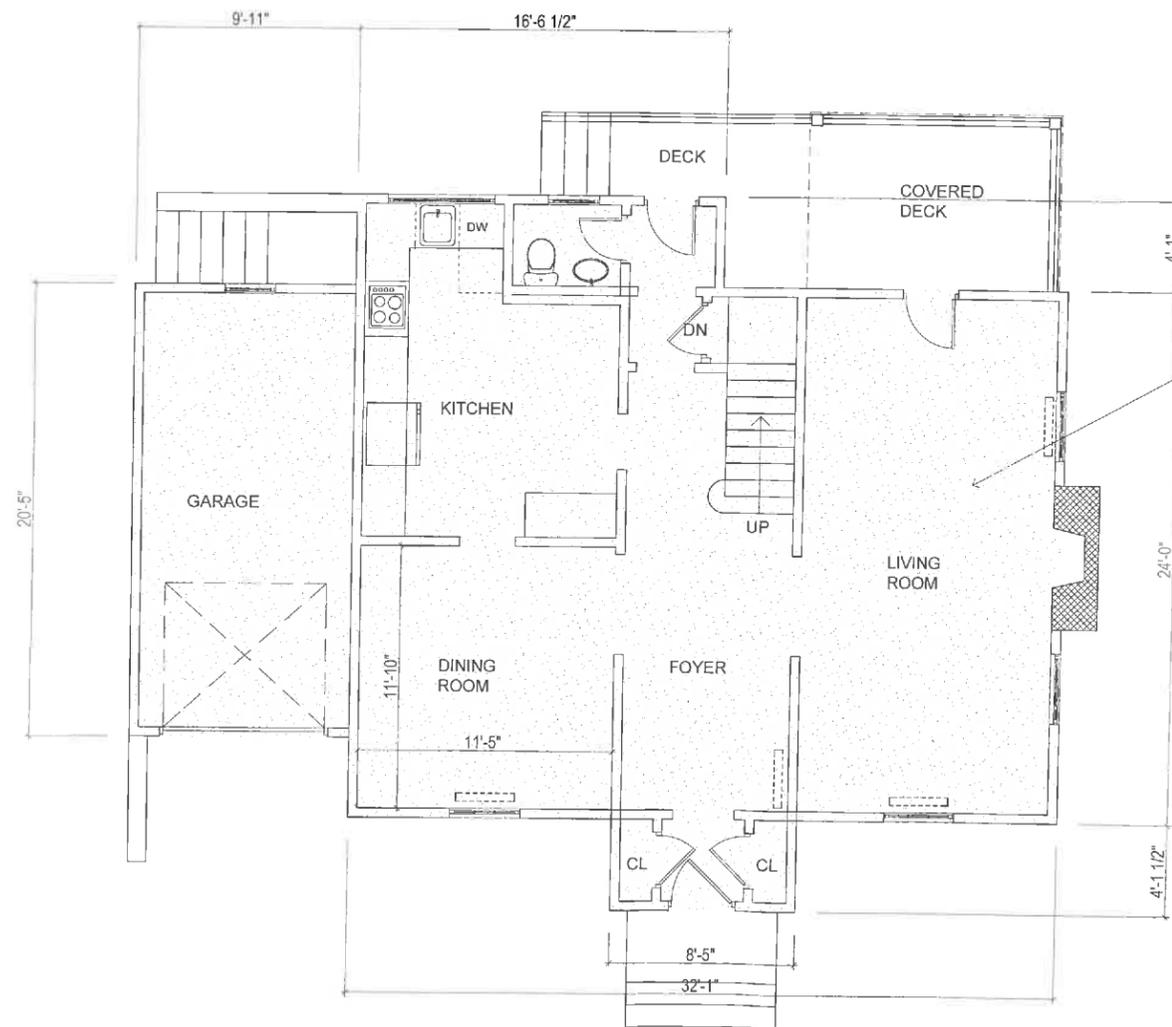
Sheet
Number:

A2

MILLER
DESIGN LLC



80 CLARK STREET
BELMONT, MA 02478



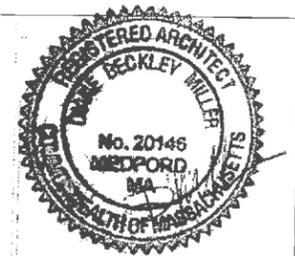
TONE INDICATES EXTENT OF GROSS FLOOR
AREA OF EXISTING STRUCTURE:

1,075 sq ft

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

Date: Issued for:

9/20/19	SCHEMATIC DESIGN
10/7/19	DESIGN DEVELOPMENT
11/7/19	PLANNING BD REVIEW



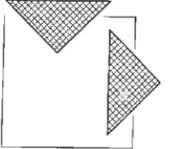
MADEVU MATSON PROPERTY
32 FROST ROAD
BELMONT MA 02478

EXISTING FIRST
FLOOR PLAN

Sheet
Number:

A3

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:

9/20/19	SCHEMATIC DESIGN
10/7/19	DESIGN DEVELOPMENT
11/7/19	PLANNING BD REVIEW

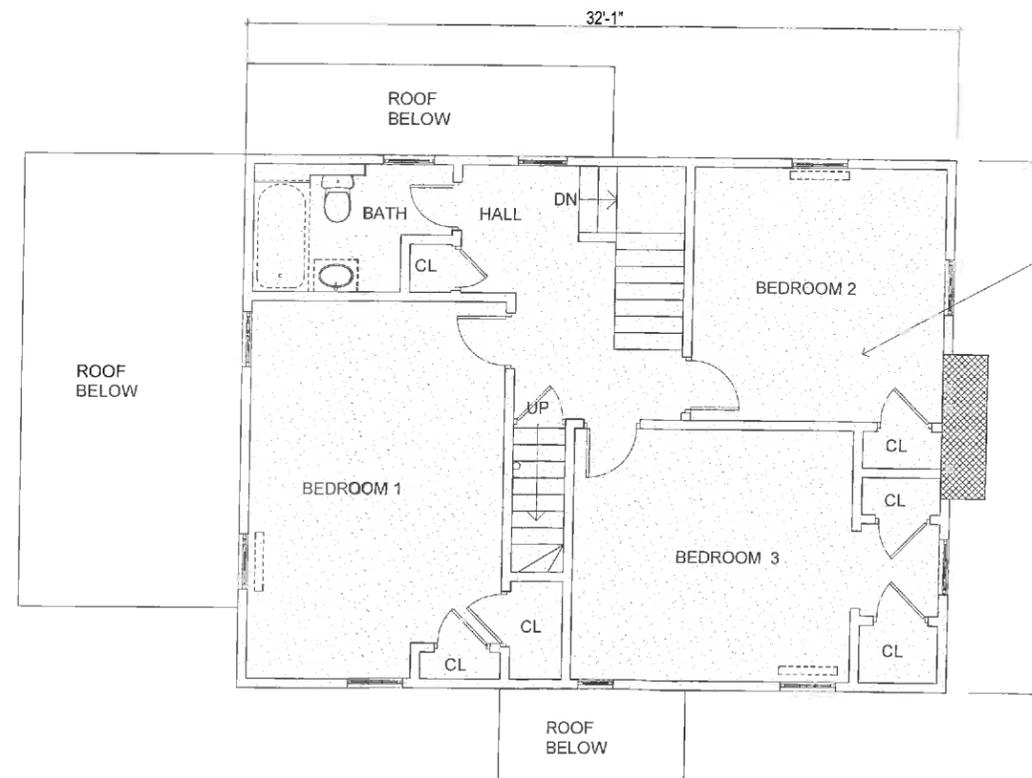


MADEVU MATSON PROPERTY
32 FROST ROAD
BELMONT MA 02478

EXISTING SECOND
FLOOR PLAN

Sheet
Number:

A4



TONE INDICATES EXTENT OF GROSS FLOOR
AREA OF EXISTING STRUCTURE:

770 sq ft

HALF STORY AREA CALCULATIONS:

SECOND FLOOR AREA = 770 SF

ALLOWABLE: MAX 462 SF W/ CEILING HEIGHT OF 5' OR GREATER (BASED ON 60% OF 770 SF SECOND FLOOR).

ACTUAL: 234 SF EXISTING (AREA W/ CEILING HEIGHT OF 5' OR GREATER IS DESIGNATED BY TONE)

NO NEW ATTIC AREA

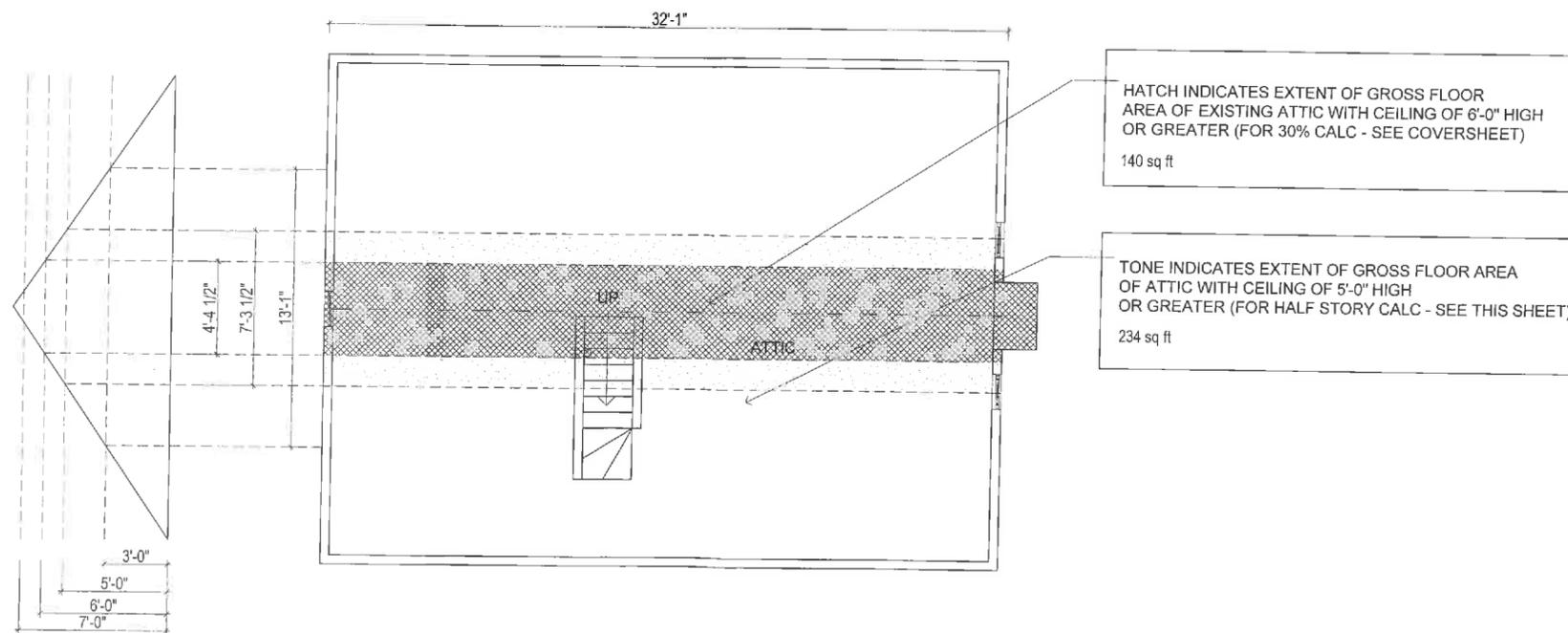
HALF STORY PERIMETER CALCULATIONS:

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

NO NEW ATTIC PERIMETER



HATCH INDICATES EXTENT OF GROSS FLOOR AREA OF EXISTING ATTIC WITH CEILING OF 6'-0" HIGH OR GREATER (FOR 30% CALC - SEE COVERSHEET)
140 sq ft

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

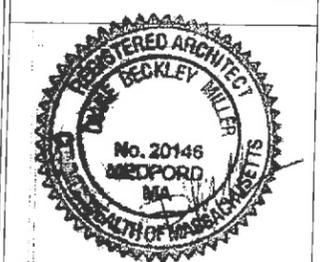
**MILLER
DESIGN LLC**

80 CLARK STREET
BELMONT, MA 02478

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

Date: _____ Issued for: _____

9/20/19	SCHEMATIC DESIGN
10/7/19	DESIGN DEVELOPMENT
11/7/19	PLANNING BD REVIEW



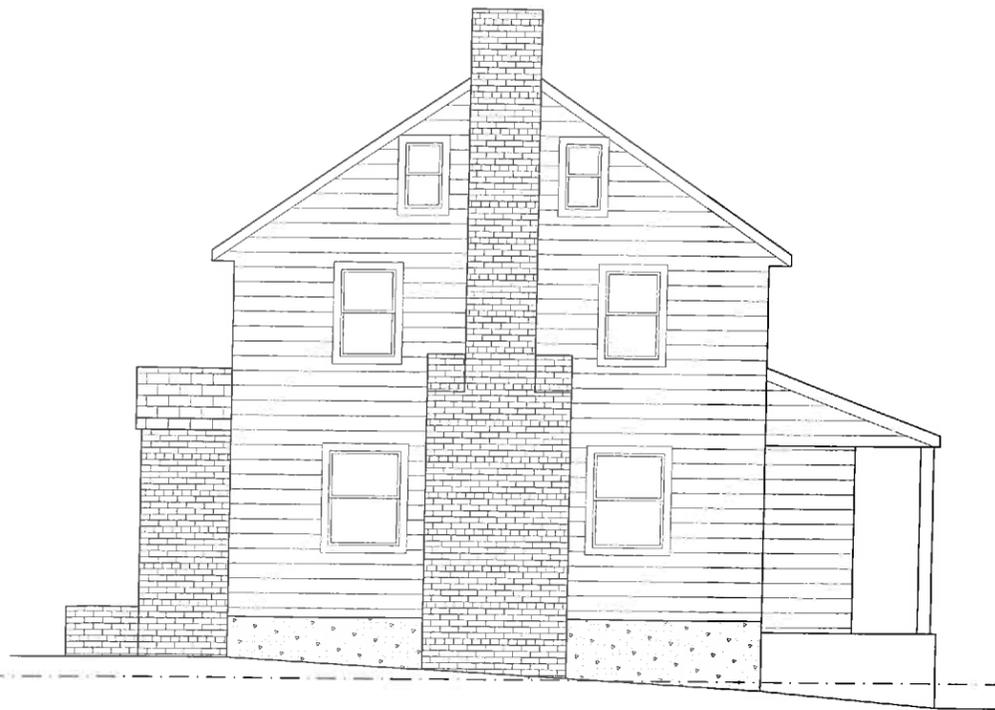
MADEVU MATSON PROPERTY
32 FROST ROAD
BELMONT MA 02478

EXISTING ATTIC
FLOOR PLAN

Sheet
Number:
A5



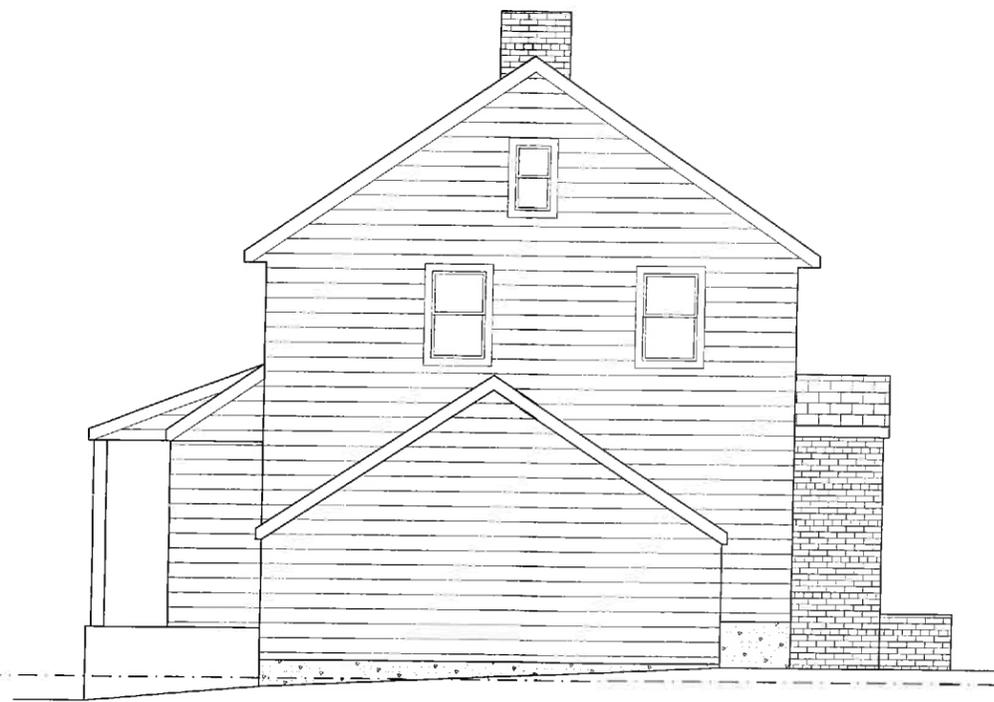
1 FRONT ELEVATION
1/8" = 1'-0"



2 SIDE ELEVATION
1/8" = 1'-0"

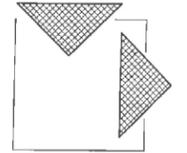


3 REAR ELEVATION
1/8" = 1'-0"



4 SIDE ELEVATION
1/8" = 1'-0"

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:

9/20/19	SCHEMATIC DESIGN
10/7/19	DESIGN DEVELOPMENT
11/7/19	PLANNING BD REVIEW

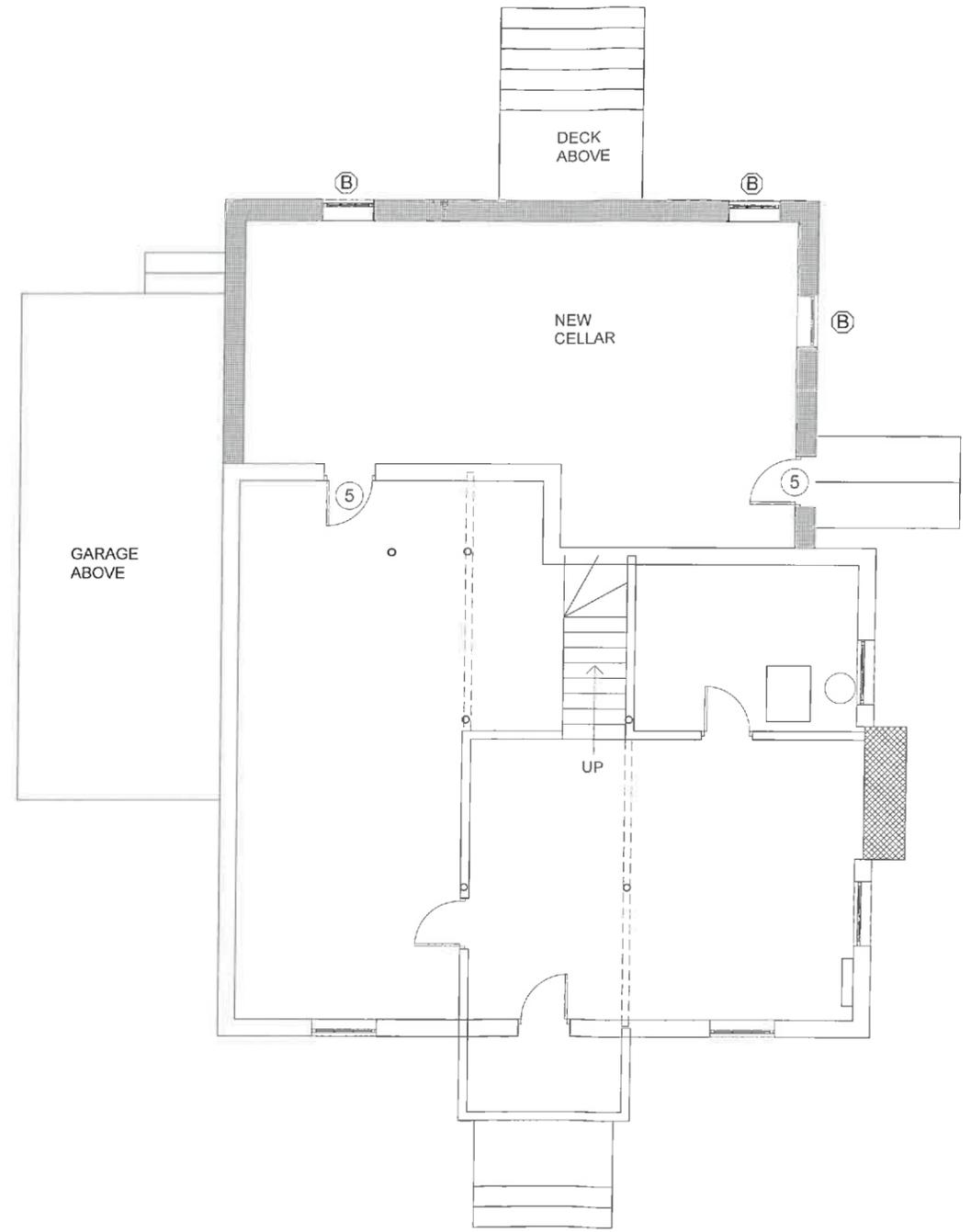


MADEVU MATSON PROPERTY
32 FROST ROAD
BELMONT MA 02478

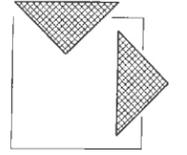
EXISTING
ELEVATIONS

Sheet
Number:

A6



MILLER
DESIGN LLC

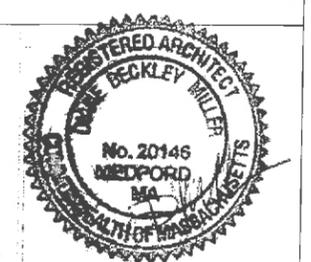


80 CLARK STREET
BELMONT, MA 02478

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

Date: _____ Issued for: _____

9/20/19	SCHEMATIC DESIGN
10/7/19	DESIGN DEVELOPMENT
11/7/19	PLANNING BD REVIEW

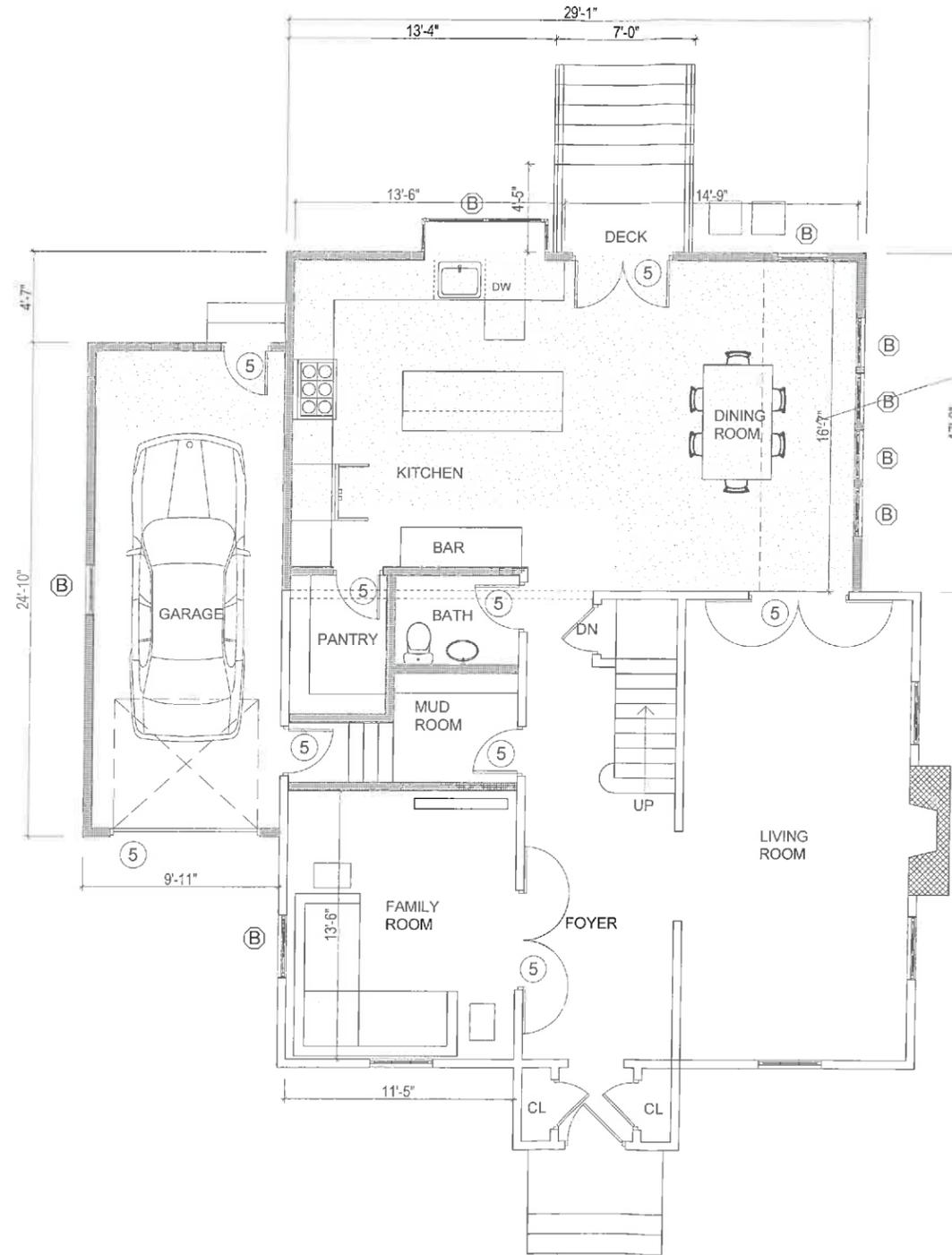


MADEVU MATSON PROPERTY
32 FROST ROAD
BELMONT MA 02478

NEW
CELLAR PLAN

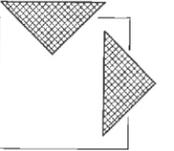
Sheet
Number:

A7



TONE INDICATES EXTENT OF GROSS FLOOR
AREA OF NEW STRUCTURE:
471 sq ft

MILLER
DESIGN LLC

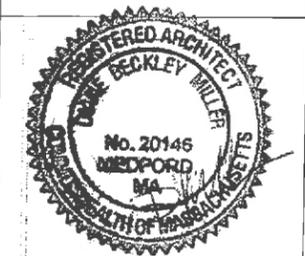


80 CLARK STREET
BELMONT, MA 02478

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

Date: Issued for:

9/20/19	SCHEMATIC DESIGN
10/7/19	DESIGN DEVELOPMENT
11/7/19	PLANNING BD REVIEW



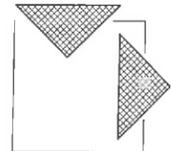
MADEVU MATSON PROPERTY
32 FROST ROAD
BELMONT MA 02478

NEW FIRST
FLOOR PLAN

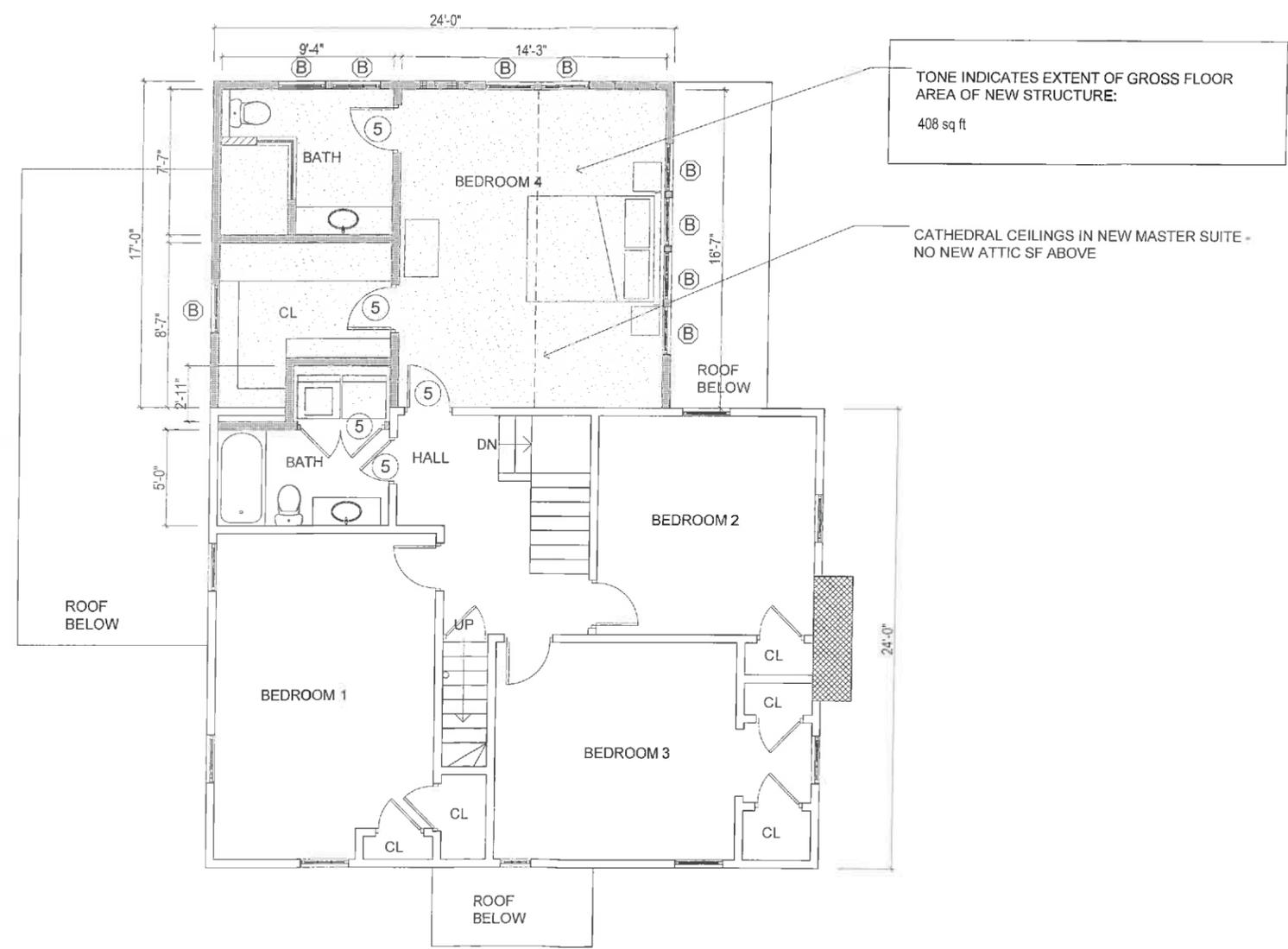
Sheet
Number:

A8

**MILLER
DESIGN LLC**



80 CLARK STREET
BELMONT, MA 02478

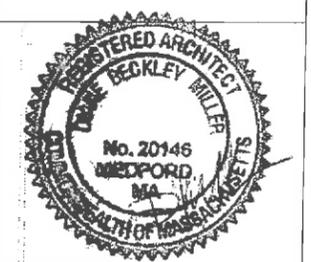


TONE INDICATES EXTENT OF GROSS FLOOR
AREA OF NEW STRUCTURE:
408 sq ft

CATHEDRAL CEILINGS IN NEW MASTER SUITE -
NO NEW ATTIC SF ABOVE

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

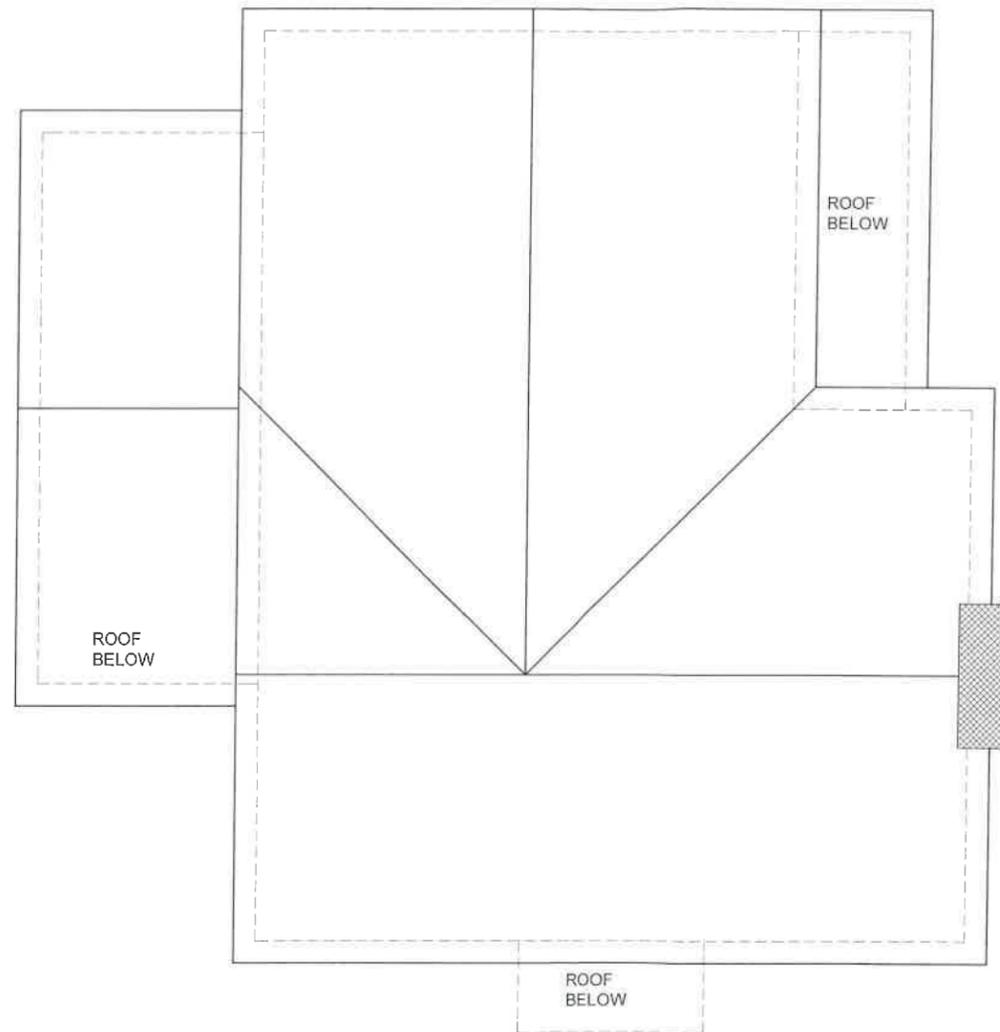
Date:	Issued for:
9/20/19	SCHEMATIC DESIGN
10/7/19	DESIGN DEVELOPMENT
11/7/19	PLANNING BD REVIEW



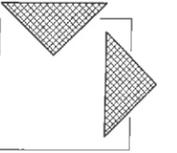
MADEVU MATSON PROPERTY
32 FROST ROAD
BELMONT MA 02478

**NEW SECOND
FLOOR PLAN**

Sheet
Number:
A9



MILLER
DESIGN LLC

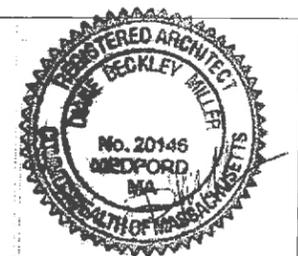


80 CLARK STREET
BELMONT, MA 02478

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

Date: Issued for:

9/20/19	SCHEMATIC DESIGN
10/7/19	DESIGN DEVELOPMENT
11/7/19	PLANNING BD REVIEW



MADEVU MATSON PROPERTY
32 FROST ROAD
BELMONT MA 02478

NEW
ROOF PLAN

Sheet
Number:

A10



1 FRONT ELEVATION
1/8" = 1'-0"

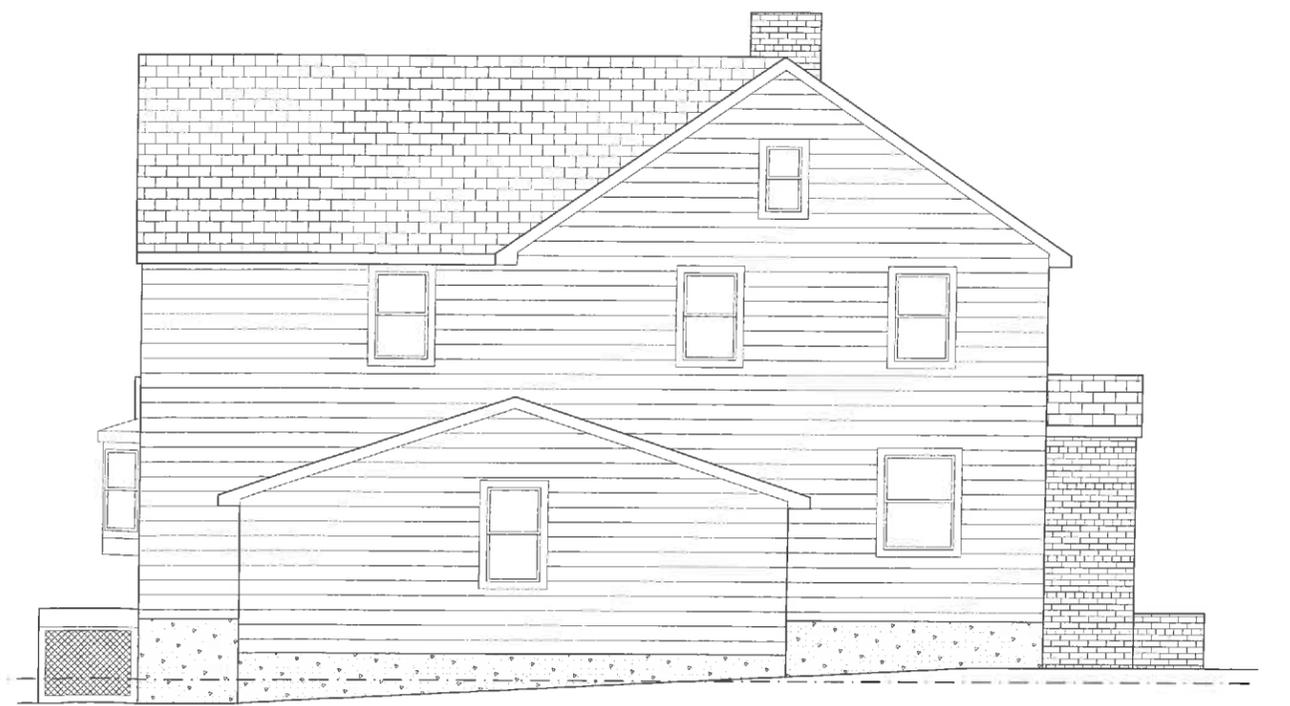
EXISTING ARCHITECTURAL SHINGLES
12" DEEP SOFFITS, TYP
EXISTING 7 1/2" SHINGLES
EXISTING BRICK AT ENTRY



2 SIDE ELEVATION
1/8" = 1'-0"



3 REAR ELEVATION
1/8" = 1'-0"



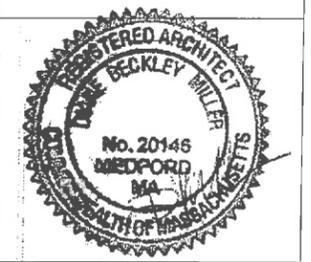
4 SIDE ELEVATION
1/8" = 1'-0"

**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:
9/20/19	SCHEMATIC DESIGN
10/7/19	DESIGN DEVELOPMENT
11/7/19	PLANNING BD REVIEW



MADEVU MATSON PROPERTY
32 FROST ROAD
BELMONT MA 02478

NEW
ELEVATIONS

Sheet
Number:

A11