

RECEIVED
TOWN CLERK
BELMONT, MA

CASE NO. 20-05

2020 JAN 14 PM 1:15

NOTICE OF PUBLIC HEARING BY THE
BELMONT ZONING BOARD OF APPEALS

ON APPLICATION FOR ONE SPECIAL PERMIT

Notice is hereby given that the Belmont Zoning Board of Appeals will hold a public hearing on Monday, February 3, 2020 at 7:00 PM in the Art Gallery, 3rd floor, Homer Municipal Building, 19 Moore St., to consider the application of Alexander Athanasiou at 55 Trapelo Road, located in Single Residence C (SRC) Zoning District for One Special Permit under §1.5.2 of the Zoning Bylaw to modify an existing non-conforming use. Special Permit 1.- §1.5.2 of the By-Law allows changes and extensions of nonconforming uses by a Special Permit granted by the Board of Appeals. The existing is a residential unit and an office space in a district where only residential units are allowed.

ZONING BOARD OF APPEALS



Town of Belmont
Zoning Board of Appeals

RECEIVED
TOWN CLERK
BELMONT, MA

2020 JAN 14 PM 1:15

APPLICATION FOR A SPECIAL PERMIT

Date: 01/06/2020

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

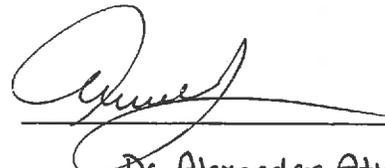
To Whom It May Concern:

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 53-55 TRAPELO ROAD 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 _____

THE RENOVATIONS TO AND EXPANSIONS OF AN EXISTING MIXED-USE PROPERTY. THE PROPOSED ADDITIONS & RENOVATIONS WILL CREATE A NEW DENTAL PRACTICE AND A RESIDENTIAL UNIT - RETAINING THE PROPERTY'S MIXED-USE.

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

Dr. Alexander Athanasio

Address

8 Woodfall Road

Belmont MA 02478

Daytime Telephone Number

781-244-3803



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

December 17, 2019

Alexander Athanasiou
8 Woodfall Road
Belmont, MA 02478

RE: Denial to Construct Additions

Dear Mr. Athanasiou,

The Office of Community Development is in receipt of your building permit application for your proposal to construct additions at 55 Trapelo Road located in a Single Residence C (SRC) Zoning District.

Your application has been denied because § 1.5.2 of the By-Law allows changes and extensions of nonconforming uses by a Special Permit granted by the Board of Appeals.

1. The existing use is a residential unit and an office space in a district where only single family uses are allowed by the By-Law.

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 a Special Permit from the Zoning Board of Appeals. If you choose this option, please contact the Office of Community Development to schedule an appointment with Ara Yogurtian, Assistant Director, at (617) 993-2650 in order to begin the process.

Sincerely,

Ara Yogurtian
Assistant Director
Office of Community Development

Statement of Need

Dr. Alexander Athanasiou - owner

55 Trapelo Road is an existing mixed-use property within the SR-C zoning district. It is in close proximity to the Cushing Square local business 3 (LB-III) zoning district. This property is on a section of Trapelo Road that is predominantly commercial with some mixed-use properties as well. Please refer to the attached list of Neighboring Businesses which highlights the business nature of this strip near Cushing Square.

The lot area is 8,081 square feet with an existing 2 ½ story building that includes a three-bedroom residential unit on two floors and a commercial suite on part of the first floor. The commercial space was most recently a doctor's practice with three offices, an open office area, and a restroom. The building is in fair to poor condition and needs to be renovated and improved.

My wife, Dr. Caterina Raffa, and I and our three children are Belmont residents and we enjoy and respect the town, its residents, and its wonderful physical environment. My dental-orthodontics practice, Belmont Smiles, is currently located nearby at 16 Trapelo Road, also a mixed-use property on this commercial strip. Our dental practice needs room to grow and this led to our purchase of 55 Trapelo Road. We have been good neighbors at our existing location and involved ourselves in many community projects. Our proposal is to selectively demolish the right side (east) of the existing building and replace it with a larger two-story addition. Please refer to our Permit Set (12/04/2019) of drawings for our proposed addition and renovations.

The proposed building will still include a residential unit (on the second floor and attic of the new addition) and our state of the art, dental practice on the entire first floor (existing and addition) of the building, the second floor of the left (west) side of the existing building, and the basement for ancillary dental uses and storage. The entire first floor of the building (the dental practice section that is open to the public) will be made fully accessible with an exterior ramp near the parking and all-accessible interior facilities. The proposed building is within the dimensional criteria and scale limitations of the zoning by-law and will fit in well into this commercial strip. Many of the surrounding structures in this strip are as large as or larger than our proposed building. All proposed design and construction will be of high quality and will provide a positive presence on this specific section of Trapelo Road.

We are proposing to have a separate driveway (east side) for the residential unit's parking requirement, and a separate driveway (west side) and parking area for the dental practice's access and parking. The entire site will be professionally landscaped with new trees and shrubs to complement the new building's exterior. We are committed to making this entire property an exemplary addition to this vibrant and economically important commercial strip.

Lastly, we hope that the Board recognizes our commitment to the town in general and to this commercial and mixed-use sector in particular. We have dedicated a tremendous amount of time, effort, and capital in pursuing this future home for my dental-orthodontics practice. Our goal to create a project that is in keeping with the physical characteristics of this district while complementing one of the town's most prominent business areas. Thank you very much for your consideration.

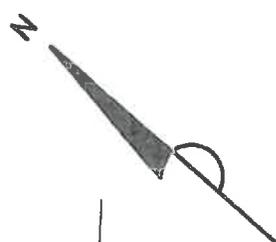
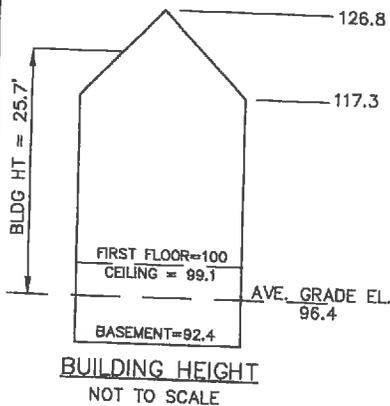
Address:	Name of Business	Etc.
2 Trapelo Rd, Belmont, MA 02478	Moozy's Ice Cream	
4 Trapelo Rd, Belmont, MA 02478	MOD 20 Gallery	
6 Trapelo Rd, Belmont, MA 02478	GVS Jewelers	
8 Trapelo Rd, Belmont, MA 02478	Jacques Tailoring	
10 Trapelo Rd #1, Belmont, MA 02478	Watertown Massage Associates/ Laser Hair Removal Studio/ Gallagher Designs/ Dr. Meyers Dentist	
16 Trapelo Rd, Belmont, MA 02478	Belmont Smiles	Commercial/Residential
18 Trapelo Rd, Belmont, MA 0247	Electrology & Laser By Design / Orthopedic Muscular therapy/ Dr. Cherkezian Dentist/Massage Therapy	
24 Trapelo Rd, Belmont, MA 02478	Beacon In Home Petite Feet Academy	
26 Trapelo Rd, Belmont, MA 02478	Doctor's Office/ Dr. David Brendel	Commercial/Residential
28 Trapelo Rd, Belmont, MA 02478	Belmont Monument	
36 Trapelo Rd, Belmont, MA 02478	Brown & Hickey Funeral Home	
44 Trapelo Rd, Belmont, MA 02478	The Appraiser's Group GT Insurance Agency First Choice Loan Service Fairway Waverley Insurance Agency	

48 Trapelo Rd, Belmont, MA 02478	Edward Jones Investments	
52 Trapelo Rd, Belmont, MA 02478	Short, Williamson and Diamond Funeral Home	
64 Trapelo Rd, Belmont, MA 02478	Energy Planning	
68 Trapelo Rd, Belmont, MA 02478	Dr. Davin DDS	
75 Trapelo Rd, Belmont, MA 02478	Belmont Family Dentistry	
70 Trapelo Rd, Belmont, MA 02478	Railriders Sportswear	
84 Trapelo Rd, Belmont, MA 02478	Winters Hardware	
90 Trapelo Rd, Belmont, MA 02478	Cushing Square Auto	
486 Common Street, Belmont, MA 02478	Century 21	
500 Common Street, Suite A, Belmont, MA 02478	CITGO	
110 Trapelo Rd, Belmont, MA 02478	Starbucks	
121 Trapelo Rd, Belmont, MA 02478	Mark & Toni's Coal Fired Pizza	
117 Trapelo Rd, Belmont, MA 02478	Haven & Hair	
115 Trapelo Rd, Belmont, MA 02478	Barber's Den	
113 Trapelo Rd, Belmont, MA 02478	B & X & T HVAC	
111 Trapelo Rd, Belmont, MA 02478	Juice Bar	
105 Trapelo Rd, Belmont, MA	Vicki Lee's	

02478		
459 Common Street , Belmont, MA 02478	Real Estate 109	
455 Common Street , Belmont, MA 02478	Salon 455	
453 ½ Common Street , Belmont, MA 02478	Helena's	
453 Common Street , Belmont, MA 02478	Boston Body Pilates	
451 Common Street , Belmont, MA 02478	Berkshire Hathaway HomeServices	
449 Common Street , Belmont, MA 02478	Savinos	
447 Common Street , Belmont, MA 02478	Salon De Paris	
443 Common Street , Belmont, MA 02478	Growing Up	
439 Common Street , Belmont, MA 02478	Shaseleen Skin Care Salon	
428 Common Street , Belmont, MA 02478	Get In Shape For Women	
432 Common Street , Belmont, MA 02478	Belmont Consignment	
434 Common Street , Belmont, MA 02478	Dog Village Salon	
440 Common Street , Belmont, MA 02478	Kumon	
442 Common Street , Belmont, MA 02478	CLC Cafe	
444 Common Street , Belmont, MA 02478	Too Tempted Boutique	

448 Common Street , Belmont, MA 02478	The Spirited Gourmet	
450 Common Street , Belmont, MA 02478	Renaissance Realty	
452 Common Street , Belmont, MA 02478	Bank Of America	
454 Common Street , Belmont, MA 02478	Paradise Flowers	
460 Common Street , Belmont, MA 02478	Jerry's Hair Cutting-Style	
462 Common Street , Belmont, MA 02478	Teddy's Kitchen	
464 Common Street , Belmont, MA 02478	The UPS Store	
9 Cushing Ave, Belmont, MA 02478	Belmont Dental Laboratory	
7 Cushing Ave, Belmont, MA 02478	Agora	
5 Cushing Ave, Belmont, MA 02478	Kathy's Nails	
3 Cushing Ave, Belmont, MA 02478	Belmont Frame and Art	
99 Trapelo Rd, Belmont, MA 02478	#1 Food Market	
97 Trapelo Rd, Belmont, MA 02478	As Time Goes By Antiques	
95 Trapelo Rd, Belmont, MA 02478	Karena Maraj Jewelry Collection	
93 Trapelo Rd, Belmont, MA 02478	Simply Yoga	
91 Trapelo Rd, Belmont, MA 02478	Zia Clothing Outlet	
89 Trapelo Rd, Belmont, MA	Hollingworth 5 & 10	

02478		
85 Trapelo Rd, Belmont, MA 02478	Aram's Cafe	
79 Trapelo Rd, Belmont, MA 02478	Essentials Salon	
71 Trapelo Rd, Belmont, MA 02478	Sikellis Realty & Business Brokers	
67 Trapelo Rd, Belmont, MA 02478	Rosales & Rosales	
63 Trapelo Rd, Belmont, MA 02478	WT Phelan Insurance	
1 Oak Ave, Belmont, MA 02478	Family Podiatry of Belmont Dr. Alper	Commercial/Residential



LOT 206 & PART LOT 184

60.5% OF BASEMENT UNDERGROUND
THEREFOR BASEMENT IS NOT A STORY

PROPOSED DRIVEWAY

PROPOSED RAMP

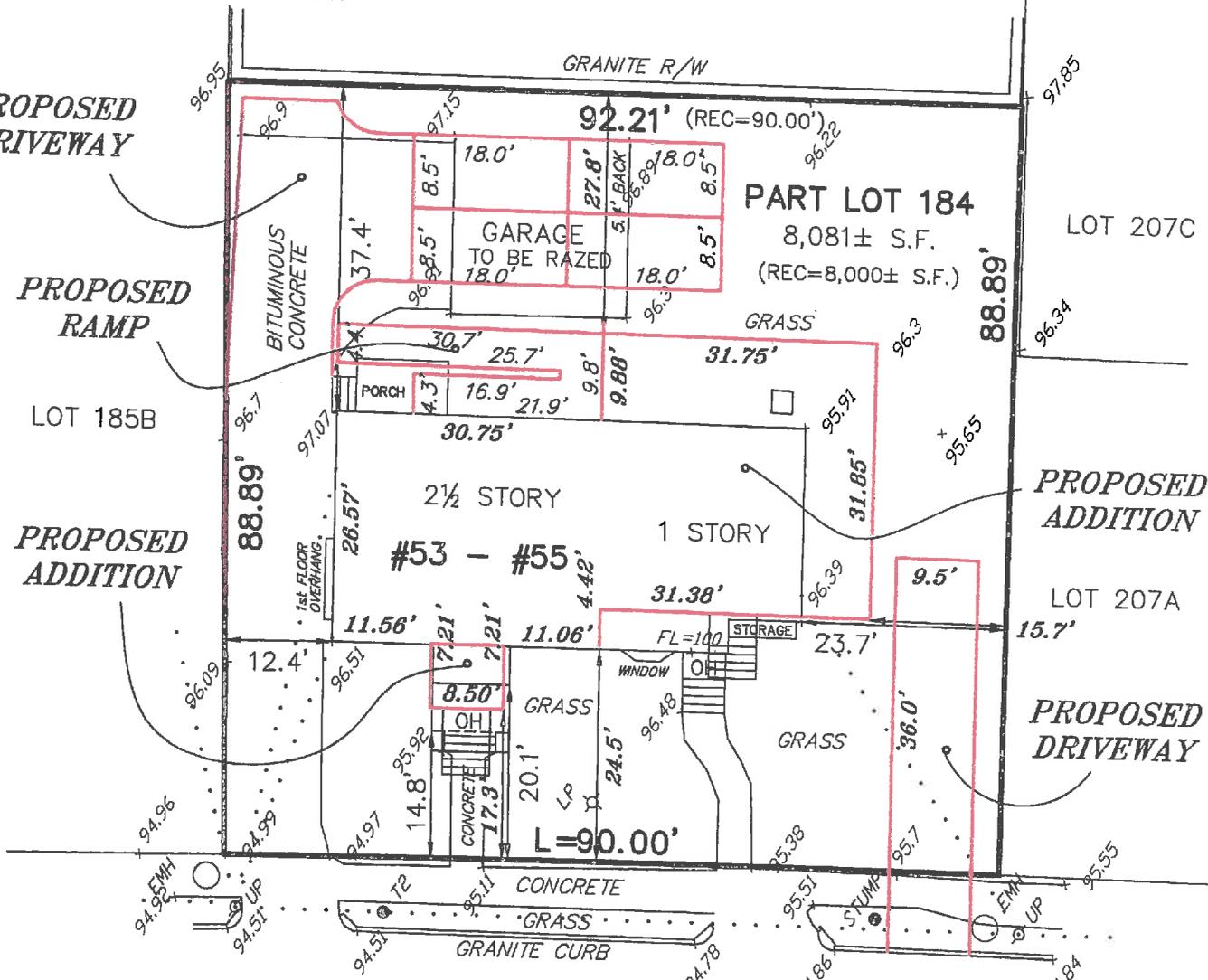
LOT 185B

PROPOSED ADDITION

PROPOSED ADDITION

LOT 207A

PROPOSED DRIVEWAY



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

TRAPELO ROAD

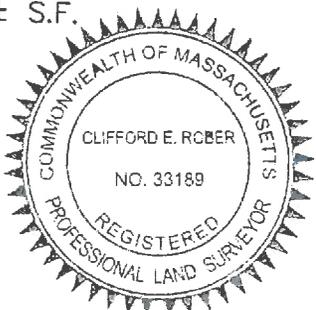
ZONING DISTRICT: SC (SINGLE RESIDENCE C)

	REQ.	EXISTING	PROP.
FRONT SETBACK:	22.22'	14.8'	17.3'
SIDE SETBACK:	10'	12.4'	15.7'
REAR SETBACK:	26.66'	37.4'	27.8'
MAXIMUM LOT COVERAGE:	25%	24.7%	23.5%*
MINIMUM OPEN SPACE:	50%	57.2%	50.0%*
LOT FRONTAGE:	90.00'		

* CALCULATIONS DO NOT INCLUDE
HANDICAP ACCESS RAMP.

PREPARED FOR: KEVIN KAUFMAN
44858/182
ASSESSORS MAP 5 - PARCEL 100

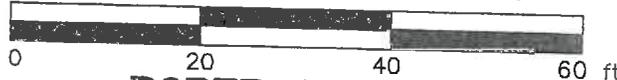
TOTAL LOT AREA: 8,081± S.F.



[Signature]
CLIFFORD E. ROBER, PLS **DATE** 6/24/19

PROPOSED PLOT PLAN
#53-55 TRAPELO ROAD
IN
BELMONT, MA
(MIDDLESEX COUNTY)

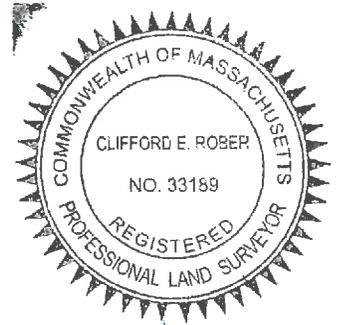
SCALE: 1" = 20' DATE: 6/24/2019



ROBER SURVEY
1072 MASSACHUSETTS AVENUE
ARLINGTON, MA 02476
(781) 648-5533
DWG. NO. 4411PP1.DWG

Zoning Compliance Check List

Properties Located within the SR-C Districts
 (To be Completed by a Registered Land Surveyor)



Property Address: 53-55 Trapelo Road

Surveyor Signature and Stamp: *Clifford E. Rober*

Date: 6/24/19

Per §4.2 of the Zoning By-Law				
		REQUIRED	EXISTING	PROPOSED
Lot Area (sq. ft.)		9,000	8,081	8,081
Lot Frontage (feet)		90	90.00'	
Lot Coverage (% of lot)		25%	24.7%	23.5%
Open Space (% of lot)		50%	57.2%	50.0%
Setbacks: (feet)	▶ Front (a)	22.22'	14.8'	17.3'
	▶ Side/Side	10 10	12.4 23.7	- 15.7'
	▶ Rear	26.66'	37.4'	27.8'
Building Height:	▶ Midpoint (feet)	30	25.7'	25.7'
	▶ Ridge (feet)	34	30.5'	30.5'
	▶ Stories	2-1/2	2 1/2	2 1/2
1/2 Story (feet) (Per §1.4)	▶ Perimeter (50%)			
	▶ Area (60%)			
	▶ Length (75%)			
HVAC (b)	Prohibited in Front Yard and Side and Rear Setbacks and shall be screened			

(a) Front setback is equal to the average front setbacks of the abutting properties on either side.

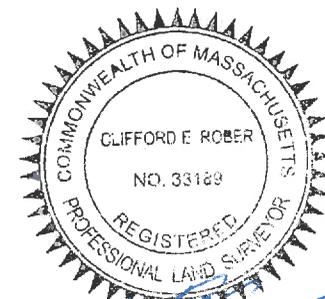
(b) Includes all outdoor mechanical equipment and fuel storage systems.

SUBMIT CALCULATIONS for all of the requirements listed above on a separate piece

Segment	Segment From Existing		Segment From New		Segment To		Segment Avg		Difference
	Grade	Grade	Grade	Grade	New Grade	Length	Existing	Avg New	
I	97.07	97.07	96.51	96.51	26.57	2571.71	2571.71	0.00	
J	96.51	96.51	95.92	95.92	11.56	1112.245	1112.245	0.00	
K	95.92	95.92	95.92	95.92	7.21	691.5832	691.5832	0.00	
L	95.92	95.92	95.92	95.92	8.5	815.32	815.32	0.00	
M	95.92	95.92	95.92	95.92	7.21	691.5832	691.5832	0.00	
N	95.92	95.92	96.48	96.48	11.06	1063.972	1063.972	0.00	
O	96.48	96.48	96.48	96.48	4.42	426.4416	426.4416	0.00	
P	96.48	96.48	96.39	96.39	31.38	3026.13	3026.13	0.00	
Q	96.39	96.39	96.3	96.3	31.85	3068.588	3068.588	0.00	
R	96.3	96.3	96.3	96.3	31.75	3057.525	3057.525	0.00	
S	96.3	96.3	96.3	96.3	9.88	951.444	951.444	0	
T	96.3	96.3	97.07	97.07	30.75	2973.064	2973.064	0	
					212.14	20449.61	20449.61	0	

Ceiling Height:	6.7
Basement Floor Elevation	92.4
Ceiling Elevation	99.1
Perimeter Total Length	212.14
Total Perimeter Square Foot	1421.34
Average Existing Grade	96.40
New Average Grade	96.40
Difference in Grade in feet	0.00

% Covered using Avg Grade 59.65%

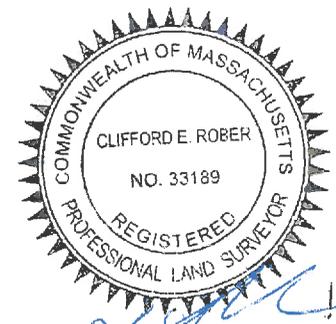


Clifford E. Rober
6/24/19

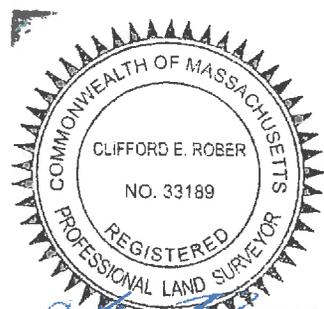
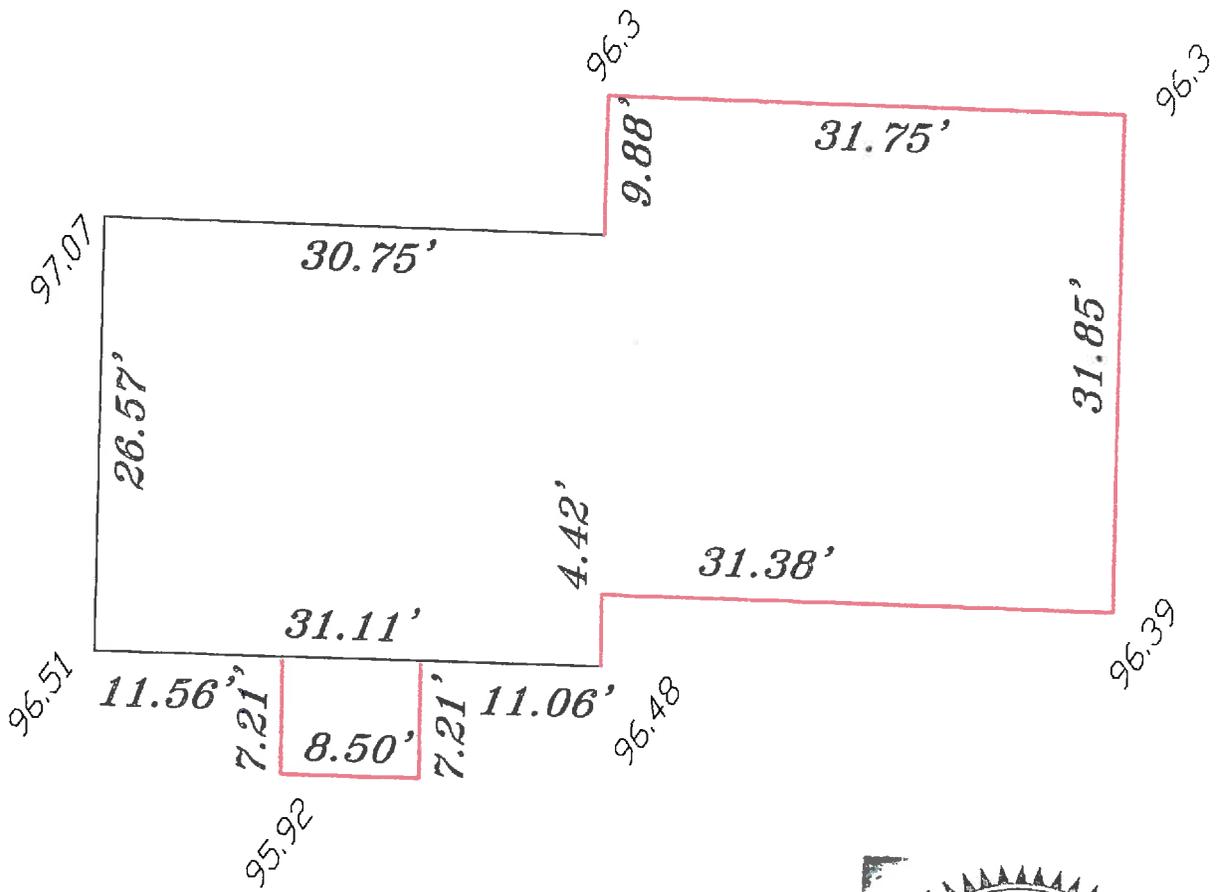
Segment	Ceiling Elevation	Elevation From	Elevation To	Ceiling Length	Ceiling Height	Square Footage	Exposed Square Footage	% Covered
A	99.1	97.07	96.51	26.57	6.7	178.02	61.38	65.52%
B	99.1	96.51	96.48	31.11	6.7	208.44	81.04	61.12%
C	99.2	96.48	96.48	4.42	6.7	29.61	12.02	59.40%
D	99.2	96.48	96.39	31.38	6.7	210.25	86.77	58.73%
E	99.2	96.39	96.3	31.85	6.7	213.40	90.93	57.39%
F	99.1	96.3	96.3	31.75	6.7	212.73	88.90	58.21%
G	99.1	96.3	96.3	9.88	6.7	66.20	27.66	58.21%
H	99.1	96.3	97.07	30.75	6.7	206.025	74.26125	63.96%
	99.15			197.71	6.7	1324.66	522.96	60.52%

Ceiling Height:	6.7	<- enter
Basement Floor Elevation	92.4	<- enter
Ceiling Elevation	99.1	
Perimeter Total Length	197.71	
Total Perimeter Square Foot	1324.66	
Exposed Square Footage	522.96	
% Covered	60.52%	<- result

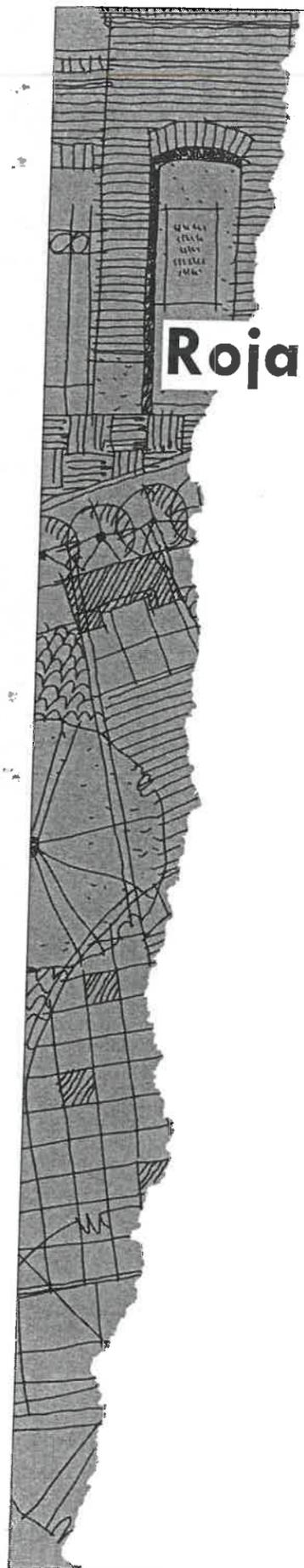
North South East West



Clifford E. Rober
6/24/19



Clifford E. Rober
 6/24/19



Rojas

55 TRAPELO ROAD

RENOVATIONS

55 TRAPELO ROAD
BELMONT, MA 02478

PERMIT SET
12/04/2019

SHEET LIST	
Sheet Number	Sheet Title
	COVER SHEET
EX- 01	EXISTING FIRST FLOOR PLAN
EX- 02	EXISTING SECOND FLOOR PLAN
EX- 03	EXISTING ATTIC FLOOR PLAN
EX- 04	EXISTING BASEMENT FLOOR PLAN
EX- 05	EXISTING FRONT (SOUTH) ELEVATION - TRAPELO ROAD
EX- 06	EXISTING SIDE (EAST) ELEVATION
EX- 07	EXISTING REAR (NORTH) ELEVATION
EX- 08	EXISTING SIDE (WEST) ELEVATION
A- 01	PROPOSED FIRST FLOOR PLAN
A- 02	PROPOSED SECOND FLOOR PLAN
A- 03	PROPOSED ATTIC FLOOR PLAN
A- 3.1	PROPOSED ATTIC FLOOR - 2 1/2 STORY CALCULATION
A- 04	PROPOSED BASEMENT FLOOR PLAN
A- 05	PROPOSED FRONT (SOUTH) ELEVATION - TRAPELO ROAD
A- 06	PROPOSED SIDE (EAST) ELEVATION
A- 07	PROPOSED REAR (NORTH) ELEVATION
A- 08	PROPOSED SIDE (WEST) ELEVATION

Owner

Dr. Alexander Athanasiou

16 Trapelo Road
Belmont MA 02478

(617) 489-5500

Architecture | BIM | Interior Design |
Landscape Architecture

Rojas Design, Inc.

241 A Street -Suite 220
Boston MA 02210-1308

(617) 720-4100
www.rojasdesigninc.com

Structural Engineer

Fergal Brennock PE

71 Lovell Road
Watertown, MA 02472

(617) 828-0376

Surveyor

Rober Survey

1072A Massachusetts Avenue
Arlington, MA 02476

(781) 648-5533

55

TRAPELO ROAD
BELMONT, MA
02478

ADDITIONS &
RENOVATIONS

PERMIT SET

Job:	2874
Date:	12/04/2019
Scale:	AS NOTED
Drawn:	ISP
Checked:	ATR

EXISTING FIRST
FLOOR PLAN

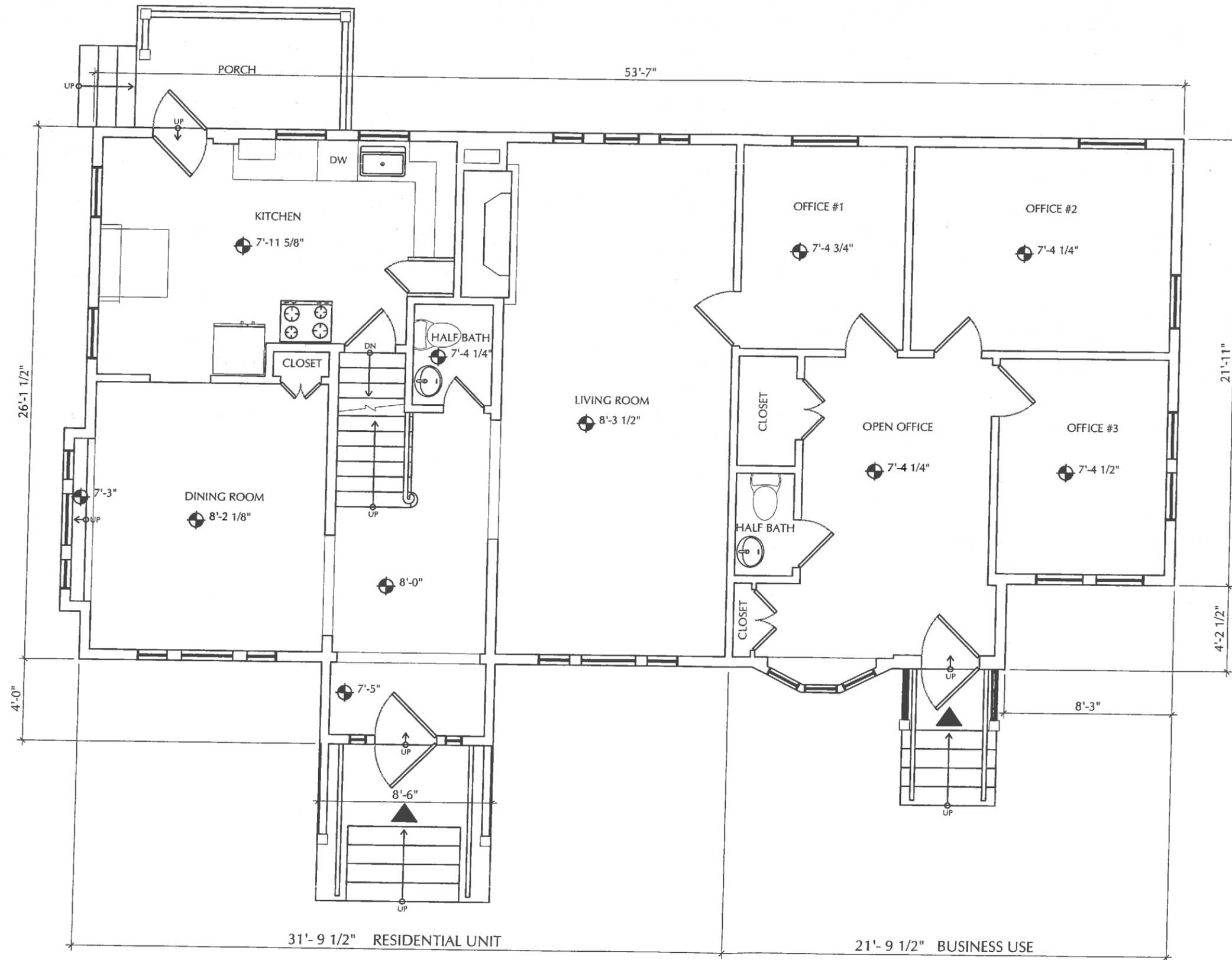
Rojas Design, Inc.
Architecture - BIM
Interior Design
241 A Street - Suite 220
Boston, MA 02210-1308
Landscape Architecture
(617) 720-4100

Rojas

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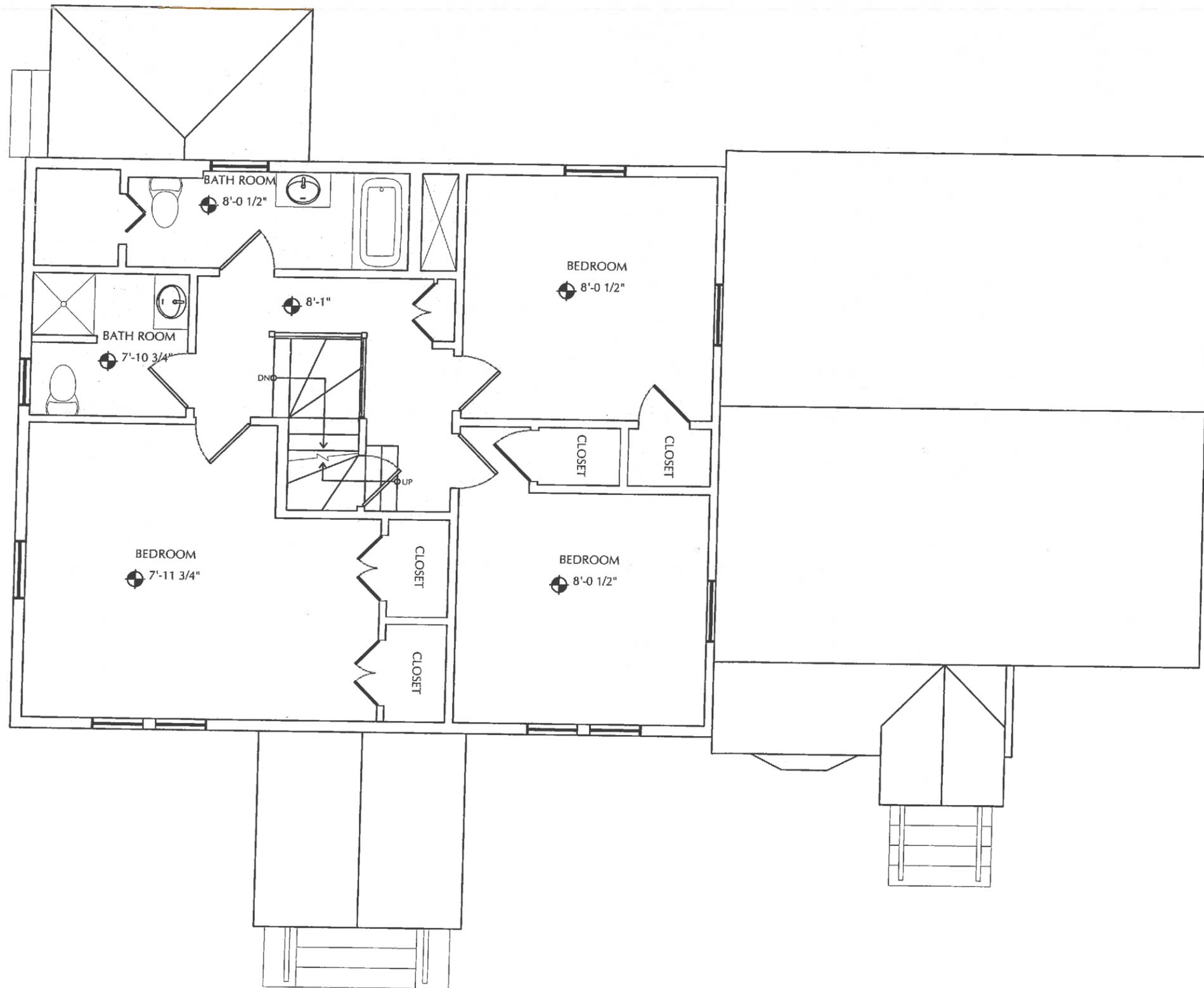
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EX-01



1 EXISTING FIRST FLOOR PLAN
GROSS FLOOR AREA = 1412.6 SQFT





55
 TRAPELO ROAD
 BELMONT, MA
 02478

ADDITIONS &
 RENOVATIONS

PERMIT SET

Job: 2874
 Date: 12/04/2019
 Scale: AS NOTED
 Drawn: ISP
 Checked: ATR

EXISTING SECOND
 FLOOR PLAN

Rojas Design, Inc.
 Architecture - BIM
 241 A Street - Suite 220
 Interior Design
 Boston, MA 02210-1308
 Landscape Architecture
 (617) 720-4100

Rojas

1 EXISTING SECOND FLOOR PLAN
 GROSS FLOOR AREA = 838 SQFT

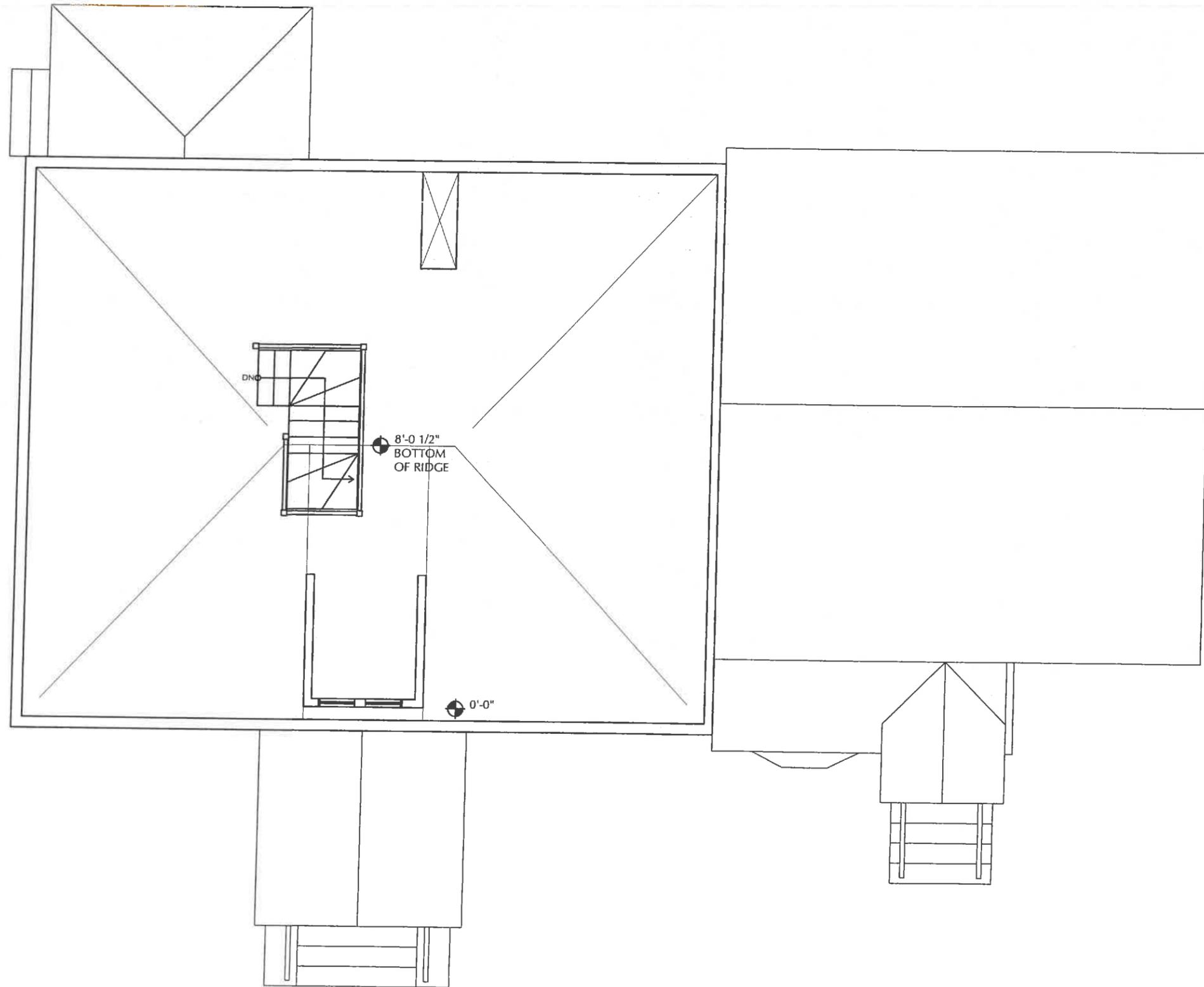


SCALE: 3/16" = 1'-0"

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EX-02



1 EXISTING ATTIC FLOOR PLAN
GROSS FLOOR AREA = 838 SQFT



55

TRAPELO ROAD
BELMONT, MA
02478

ADDITIONS &
RENOVATIONS

PERMIT SET

Job: 2874
Date: 12/04/2019
Scale: AS NOTED
Drawn: ISP
Checked: ATR

EXISTING ATTIC
FLOOR PLAN

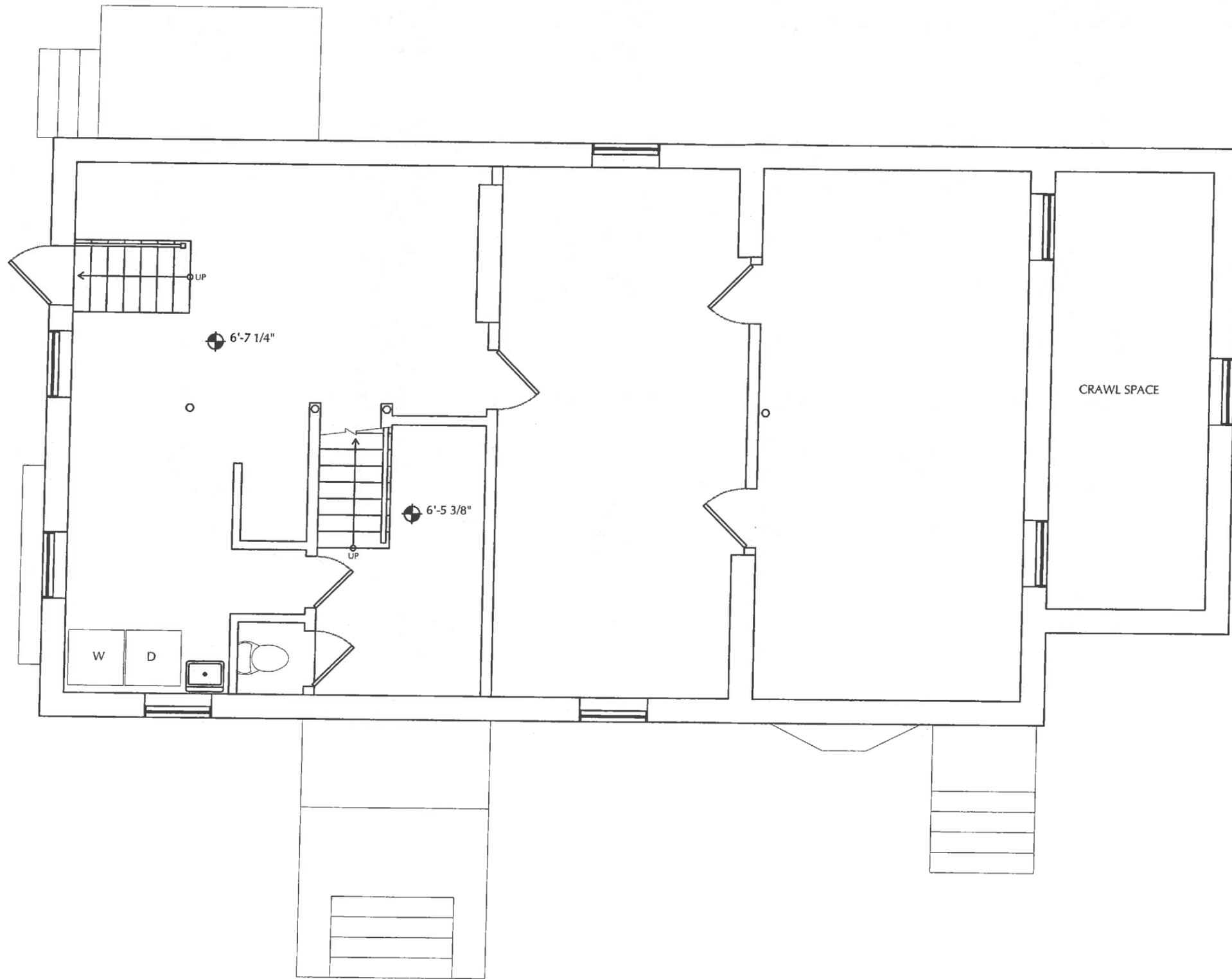
Rojas Design, Inc.
Architecture - BIM
Interior Design
241 A Street - Suite 220
Boston, MA 02210-1308
Landscape Architecture
(617) 720-4700

Rojas

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EX-03



55
 TRAPELO ROAD
 BELMONT, MA
 02478

ADDITIONS &
 RENOVATIONS

PERMIT SET

Job:	2874
Date:	12/04/2019
Scale:	AS NOTED
Drawn:	ISP
Checked:	ATR

EXISTING BASEMENT
 FLOOR PLAN

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1 EXISTING BASEMENT FLOOR PLAN
 GROSS FLOOR AREA = 1364.4 SQFT



EX-04

55

TRAPELO ROAD
BELMONT, MA
02478

RENOVATIONS
& ADDITIONS

PERMIT SET

Job:	2874
Date:	12/04/2019
Scale:	AS NOTED
Drawn:	ISP
Checked:	ATR

EXISTING FRONT
(SOUTH) ELEVATION
- TRAPELO ROAD

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EX-05



1 EXISTING FRONT (SOUTH) ELEVATION
TRAPELO ROAD

SCALE: 3/16" = 1'-0"



55

TRAPELO ROAD
BELMONT, MA
02478

RENOVATIONS
& ADDITIONS

PERMIT SET

Job:	2874
Date:	12/04/2019
Scale:	AS NOTED
Drawn:	ISP
Checked:	ATR

EXISTING SIDE
(EAST) ELEVATION

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EX-06



1 EXISTING SIDE (EAST) ELEVATION

SCALE: 3/16" = 1'-0"



55
 TRAPELO ROAD
 BELMONT, MA
 02478

RENOVATIONS
 & ADDITIONS

PERMIT SET

Job: 2874
 Date: 12/04/2019
 Scale: AS NOTED
 Drawn: ISP
 Checked: ATR

EXISTING REAR
 (NORTH) ELEVATION

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EX-07



1 EXISTING REAR (NORTH) ELEVATION



55

TRAPELO ROAD
BELMONT, MA
02478

RENOVATIONS
& ADDITIONS

PERMIT SET

Job:	2874
Date:	12/04/2019
Scale:	AS NOTED
Drawn:	ISP
Checked:	ATR

EXISTING SIDE
(WEST) ELEVATION

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EX-08



1 EXISTING SIDE (WEST) ELEVATION

SCALE: 3/16" = 1'-0"



55
 TRAPELO ROAD
 BELMONT, MA
 02478

ADDITIONS &
 RENOVATIONS

PERMIT SET

Job: 2874
 Date: 12/04/2019
 Scale: AS NOTED
 Drawn: ISP
 Checked: ATR

PROPOSED
 SECOND FLOOR
 PLAN

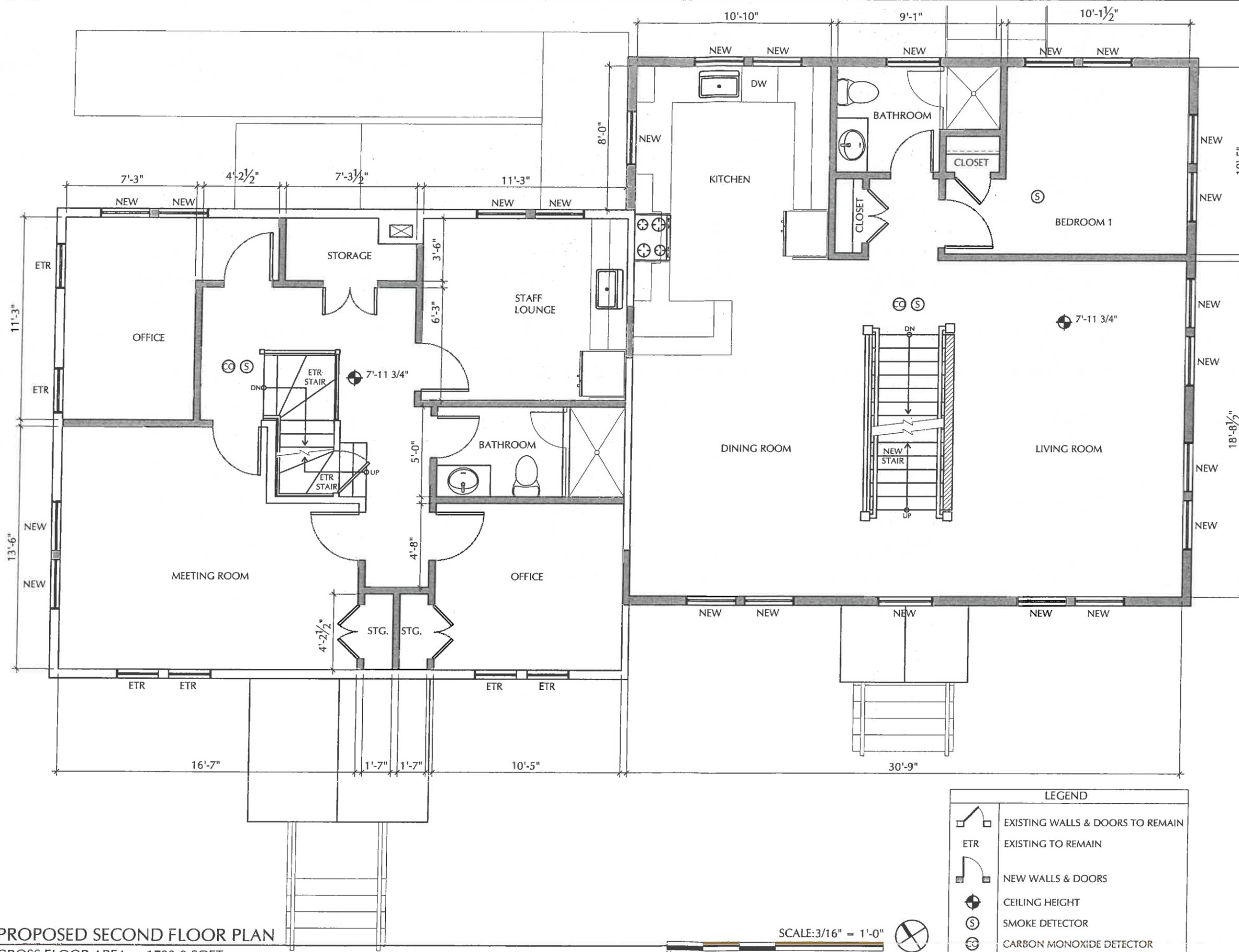
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A-02



1 PROPOSED SECOND FLOOR PLAN
 GROSS FLOOR AREA = 1793.9 SQFT



LEGEND	
	EXISTING WALLS & DOORS TO REMAIN
	EXISTING TO REMAIN
	NEW WALLS & DOORS
	CEILING HEIGHT
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR

55
 TRAPELO ROAD
 BELMONT, MA
 02478

ADDITIONS &
 RENOVATIONS
 PERMIT SET

Job: 2874
 Date: 12/04/2019
 Scale: AS NOTED
 Drawn: ISP
 Checked: ATR

PROPOSED ATTIC FLOOR PLAN

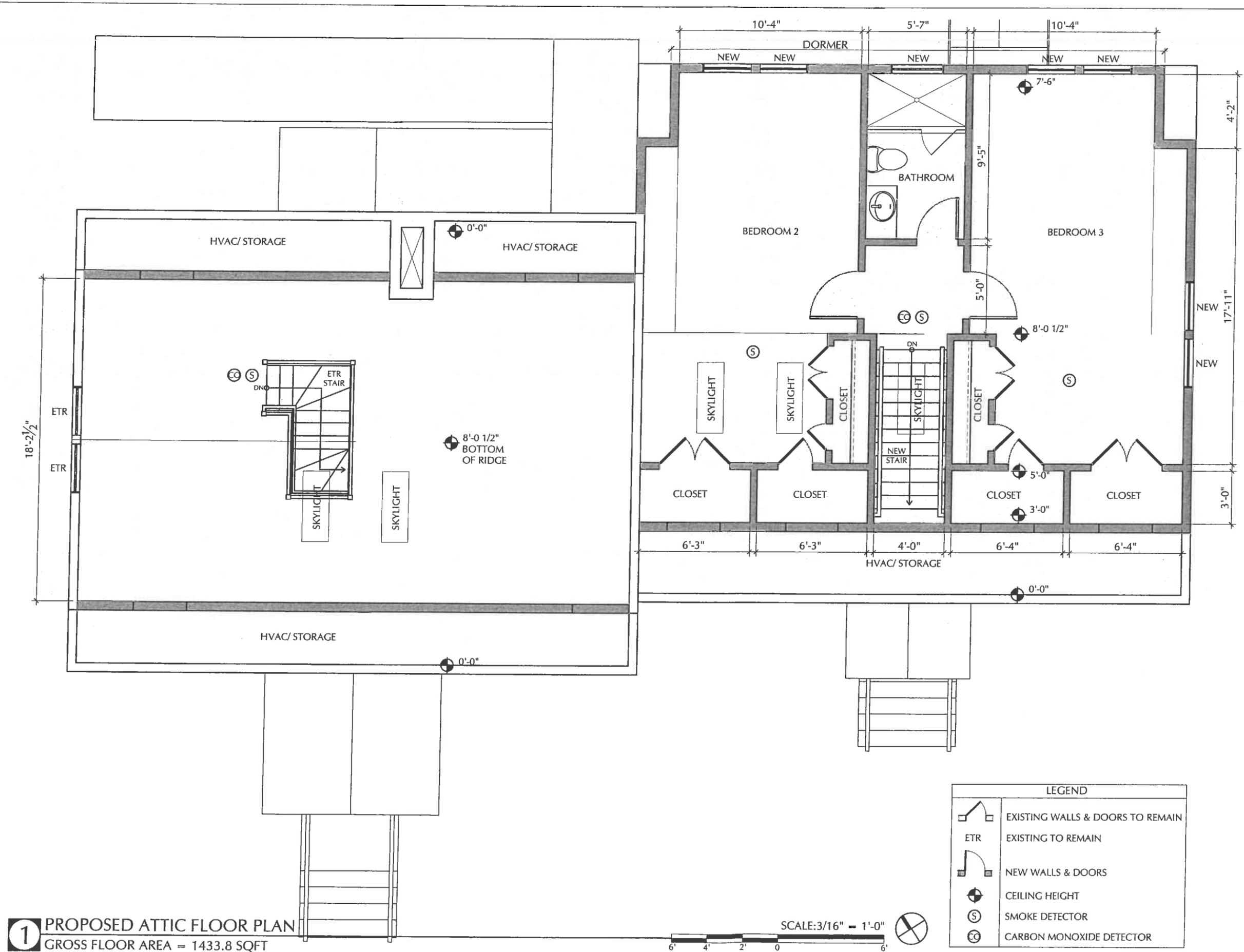
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A-03



1 PROPOSED ATTIC FLOOR PLAN
 GROSS FLOOR AREA = 1433.8 SQFT



LEGEND	
	EXISTING WALLS & DOORS TO REMAIN
	EXISTING TO REMAIN
	NEW WALLS & DOORS
	CEILING HEIGHT
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR

55

TRAPELO ROAD
BELMONT, MA
02478

ADDITIONS &
RENOVATIONS

PERMIT SET

Job: 2874
Date: 12/04/2019
Scale: AS NOTED
Drawn: ISP
Checked: ATR

PRELIMINARY ATTIC
FLOOR - 2 1/2 STORY
CALCULATION

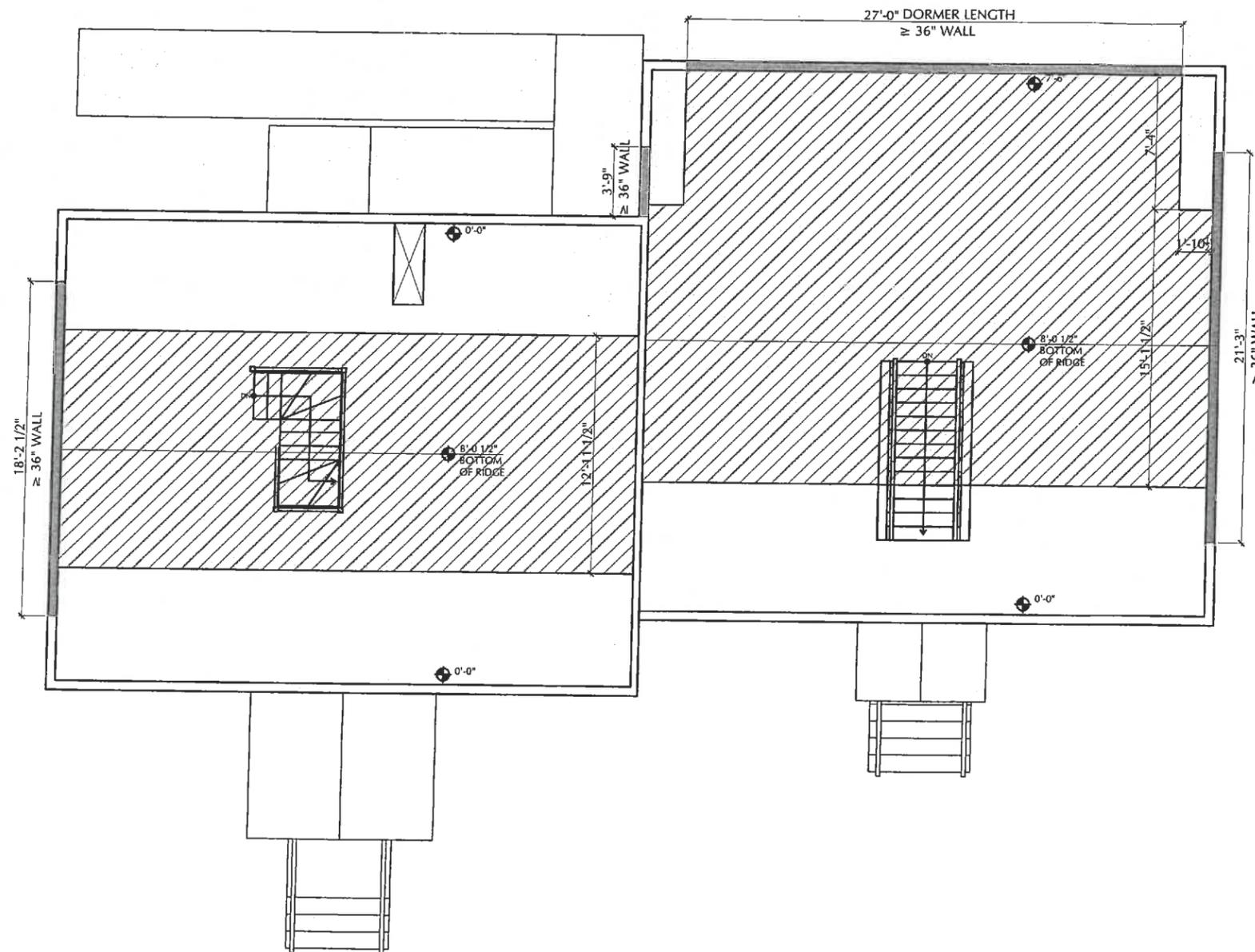
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A-3.1



BELMONT ZONING BY-LAW CHAPTER 1 - GENERAL SECTION 1.4 - DEFINITIONS & ABBREVIATIONS
 HALF STORY CALCULATIONS

PAGE 1-11 ITEM A: 36" WALLS AT PERIMETER
 FLOOR 2 PERIMETER:
 196 LINEAR FEET

ATTIC FLOOR WALLS ≥ 36" ALLOWABLE (50% FL2 PERIMETER):
 98 LINEAR FEET (MAXIMUM)

ATTIC FLOOR WALLS ≥ 36" ACTUAL:
 70.20 LINEAR FEET

PAGE 1-11 ITEM B: 2ND TO 3RD FLOOR AREA COMPARISON

FLOOR 2 AREA:
 1,794 SQUARE FEET

ATTIC FLOOR AREA ≥ 60" POTENTIAL HEADROOM ALLOWABLE (60% FL2):
 1,076 SQUARE FEET (MAXIMUM)

ATTIC FLOOR AREA ≥ 60" POTENTIAL HEADROOM ACTUAL:
 1,067.44 SQUARE FEET - SHOWN HATCHED

PAGE 1-11 ITEM C: DORMER LENGTH TO RIDGE COMPARISON
 EXISTING RIDGE LENGTH:
 63'-4" LINEAR FEET

INDIVIDUAL DORMER LENGTH ALLOWABLE (75% EXISTING RIDGE LENGTH):
 47'-6" LINEAR FEET (MAXIMUM)

DORMER LENGTH ACTUAL:
 NO DORMER EXCEEDS ALLOWABLE LENGTH
 TOTAL DORMER RIDGE LENGTH:
 27'-0" LINEAR FEET

1 PROPOSED ATTIC FLOOR - 2 1/2 STORY CALCULATION



55
 TRAPELO ROAD
 BELMONT, MA
 02478

ADDITIONS &
 RENOVATIONS

PERMIT SET

Job: 2874
 Date: 12/04/2019
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PROPOSED
 BASEMENT FLOOR
 PLAN

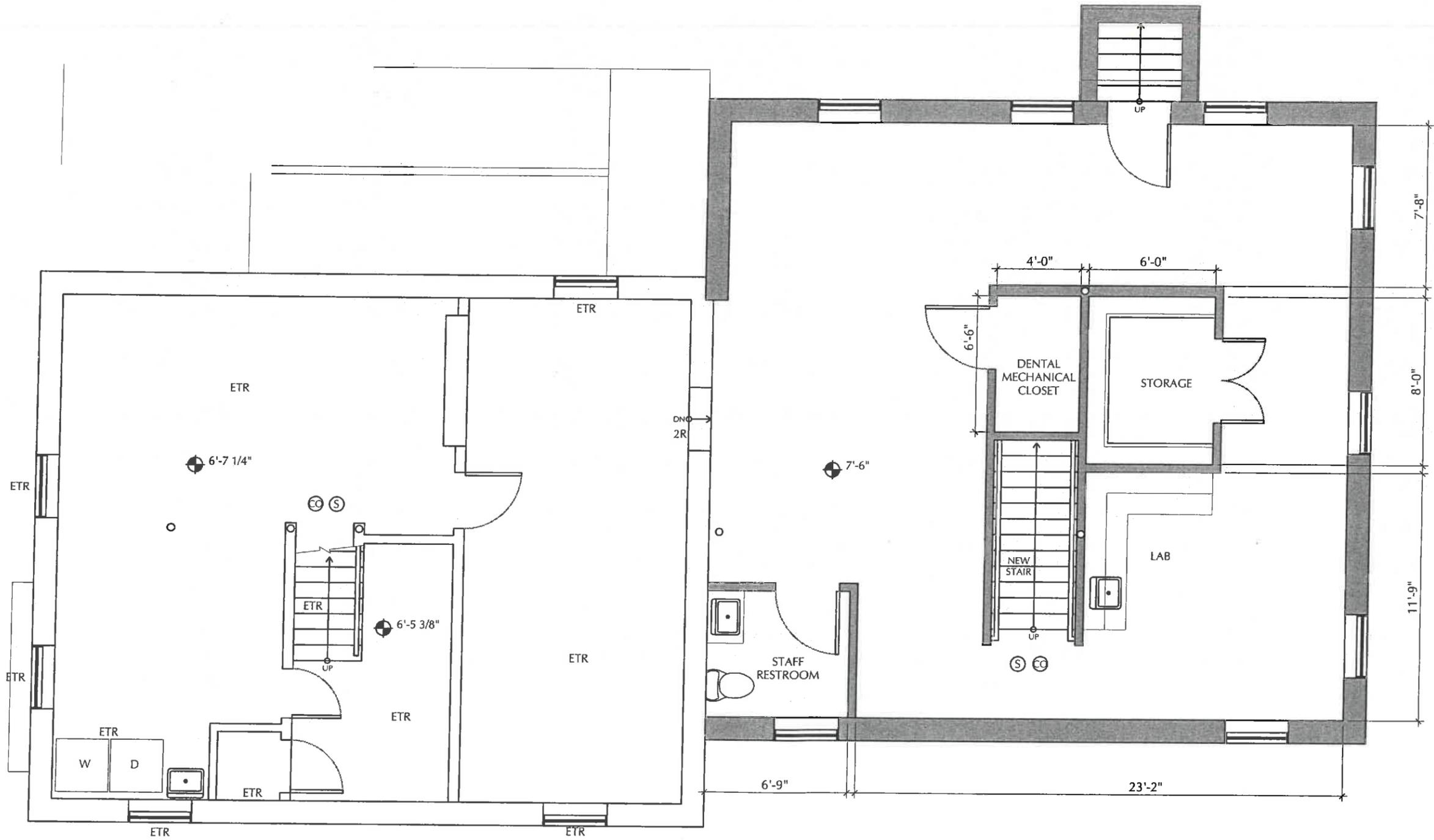
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A-04



1 PROPOSED BASEMENT FLOOR PLAN
 GROSS FLOOR AREA = 1819.9 SQFT



LEGEND	
	EXISTING WALLS & DOORS TO REMAIN
	EXISTING TO REMAIN
	NEW WALLS & DOORS
	CEILING HEIGHT
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR

55

TRAPELO ROAD
BELMONT, MA
02478

RENOVATIONS
& ADDITIONS
PERMIT SET

Job: 2874
Date: 12/04/2019
Scale: AS NOTED
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Checked: ATR

PROPOSED FRONT
(SOUTH) ELEVATION
- TRAPELO ROAD

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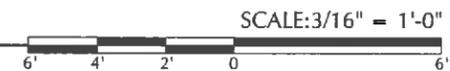
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A-05



- ARCHITECTURAL ASPHALT SHINGLE OVER ROOFING FELT AND ICE & WATER SHIELD (TYP.)
- NEW RIDGE HEIGHT ELEV = 31'-3 1/2"
- EXTG. RIDGE HEIGHT ELEV = 28'-11"
- BUILDING HEIGHT ELEV = 25'-3 1/2"
- ATTIC FLOOR ELEV = 18'-0 1/2"
- ALUMINIUM GUTTER & DOWNSPOUT
- HORIZONTAL CLAPBOARD SIDING
- 2x8 CORNER TRIMBOARD
- SECOND FLOOR ELEV = 9'-0 1/4"
- NEW HARVEY 'CLASSIC' VINYL WINDOWS - STYLE TO MATCH EXISTING WINDOWS TO REMAIN
- FIRST FLOOR ELEV = 0'-0"
- FINISH GRADE ELEV = -3'-7 1/2" (APPROX.)
- BASEMENT LEVEL ELEV = -7'-6"

1 PROPOSED FRONT (SOUTH) ELEVATION
TRAPELO ROAD



55

TRAPELO ROAD
BELMONT, MA
02478

RENOVATIONS
& ADDITIONS

PERMIT SET

Job:	2874
Date:	12/04/2019
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Drawn:	ISP
Checked:	ATR

PROPOSED SIDE
(EAST) ELEVATION

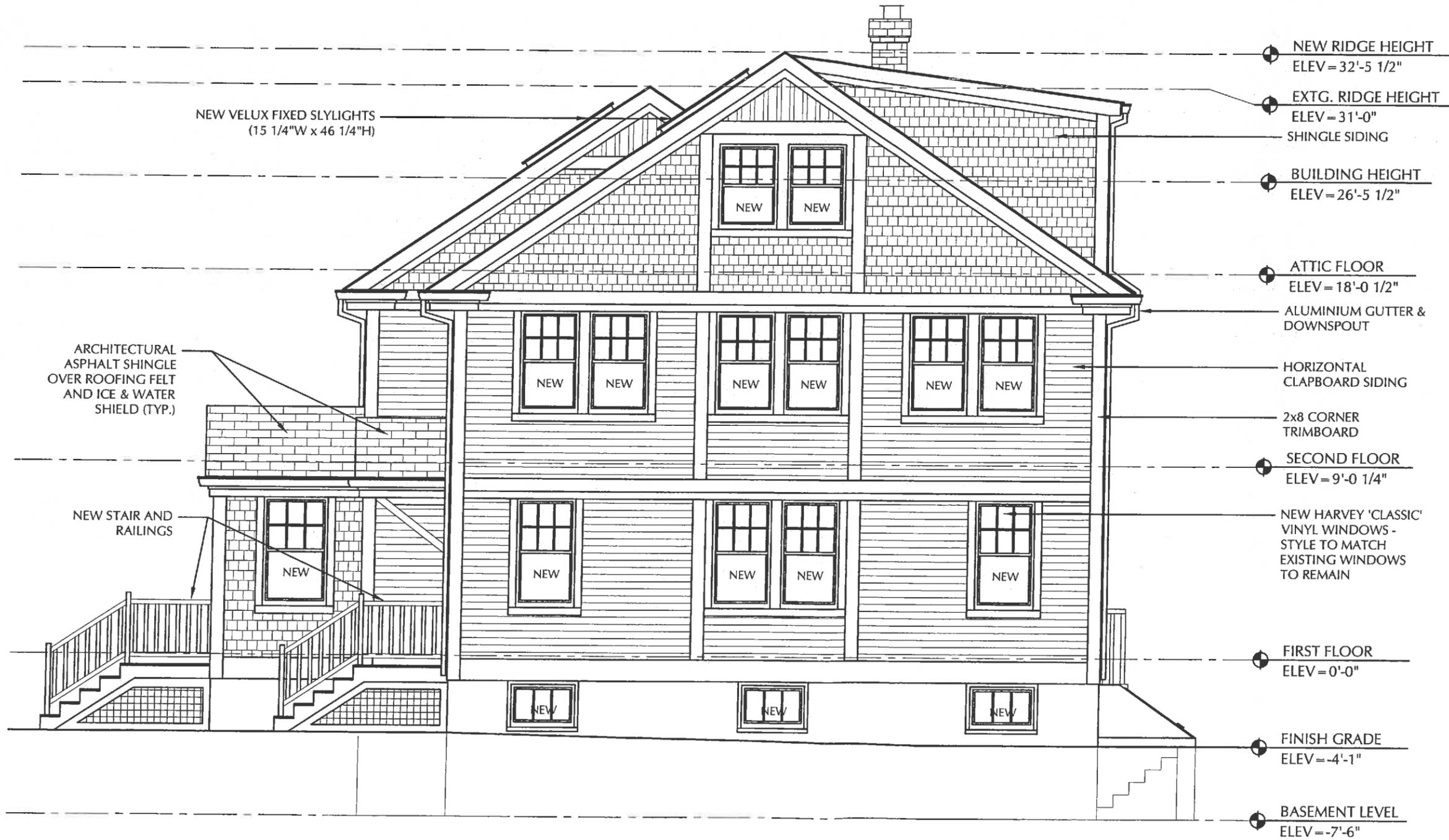
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A-06



1 PROPOSED SIDE (EAST) ELEVATION

SCALE: 3/16" = 1'-0"



55
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 02478

RENOVATIONS
 & ADDITIONS
 PERMIT SET

Job: 2874
 Date: 12/04/2019
 Scale: AS NOTED
 Drawn: ISP
 Checked: ATR

PROPOSED REAR
 (NORTH) ELEVATION

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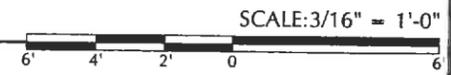
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A-07



1 PROPOSED REAR (NORTH) ELEVATION



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TRAPELO ROAD
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02478

RENOVATIONS
& ADDITIONS

PERMIT SET

Job:	2874
Date:	12/04/2019
Scale:	AS NOTED
Drawn:	ISP
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PROPOSED SIDE
(WEST) ELEVATION

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A-08



1 PROPOSED SIDE (WEST) ELEVATION

SCALE: 3/16" = 1'-0"

