



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

August 1, 2023

Sarah Felton  
81 Statler Road  
Belmont, MA 02478

RE: Denial to construct additions

Dear Ms. Felton,

The Office of Community Development is in receipt of your building permit application to construct and second and third story rear addition at 81 Slater Road located in a Single Residence C Zoning District.

Your application has been denied because it does not comply with the current Town of Belmont Zoning By-Law. More specifically, Section 4.2.2 of the Zoning By-Law Dimensional Regulations allows a maximum building height of two and a half (2-1/2) stories and requires a minimum side setback of 10.0'.

1. The existing structure is three and a half (3-1/2) stories. The lowest level of the dwelling is a basement (46.75% of the foundation walls are below grade) and is considered a story. The existing bedroom and proposed addition are located at a third (3) story level.
2. The existing left side setback is 8.3' and the proposed left side setback is 9.5'.
3. The existing right side setback is 7.9' and the proposed right side setback is 8.0'.

You may alter your plans to conform to the current Town of Belmont Zoning By-Law and resubmit a building permit application, or you may request Three (3) Special Permit from the **Zoning Board of Appeals**. If you choose this option, please contact the Office of Community Development to schedule an appointment with **Gabriel S. Distler**, Staff Planner, at (617) 993-2666 or [gdistler@belmont-ma.gov](mailto:gdistler@belmont-ma.gov) in order to begin the process.

Sincerely,

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



Town of Belmont  
Zoning Board of Appeals

**APPLICATION FOR A SPECIAL PERMIT**

Date: August 24 2023

Zoning Board of Appeals  
Homer Municipal Building  
19 Moore Street  
Belmont, MA 02478

To Whom It May Concern:

Pursuant to the provisions of Massachusetts General Laws, Chapter 40A, Section 9, as amended, and the Zoning By-Laws of the Town of Belmont, I/we the undersigned, being the owner(s) of a certain parcel of land (with the buildings thereon) situated on 81 Statler 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 one story rear addition (kitchen) and  
a second floor addition (bedroom)

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

Signature of Petitioner

Sarah Felton

Print Name

Sarah Felton

Address

81 Statler Rd

Belmont MA 02478

Daytime Telephone Number

864-517-8725

## **Belmont ZBA**

### **Special Permit Narrative Statement**

#### **81 Statler Road**

Sam and Sarah Felton of 81 Statler Road seek 3 **special permits to maintain two existing nonconforming side setbacks and story count.**

The home is a 3 ½ story central entrance colonial with 3 bedrooms upstairs. The land slopes toward the rear, exposing a lot of the rear foundation and creating a basement story (46.75% foundation below grade). However, this condition is common for most of the homes on this side of Statler Road and the house is still very consistent with the streetscape in terms of the massing and height.

The first floor has a very small kitchen that the owners would like to expand into the back yard. This first floor rear addition would continue the non-conforming right setback (7.9'). This addition would extend 3'-3" further back (creating 7 sf of non-conforming kitchen). It would have exterior storage space below and a small 5' x 6' landing and stairs leading down to the back yard.

In addition, the owners would like to expand a bedroom above the existing first floor office in the back left corner. This second floor rear addition would be above an existing space and would continue the non-conforming left setback (8.3'). This addition would extend the second floor 6'-0" further back (creating 10 sf of non-conforming bedroom). It would have a roofline that is a simple extension of the existing gable roof.

These two additions would increase the overall size of the house by 340 sf (gross), resulting in a new TLA of 2,341 (first and second floors) which is still a reasonably sized home.

Sam and Sarah have shared these plans with and received support from neighbors. We will be providing a signed petition demonstrating neighborhood support.

In summary, 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.

Thank you for your consideration on this matter.

# Zoning Compliance Check List (Registered Land Surveyor)

Property Address: 81 Statler Road. Zone: SRC

Surveyor Signature and Stamp: \_\_\_\_\_ Date: \_\_\_\_\_

	REQUIRED	EXISTING	PROPOSED
Lot Area	9,000 S.F.	5,210 S.F.	5,210 S.F.
Lot Frontage	75'	60'	60'
Floor Area Ratio	N/A	N/A	N/A
Lot Coverage	25%	22.6%	24.4%
Open Space	50%	73.5%	69.2%
Front Setback	18.25'	12.6'	44.2'
Side Setback	10'	8.3'	9.5'
Side Setback	10'	7.9'	8.0'
Rear Setback	25.34'	26.3'	26.3'
Building Height	30'	28.5'	28.5'
Stories	2 ½	2 ½	2 ½
½ Story Calculation			
See Calculation Notes			

<b>NOTES:</b>



*Douglas L. Johnston*  
6-25-23

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

781-812-0457

81 Statler Road  
Belmont, MA 02478

There are six segments of foundation walls. They are 6.53' tall.

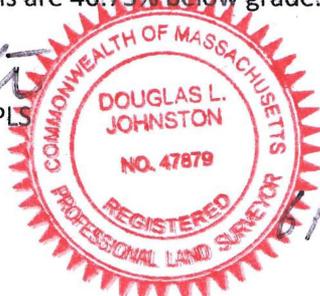
SEGMENT	LENGTH	TOTAL FACE	BELOW GRADE
A	37.6'	245.53 S.F.	179.35 S.F.
B	24.3'	158.68 S.F.	77.27 S.F.
C	22.5'	146.93 S.F.	37.35 S.F.
D	11.2'	73.14 S.F.	16.13 S.F.
E	12.1'	79.01 S.F.	15.97 S.F.
F	35.4'	231.16 S.F.	110.80 S.F.

TOTALS 934.45 S.F. 436.87 S.F.

$436.87/934.45 = .4675$

The foundation walls are 46.75% below grade.

*Doug Johnston*  
Douglas Johnston, PLS



1/25/23

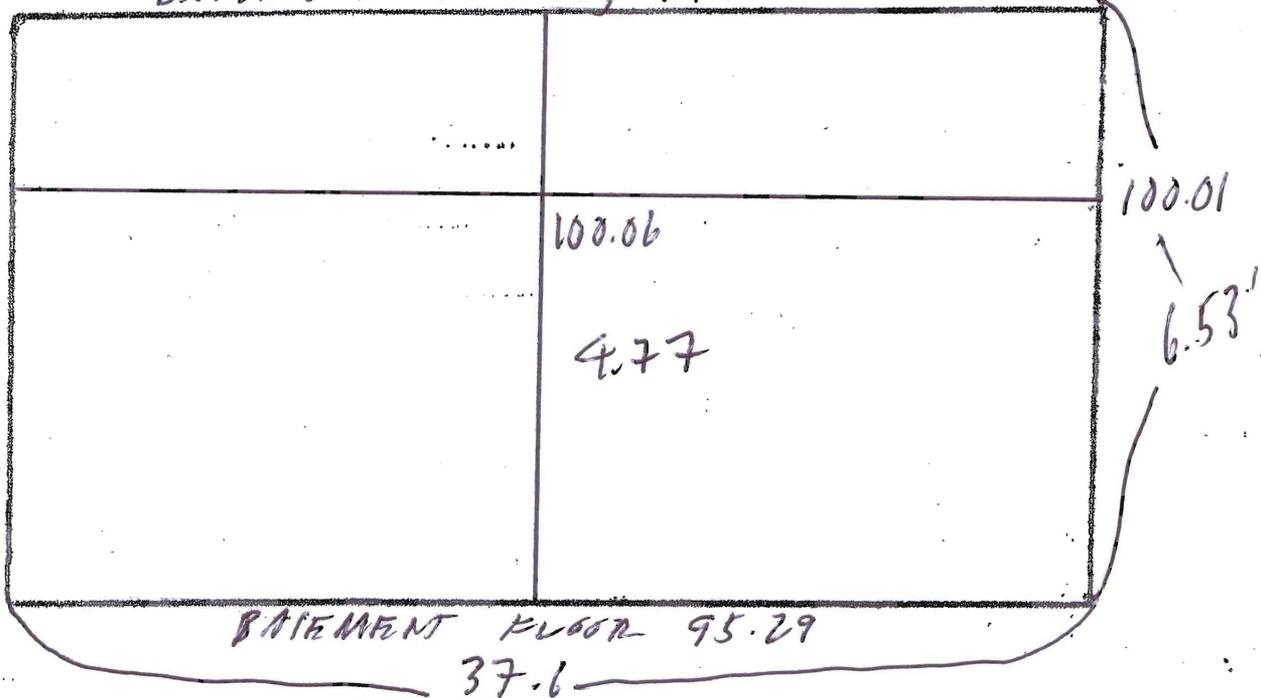
81 STATLER ROAD  
BELMONT, MA

SEG A

37.6  
x 6.53  
-----  
245.53  
TOTAL FACE OF WALL

37.6  
x 4.77  
-----  
179.35  
BELOW grade

BASEMENT CEILING 101.82



100.10

179.35  
-----  
245.53 = .7305

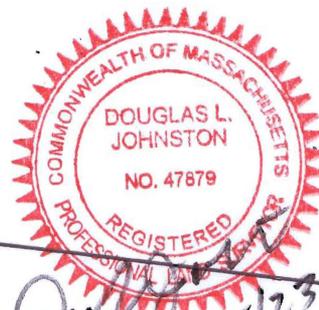
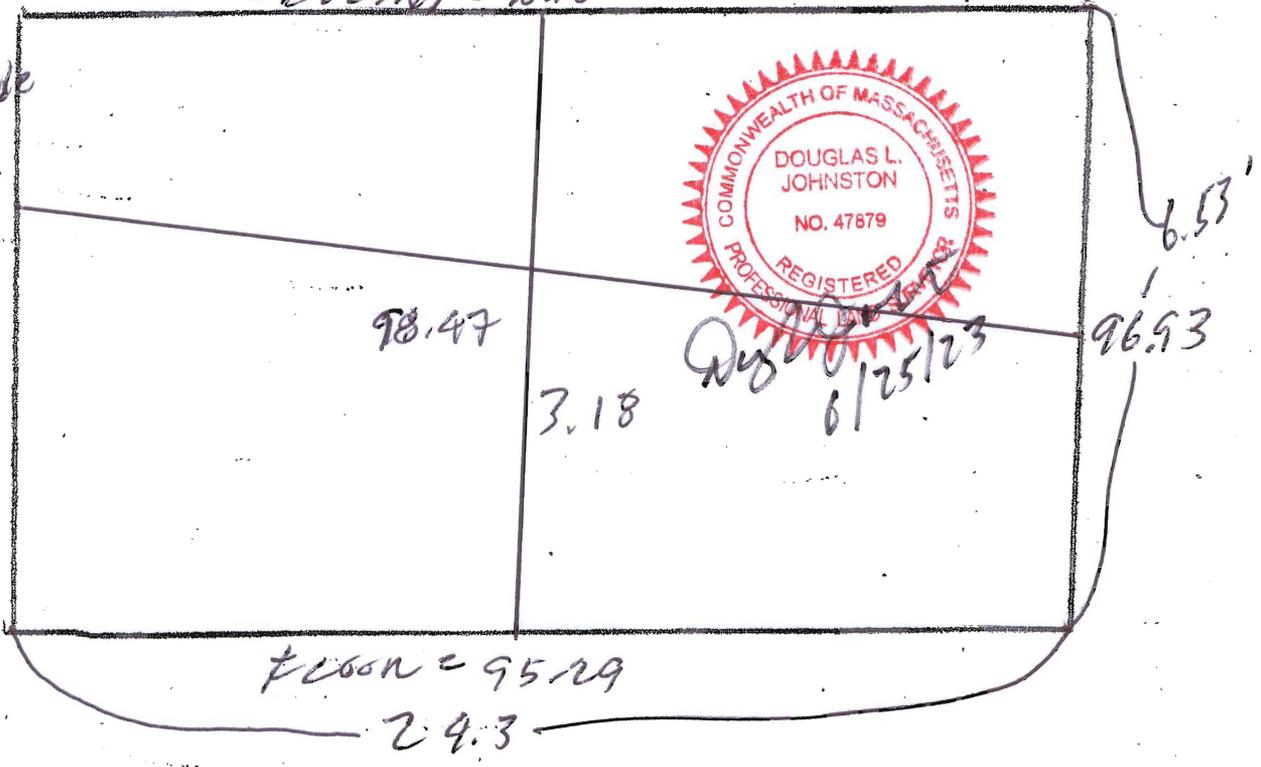
73.05%  
BELOW grade

24.3  
x 6.53  
-----  
158.68  
TOTAL FACE

24.3  
x 3.18  
-----  
77.27  
BELOW grade

CEILING = 101.82

SEG B



7.27  
-----  
8.68 = .4870

48.70%  
BELOW grade

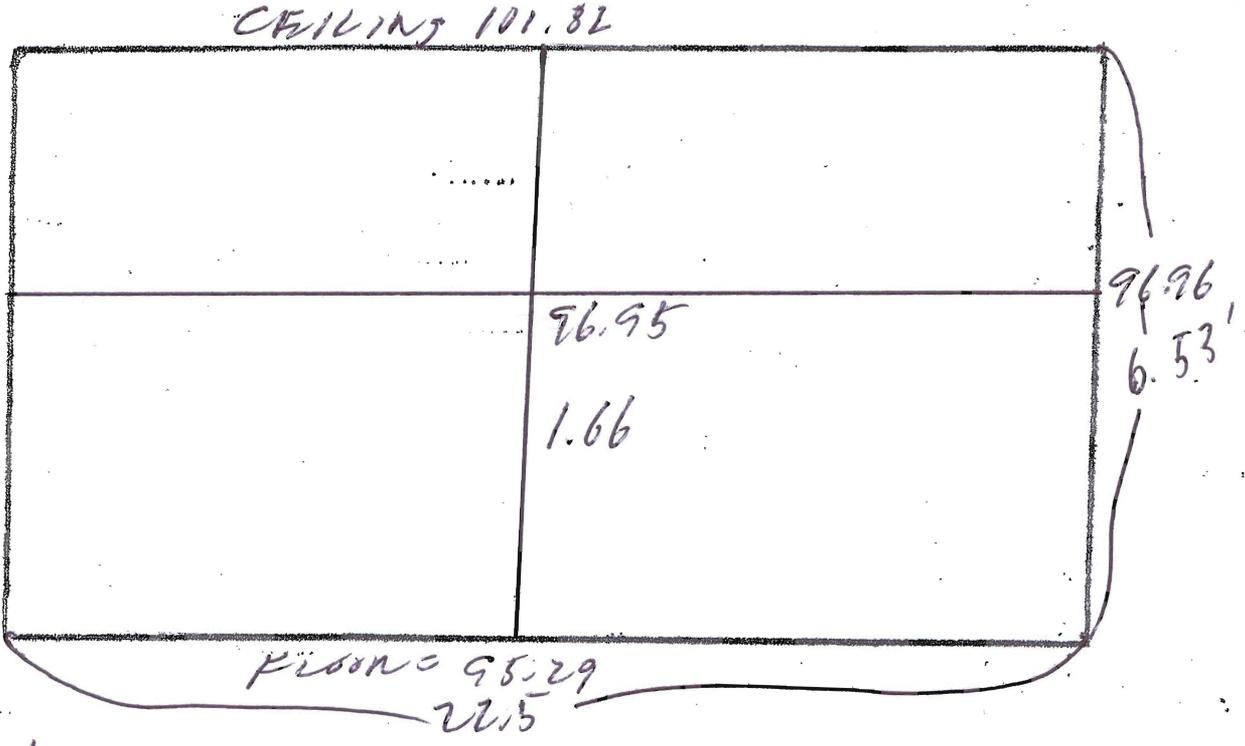
81 ST. LAK ROAD  
BELMONT, MA

SEG "C"

22.5  
x 6.53  
-----  
146.93 TOTAL FACE

22.5  
x 1.66  
-----  
37.35 BELOW GRADE

37.35 = 2542  
146.93



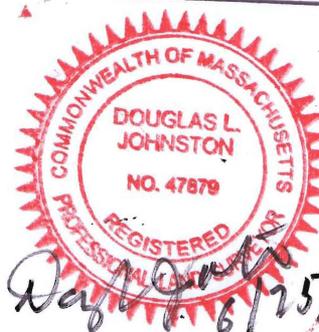
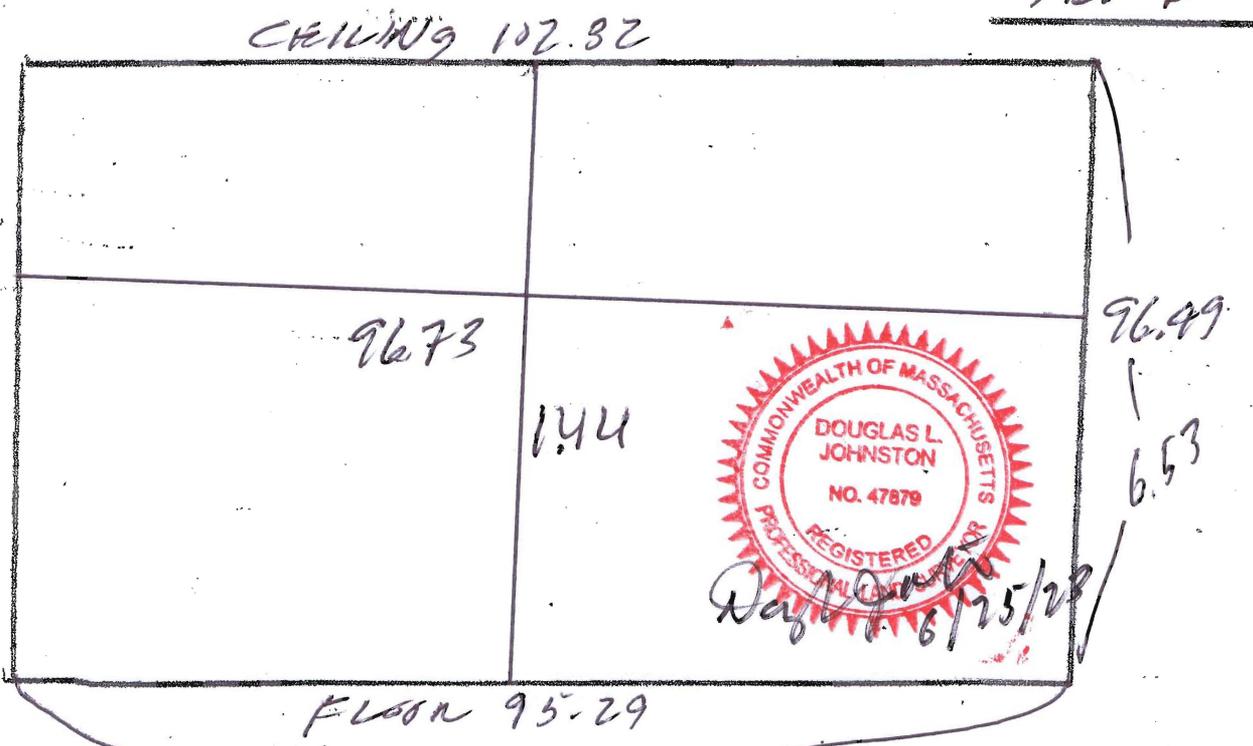
25.42%  
BELOW GRADE

SEG "D"

11.2  
x 6.53  
-----  
73.14 TOTAL FACE

11.2  
x 1.44  
-----  
16.13 BELOW GRADE

16.13 = 2205  
73.14



22.05%  
BELOW GRADE

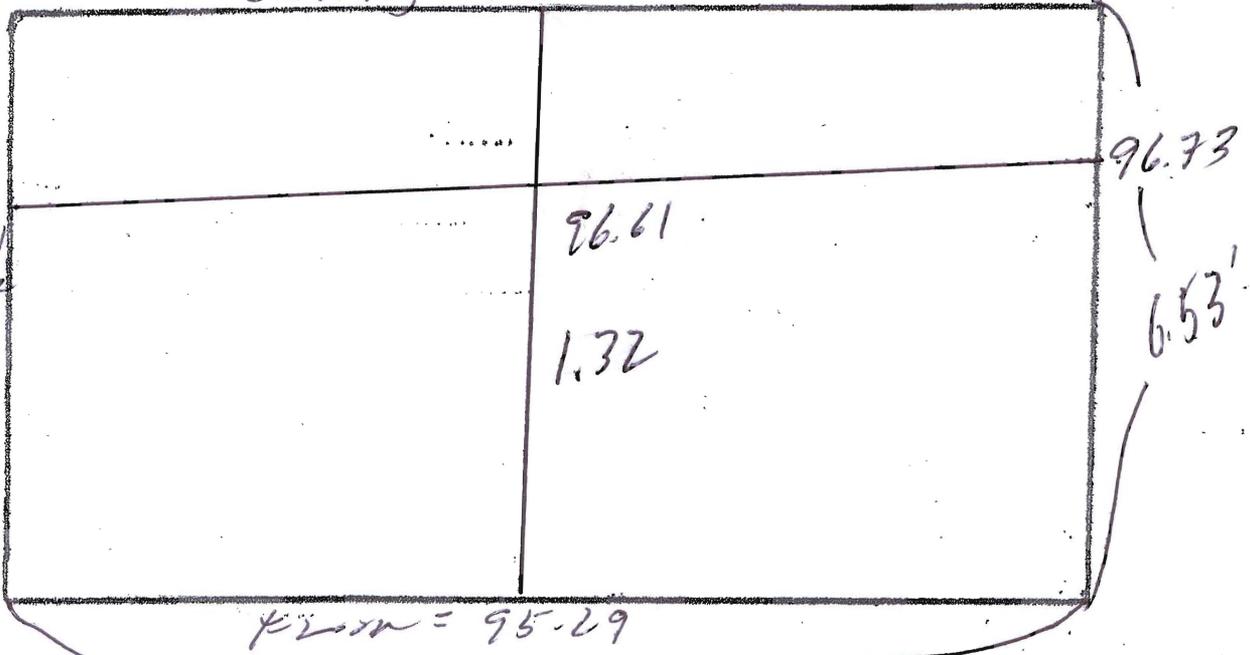
81 STATLER ROAD  
BELMONT, MA

SEG "E"

12.1  
x 6.53  
-----  
79.01

TOTAL  
FACE

CEILING = 102.82



12.1  
x 1.32  
-----  
15.97

BELON  
GRADE

15.97  
x .2021  
-----  
79.01

20.21%  
BELOW GRADE

35.4  
x 6.53  
-----  
231.16

TOTAL  
FACE OF  
WALL

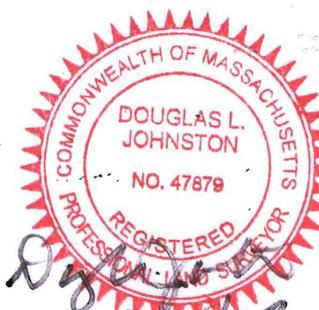
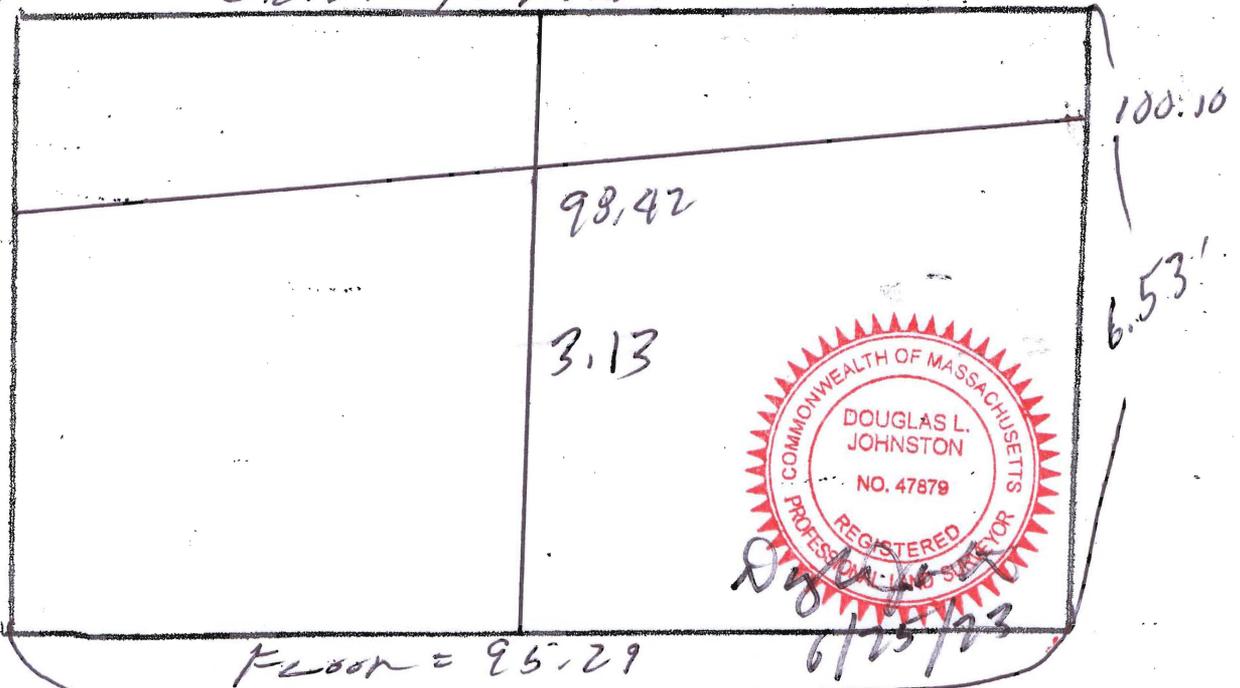
CEILING = 102.82

SEG "F"

35.4  
x 3.13  
-----  
110.80

BELON  
GRADE

110.80  
x .4793  
-----  
231.16



47.93%  
BELOW GRADE

81 STANLEY ROAD  
BELMONT, MA

$$100.10 + 97.90 = 200 / 2 = 100.00 \times 4.0 = 400.00$$

$$99.50 + 97.88 = 197.78 / 2 = 98.89 \times 18.8 = 1,859.13$$

$$97.88 + 97.25 = 195.13 / 2 = 97.57 \times 9.3 = 907.40$$

$$97.25 + 96.93 = 194.18 / 2 = 97.09 \times 5.5 = 534.00$$

$$96.93 + 96.96 = 193.89 / 2 = 96.95 \times 22.5 = 2,181.38$$

$$96.96 + 96.49 = 193.45 / 2 = 96.73 \times 11.2 = 1,083.38$$

$$96.49 + 96.73 = 193.22 / 2 = 96.61 \times 12.1 = 1,169.98$$

$$96.73 + 100.10 = 196.83 / 2 = 98.42 \times 35.4 = 3,484.07$$

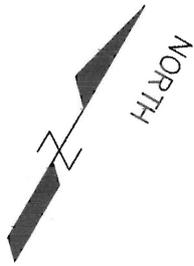
158.80 15,618.34

$$\frac{15,618.34}{158.80} = 98.35$$

98.35 = AVG. GRADE



Douglas Johnston  
6-25-23



N/F  
RAJ

N/F  
KOVILAK

N/F  
BAUER

NO. 87

NO. 81

NO. 75

SEWER EASEMENT

64.00'

26.3'±

25.34' REAR SETBACK

88.17'

96.73'

X 96.49

9.5'±

ADD.

BRICK

18.3'

PROP. ADD. 9.3'

7.0'

9.0'

X 96.93

X 97.25

X 97.88

X 99.90

X 100.01

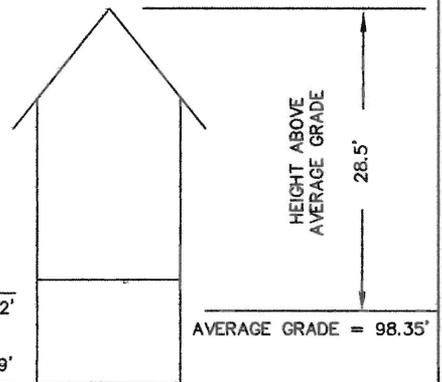
X 100.10

L=9.35'  
R=102.83'

# STATLER ROAD

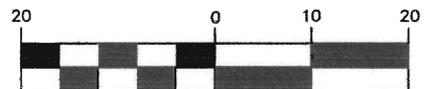
LOT = 5,210 S.F.±  
 BUILDING = 1,175 S.F.±  
 PAVEMENT = 335 S.F.±  
 PROP. NET ADDITION = 94 S.F.±  
 EXISTING BLDG. COV. = 22.6%  
 PROPOSED BUILDING COV.= 24.4%  
 EXISTING OPEN SPACE = 73.5%  
 PROPOSED OPEN SPACE = 69.2%

BASEMENT CEILING = 101.82'  
 BASEMENT FLOOR = 95.29'



### NOTES

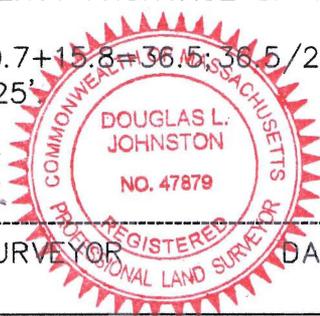
1. SEE DEED RECORDED IN MIDDLESEX COUNTY REGISTRY OF DEEDS IN DEED BOOK 66130, PAGE 265.
2. SEE PLAN RECORDED IN MIDDLESEX COUNTY REGISTRY OF DEEDS AS PLAN 480 OF 1939.
3. SUBJECT PARCEL IS LOCATED IN ZONE SRC.
4. SUBJECT PARCEL IS LOCATED IN FLOOD ZONE X AS SHOWN ON PANEL 25017C0418E WITH AN EFFECTIVE DATE OF JUNE 4, 2010.
5. NO PUBLIC SHADE TREES ARE LOCATED WITHIN THE LIMITS OF THE PROPERTY FRONTAGE OF THE SUBJECT PROPERTY.
6. FRONT SETBACK:  $20.7 + 15.8 = 36.5$ ;  $36.5 / 2 = 18.25$ ;  
FRONT SETBACK=18.25'



( IN FEET )  
1 inch = 20 ft.

CERTIFIED PLOT PLAN  
 IN BELMONT, MA  
 SCALE: 1"=20' JUNE 9, 2023  
 DLJ GEOMATICS  
 PROFESSIONAL LAND SURVEYING  
 276 NORTH STREET  
 WEYMOUTH, MA 02191  
 (781) 812-0457  
 81 STATLER RD BELMONT.dwg

*Douglas L. Johnston*



6/26/23

PROFESSIONAL LAND SURVEYOR DATE

GENERAL NOTES:

- CONTRACTOR TO OBTAIN AND PAY FOR ALL PERMITS REQUIRED TO PERFORM THE WORK.
  - COORDINATE AND BE RESPONSIBLE FOR THE PROTECTION OF PERSONS AND PROPERTY FOR THE DURATION OF CONSTRUCTION AS REQUIRED BY AGENCIES AND AUTHORITIES HAVING JURISDICTION.
  - DO NOT DAMAGE BUILDING ELEMENTS AND IMPROVEMENTS INDICATED TO REMAIN.
  - DO NOT INTERRUPT UTILITIES WITHOUT THE WRITTEN PERMISSION OF THE OWNER.
  - 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.
  - 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.
  - 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.

BELMONT GROSS FLOOR AREA CALCS:

EXISTING GROSS FLOOR AREA:  
 998 SF BASEMENT  
 1264 SF FIRST FLOOR  
 912 SF SECOND FLOOR  
 34 SF ATTIC (6' OR GREATER)  
 3208 SF TOTAL

30% OF 3208 SF = 962.4 SF MAX ADDITION BY RIGHT

NEW ADDITION GROSS FLOOR AREA:  
 175 SF BASEMENT  
 93 SF FIRST FLOOR  
 72 SF SECOND FLOOR  
 0 SF ATTIC (6' OR GREATER)  
 340 SF TOTAL

340 < 962.4 THEREFORE NO PLANNING BOARD APPROVAL REQ'D

# ZBA APPROVALS MAY 18, 2023

ENERGY AUDIT:

COMPLIANCE DETERMINED BY MASSACHUSETTS STRETCH ENERGY CODE (IECC 2021 W/ MASS AMENDMENTS SECTION N1101). PROPERTY FALLS UNDER CLIMATE ZONE 5A.

PRESCRIPTIVE OPTION FOR RESIDENTIAL ADDITION (401.3):

- 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.
- 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.
- HEATING / COOLING DUCTS TO BE SEALED AND TESTED TO MEET REQUIREMENTS OF 401.3.

PROJECT INFORMATION:

BELMONT ZONING DISTRICT: SR-C

MAX LOT COVERAGE: 25%  
 MIN OPEN SPACE: 50%

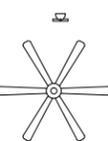
MIN FRONT SETBACK: 18.25'  
 MIN SIDE SETBACK: 10'-0"  
 MIN REAR SETBACK: 25.34'

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

DRAWING LIST

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

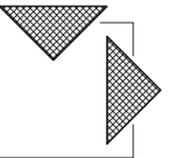
LIGHTING LEGEND

-  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/C/O 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

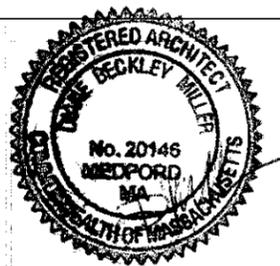
Architect:  
 Miller Design LLC  
 80 Clark Street  
 Belmont MA 02478  
 617-993-3157

Date: Issued for:

8/4/22 DESIGN

8/23/22 PROGRESS

5/18/23 ZBA APPROVALS



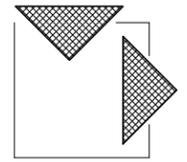
FELTON RESIDENCE  
 81 STATLER ROAD  
 BELMONT MA

COVER SHEET

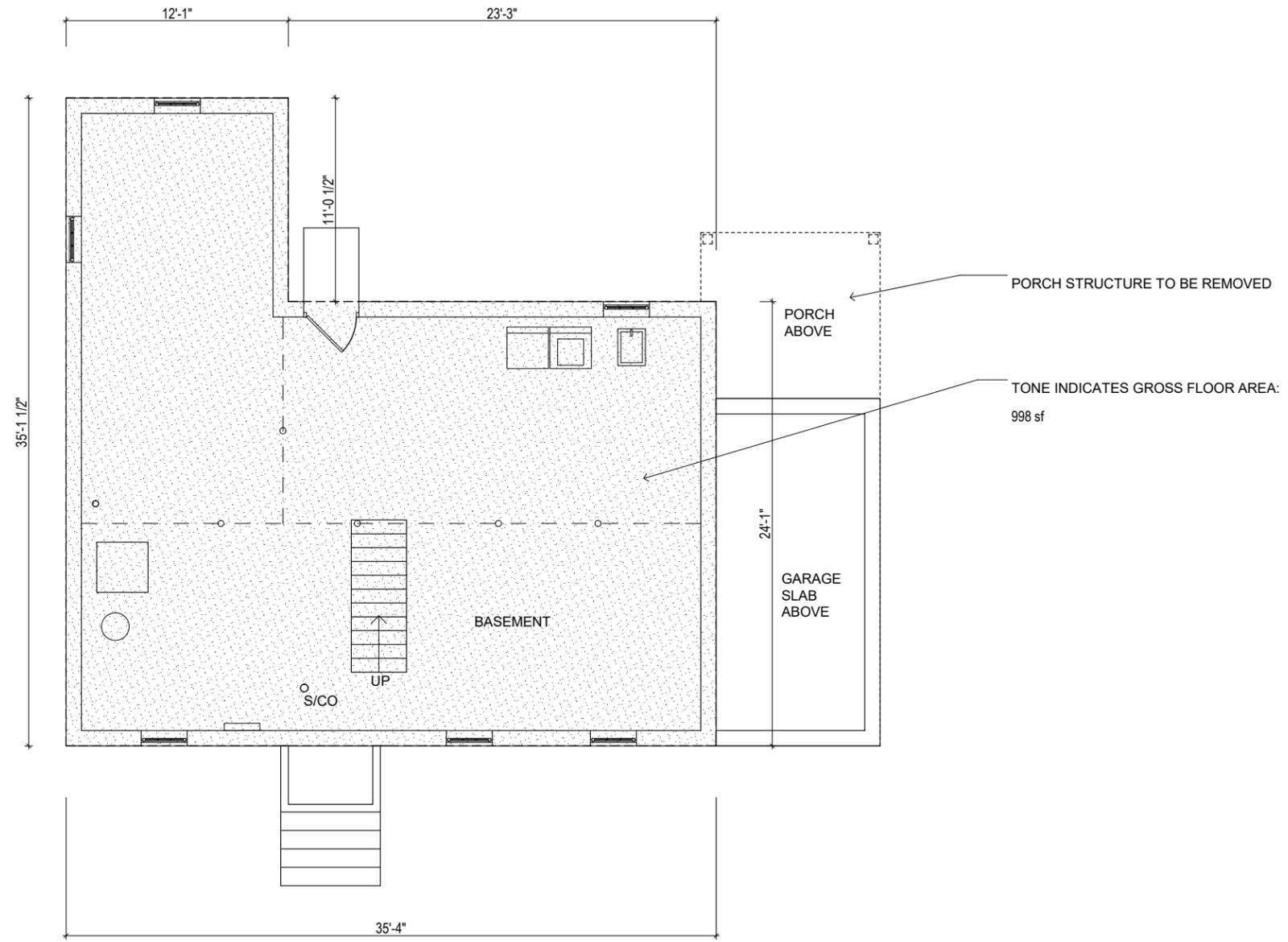
Sheet  
 Number:

A1

**MILLER  
DESIGN LLC**

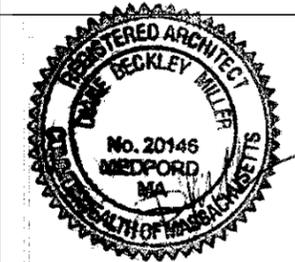


80 CLARK STREET  
BELMONT, MA 02478



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

Date:	Issued for:
8/4/22	DESIGN
8/23/22	PROGRESS
5/18/23	ZBA APPROVALS



FELTON RESIDENCE  
81 STATLER ROAD  
BELMONT MA

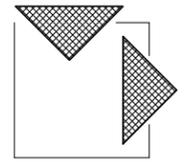
**EXISTING  
BASEMENT**

Sheet  
Number:  
**A2**

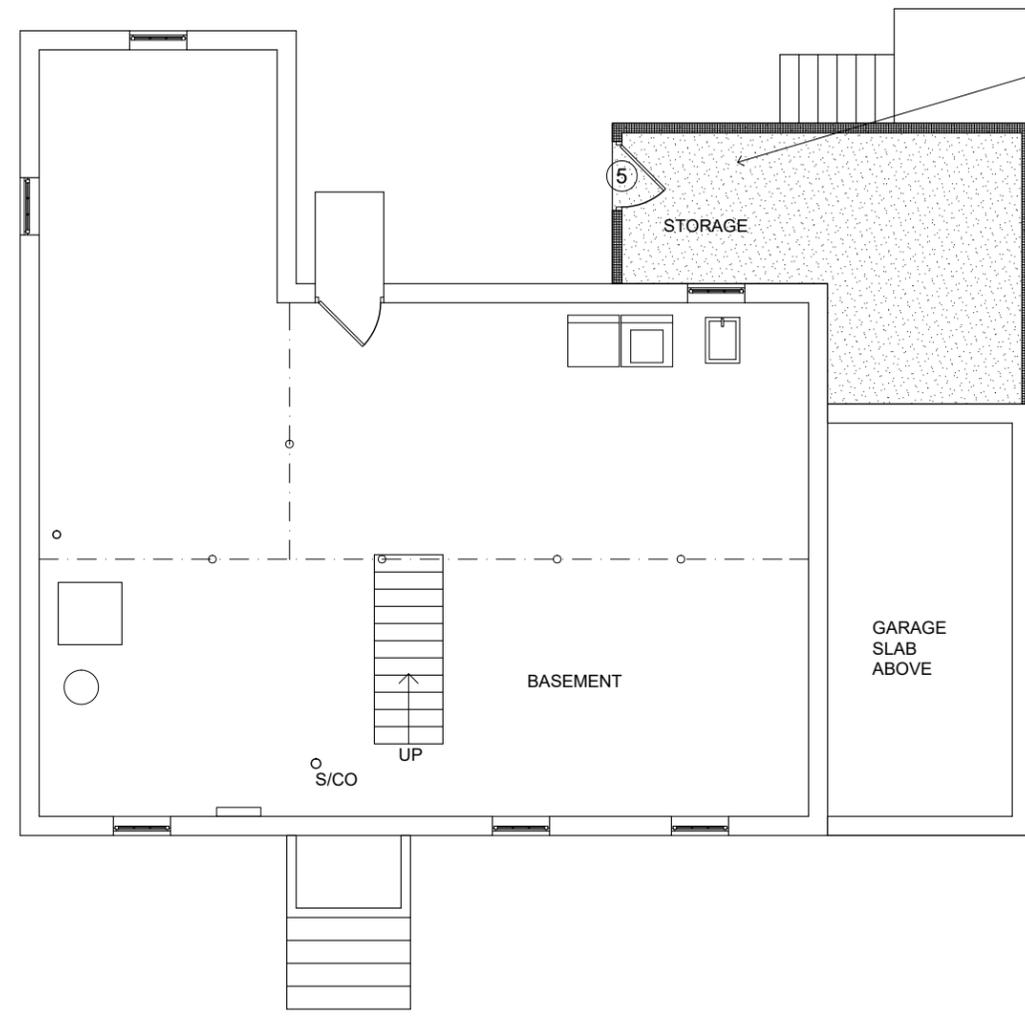
1 PLAN  
SCALE: 1/8" = 1'



**MILLER  
DESIGN LLC**



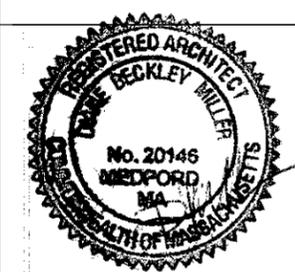
80 CLARK STREET  
BELMONT, MA 02478



TONE INDICATES GROSS FLOOR AREA  
OF NEW ADDITION:  
175 sq ft

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

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FELTON RESIDENCE  
81 STATLER ROAD  
BELMONT MA

**NEW  
BASEMENT**

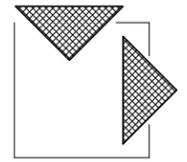
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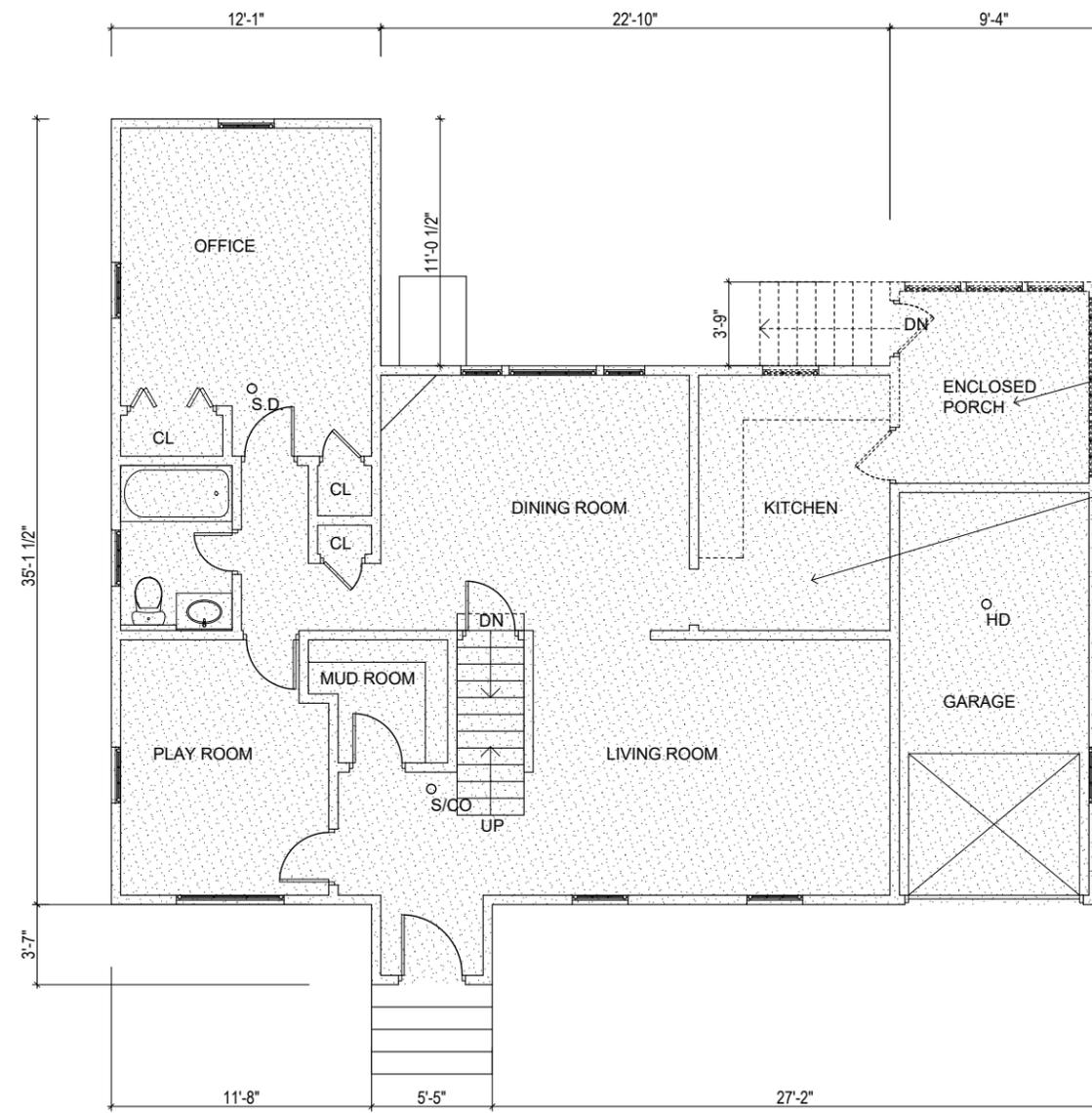
1 PLAN  
SCALE: 1/8" = 1'



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DESIGN LLC**



80 CLARK STREET  
BELMONT, MA 02478

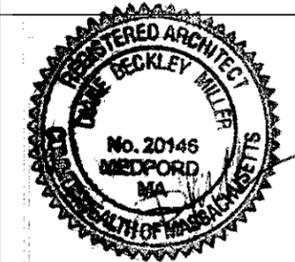


DASHED LINES INDICATE EXISTING WALLS, WINDOWS, DOORS AND FEATURES TO BE REMOVED - CONTRACTOR TO BRACE AND SHORE PRIOR TO REMOVAL OF ANY LOAD BEARING ELEMENTS, TYP

TONE INDICATES GROSS FLOOR AREA:  
1,264 SF

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

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FELTON RESIDENCE  
81 STATLER ROAD  
BELMONT MA

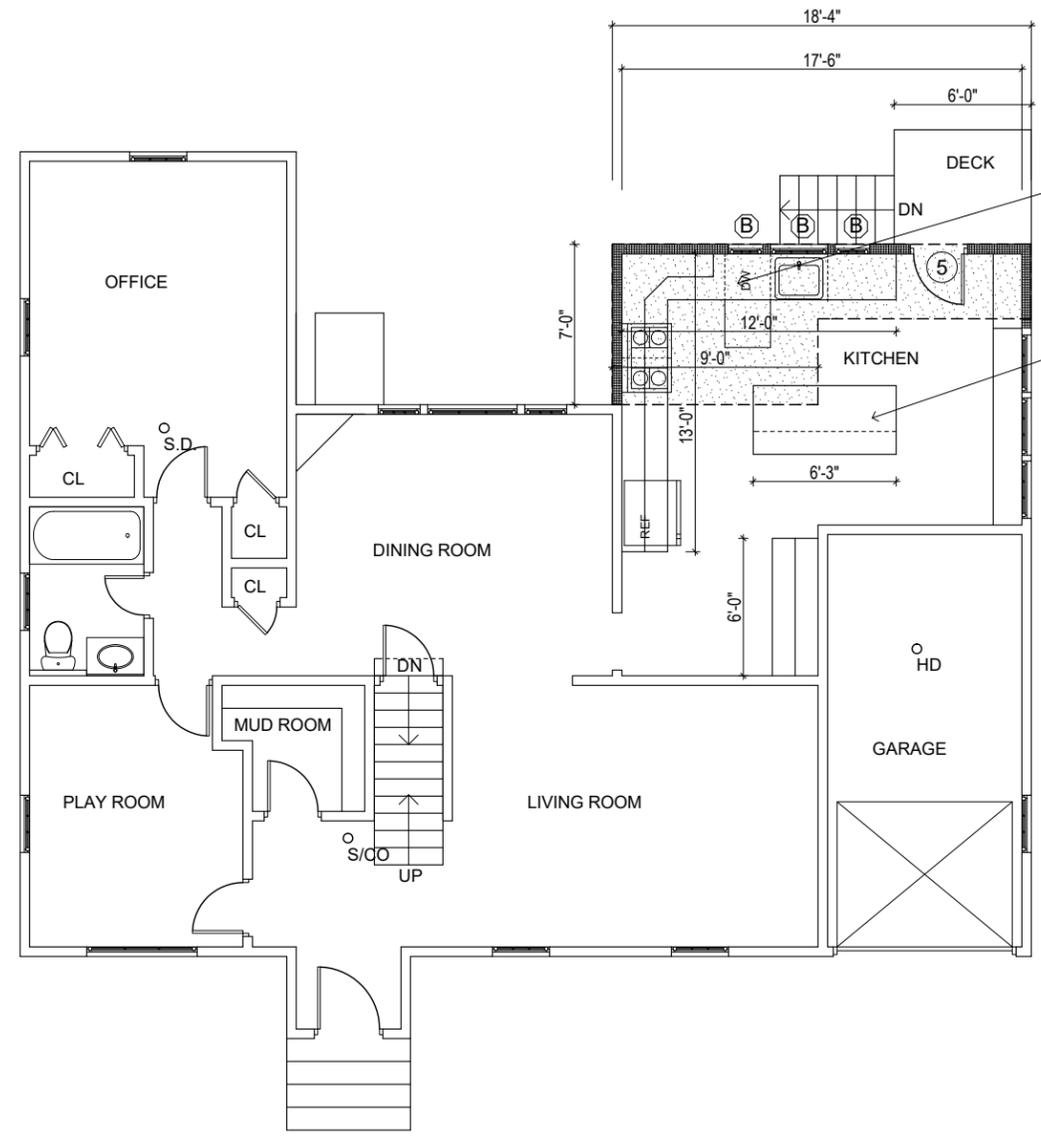
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FIRST FLOOR

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Number:

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1 PLAN  
SCALE: 1/8" = 1'



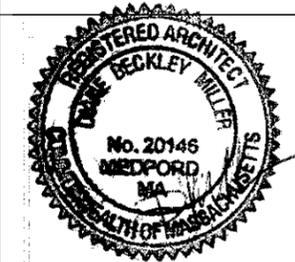


TONE INDICATES GROSS FLOOR AREA  
OF NEW ADDITION  
93 sq ft

NEW KITCHEN CABINETS, COUNTERS, APPLIANCES,  
TILE BACKSPLASH, WOOD FLOOR TME

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

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FELTON RESIDENCE  
81 STATLER ROAD  
BELMONT MA

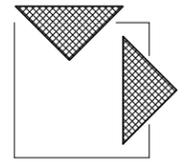
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FIRST FLOOR

Sheet  
Number:

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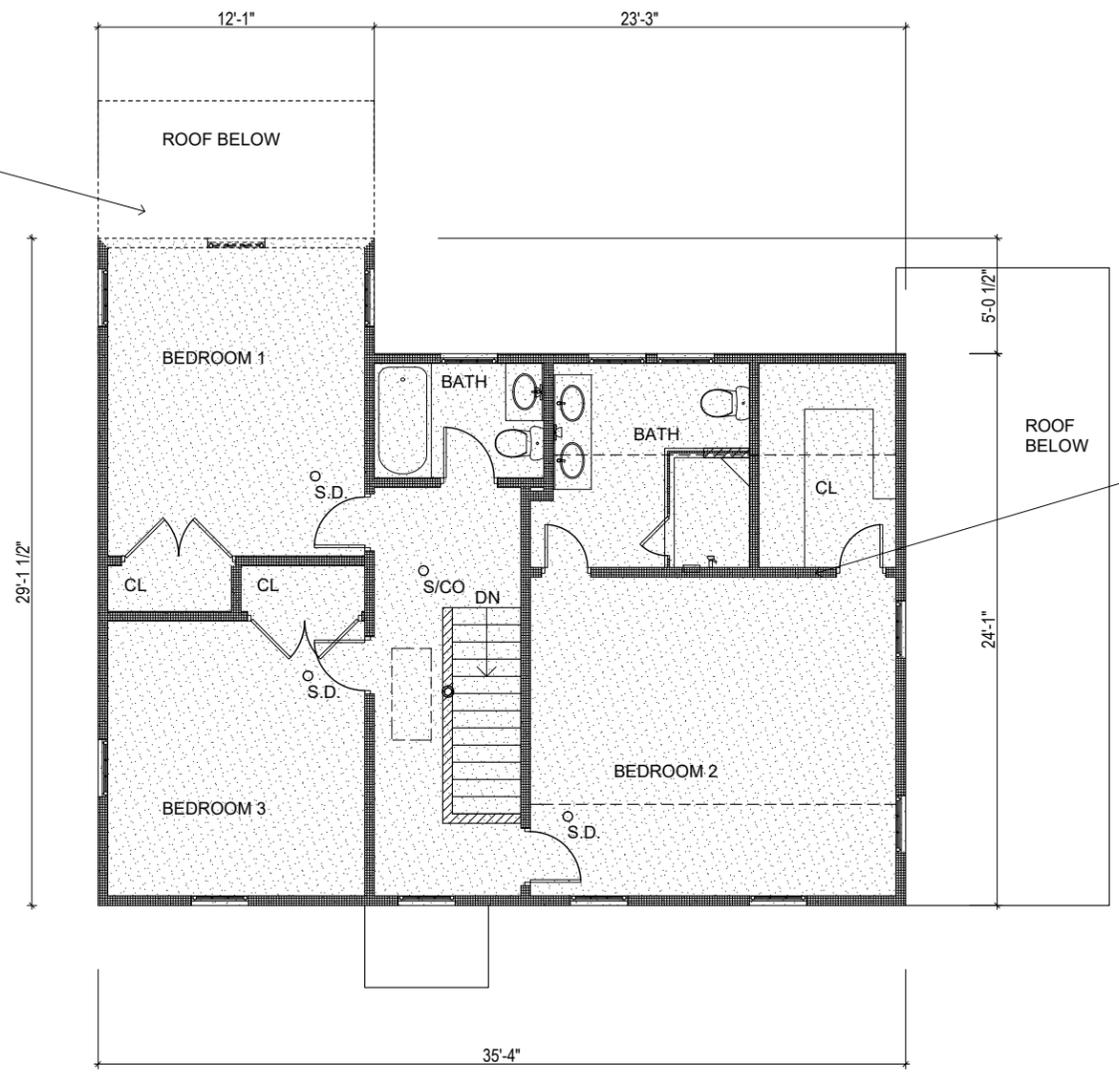


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BELMONT, MA 02478

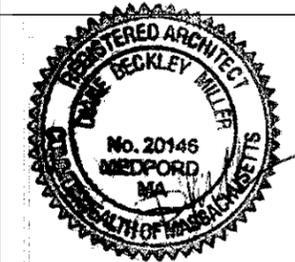
DASHED LINES INDICATE EXISTING WALLS, WINDOWS, DOORS AND FEATURES TO BE REMOVED - CONTRACTOR TO BRACE AND SHORE PRIOR TO REMOVAL OF ANY LOAD BEARING ELEMENTS, TYP



TONE INDICATES GROSS FLOOR AREA:  
912 sq ft

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

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FELTON RESIDENCE  
81 STATLER ROAD  
BELMONT MA

EXISTING  
SECOND FLOOR

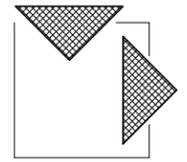
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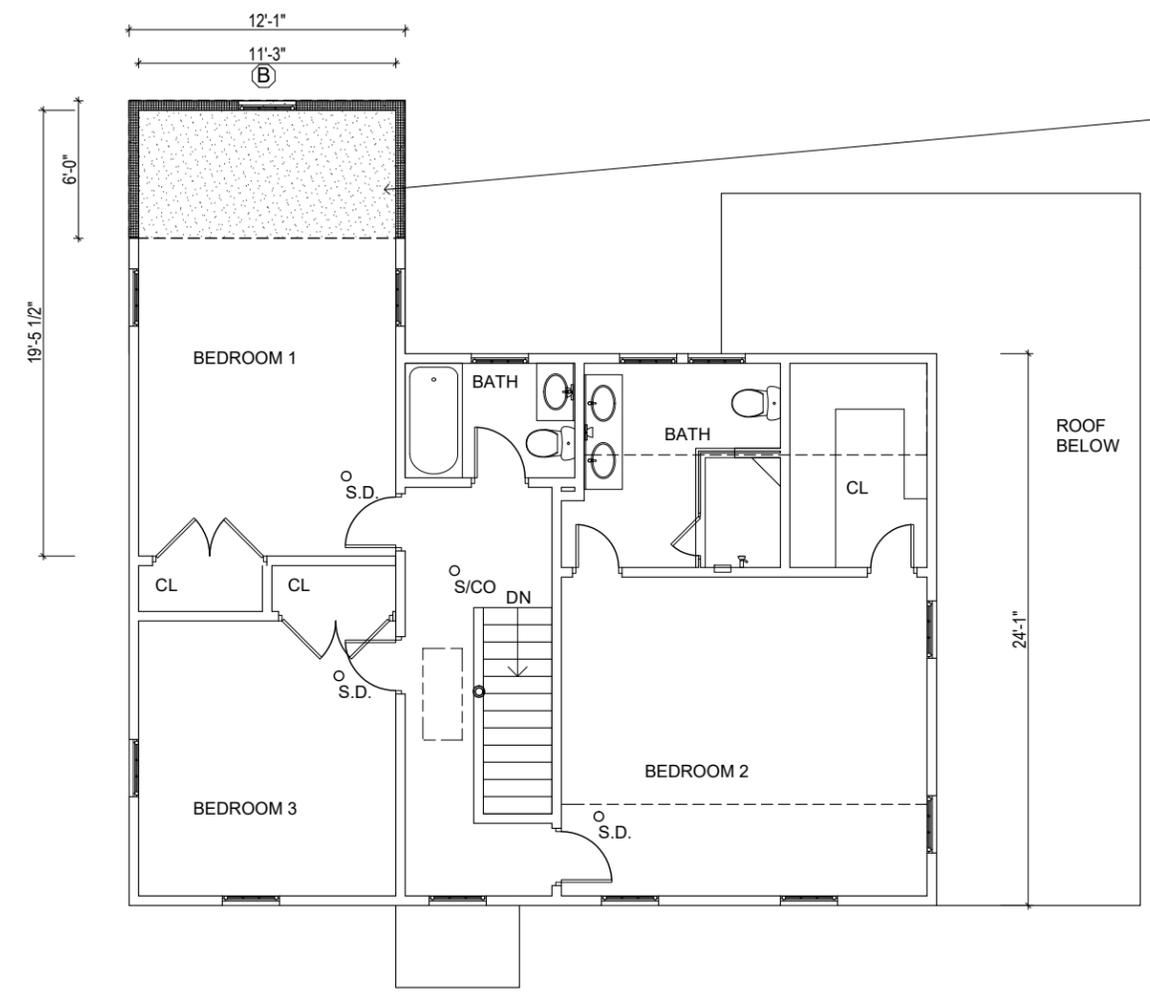
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SCALE: 1/8" = 1'



**MILLER  
DESIGN LLC**



80 CLARK STREET  
BELMONT, MA 02478

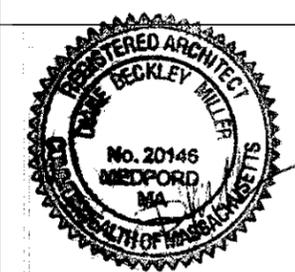


TONE INDICATES GROSS FLOOR AREA  
OF NEW ADDITION:

72 sq ft

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

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81 STATLER ROAD  
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**NEW  
SECOND FLOOR**

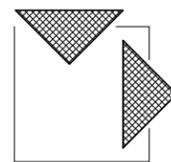
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**A7**

1 PLAN  
SCALE: 1/8" = 1'



**MILLER  
DESIGN LLC**



80 CLARK STREET  
BELMONT, MA 02478

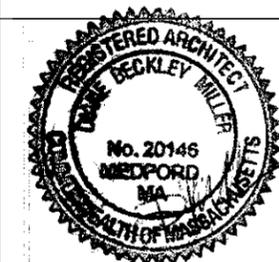
Architect:  
Miller Design LLC  
80 Clark Street  
Belmont MA 02478  
617-993-3157

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8/4/22 DESIGN

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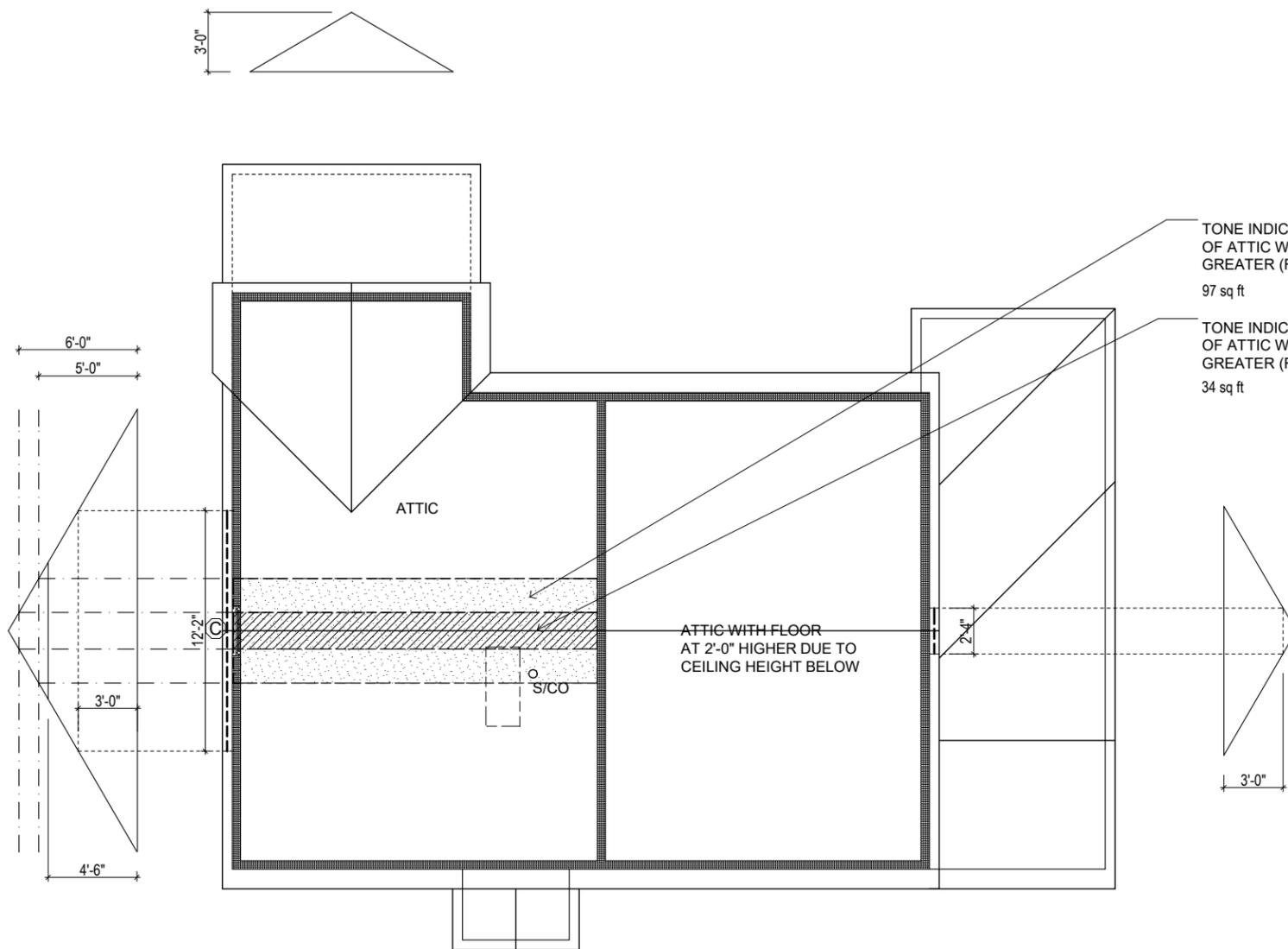


FELTON RESIDENCE  
81 STATLER ROAD  
BELMONT MA

**EXISTING ATTIC  
& ROOF PLAN**

Sheet  
Number:

**A8**



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

TONE INDICATES EXTENT OF GROSS FLOOR AREA  
OF ATTIC WITH CEILING HEIGHT OF 6'-0" OR  
GREATER (FOR 30% CALC - SEE COVERSHEET)  
34 sq ft

1 PLAN  
SCALE: 1/8" = 1'

**HALF STORY AREA CALCULATIONS:**

SECOND FLOOR AREA = 912 SF

ALLOWABLE: MAX 547.2 SF W/ CEILING HEIGHT OF 5' OR  
GREATER (BASED ON 60% OF 984 SF SECOND FLOOR).

ACTUAL: 97 SF

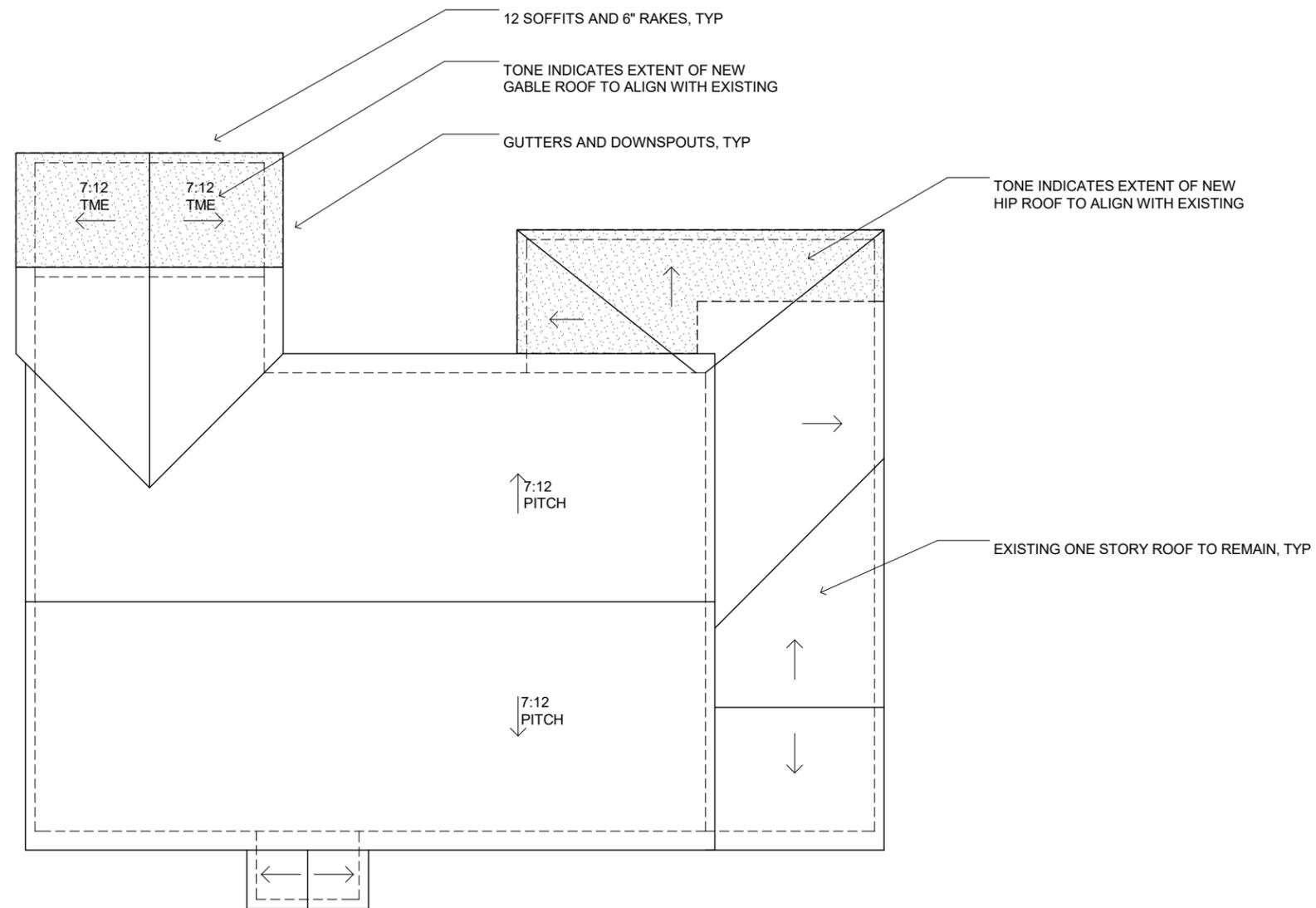
**HALF STORY PERIMETER CALCULATIONS:**

SECOND FLOOR PERIMETER = 128'-11"

ALLOWABLE: MAX 64'-5 1/2" W/ RAFTER BOTTOMS AT 3' OR  
GREATER (BASED ON 50% OF 128'-11" PERIMETER).

ACTUAL: 12'-2" (AS DESIGNATED BY LONG DASHED LINES)

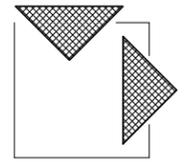




1 PLAN  
SCALE: 1/8" = 1'



MILLER  
DESIGN LLC



80 CLARK STREET  
BELMONT, MA 02478

Architect:  
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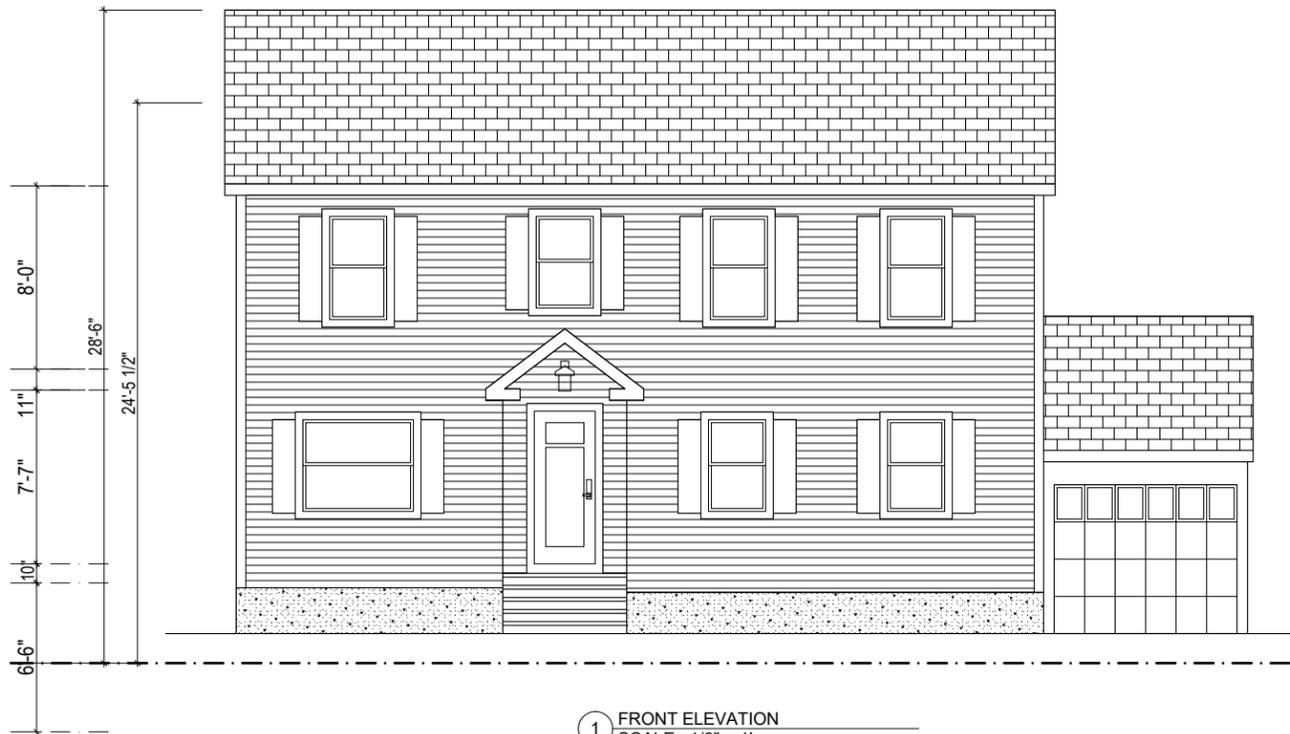


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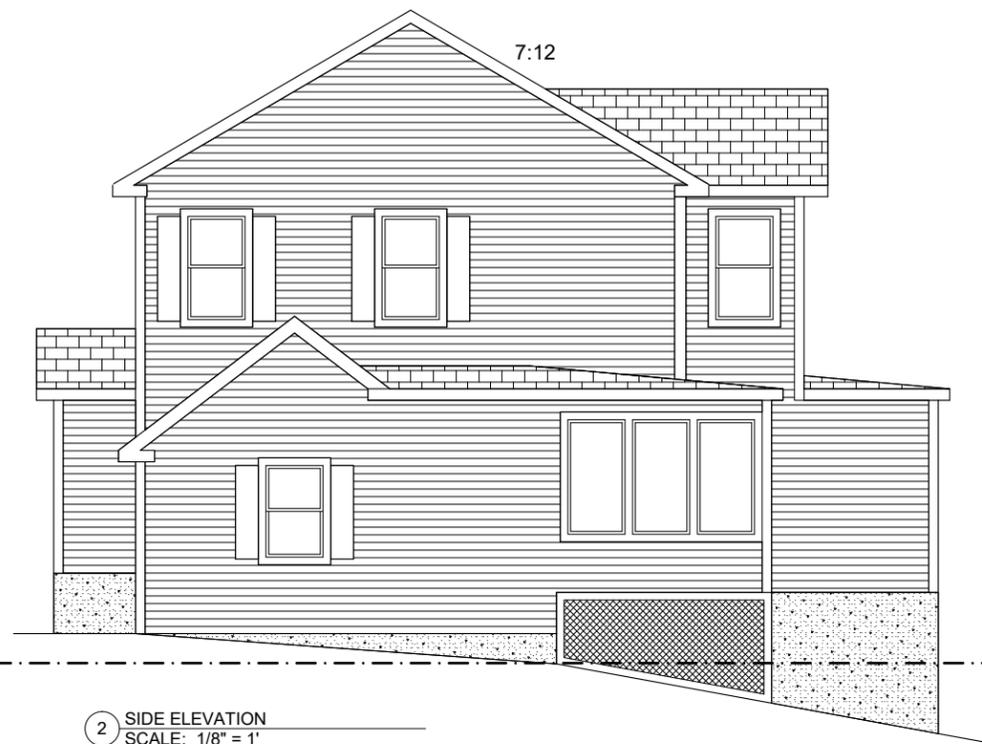
NEW ROOF PLAN

Sheet  
Number:

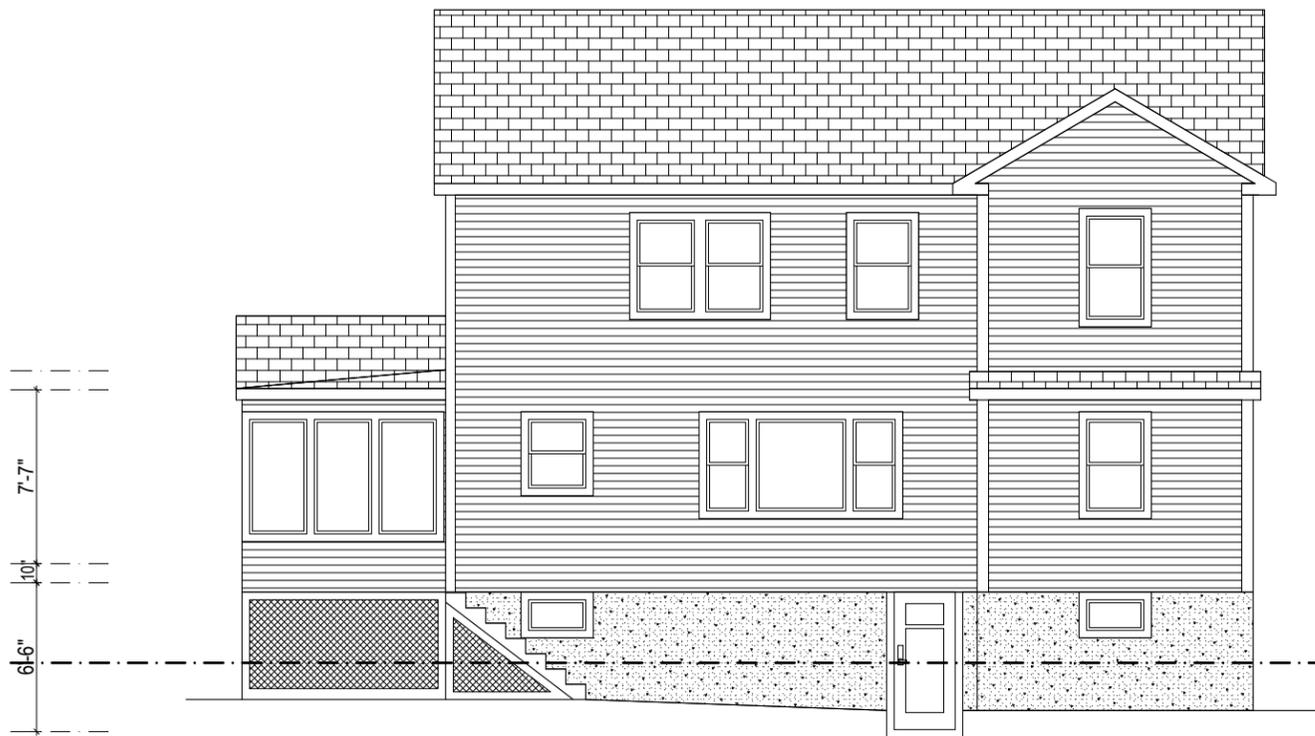
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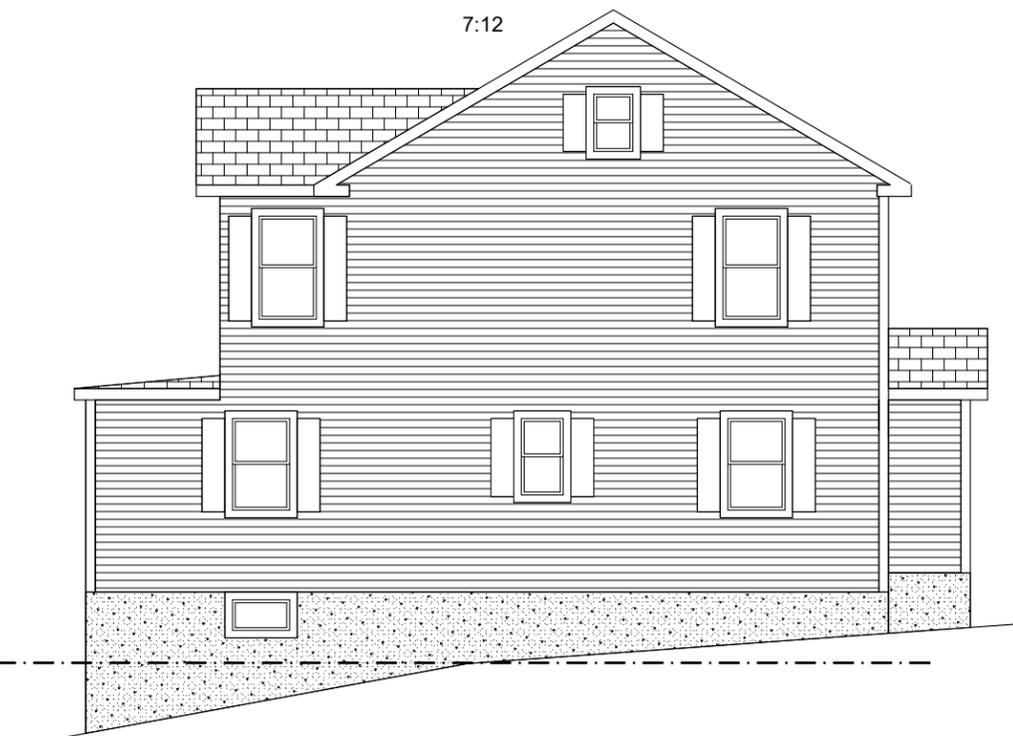
1 FRONT ELEVATION  
SCALE: 1/8" = 1'



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



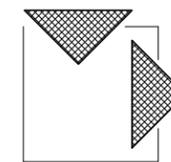
3 REAR ELEVATION  
SCALE: 1/8" = 1'



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



MILLER  
DESIGN LLC



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BELMONT, MA 02478

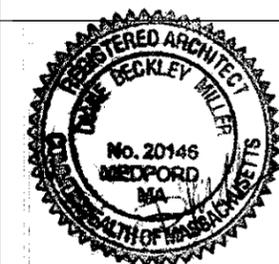
Architect:  
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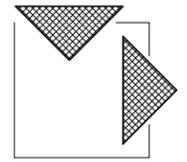
FELTON RESIDENCE  
81 STATLER ROAD  
BELMONT MA

EXISTING  
ELEVATIONS

Sheet  
Number:

A10

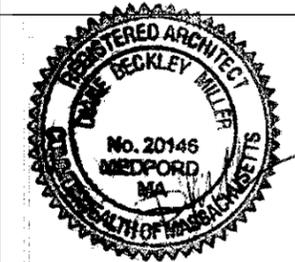
**MILLER  
DESIGN LLC**



80 CLARK STREET  
BELMONT, MA 02478

Architect:  
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Belmont MA 02478  
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FELTON RESIDENCE  
81 STATLER ROAD  
BELMONT MA

**NEW  
ELEVATIONS**

Sheet  
Number:

**A11**

