




453 SOMERVILLE

PROPOSAL SUMMARY

- 5 RESIDENTIAL UNITS
- 1 RETAIL SPACE ± 400 SF
- 9 PARKING SPACES

LIST OF SHEETS	
#	
1	TITLE SHEET
	STATE OF THE NEIGHBORHOOD
2	DENSITY: EXISTING AND UNDER CONSTRUCTION
3	THE CURRENT CONSTRUCTION ACTIVITIES/PROJECTS
4	THE CURRENT RETAIL DEMANDS
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PROJECT NAME	
453 SOMERVILLE	
PROJECT ADDRESS	
453 SOMERVILLE AVE SOMERVILLE, MA	
Architects and Planners	
Prepared and Drawn by JACK SAADE, EIT	
Checked by	
	
REVISIONS	DATE
3.0	OCT - 2019
PROJECT	
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TITLE SHEET	
1	

The state of the immediate neighborhood is very dense with almost no side or front setbacks.

The immediate abutters, #451 and #455 are less than 2 feet away from the side property lines, and are 3 and ½ stories (3 stories above ½ story basement).

The ongoing similar constructions also reflect similar trend of this density. 43 and 45 Dane Street are being constructed with similar setbacks; 463 Washington Street also being constructed with similar setbacks, shown in photos.



DSCN5205



DSCN5210



DSCN5211



DSCN5215



DSCN5216



DSCN5220



DSCN5230



DSCN5231



DSCN5235



DSCN5237



DSCN5238



DSCN5239



DSCN5287



DSCN5298



DSCN5299

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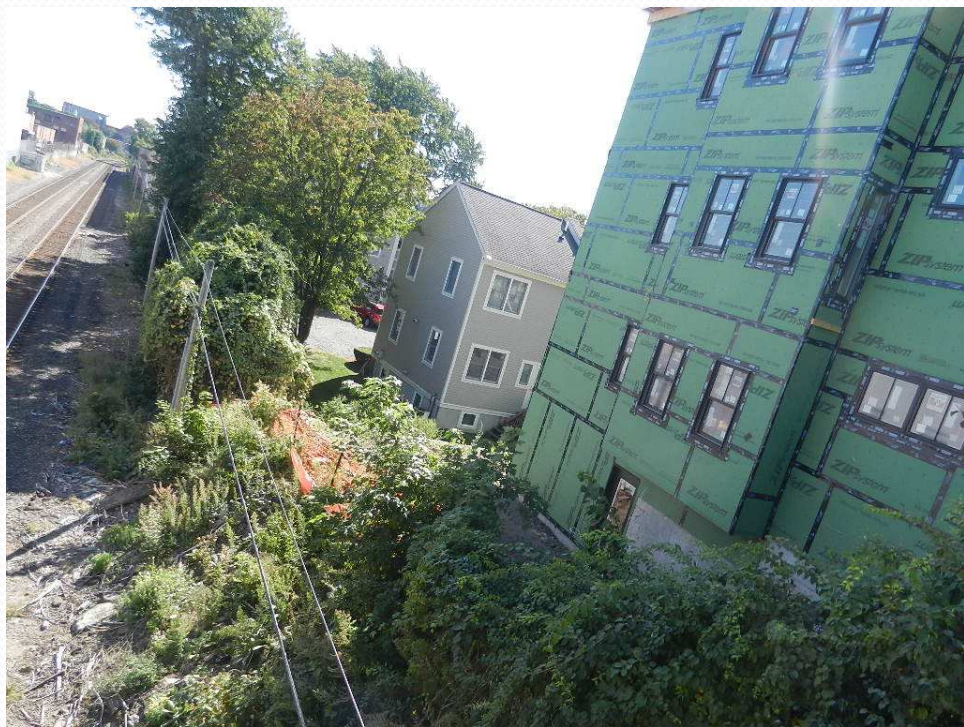
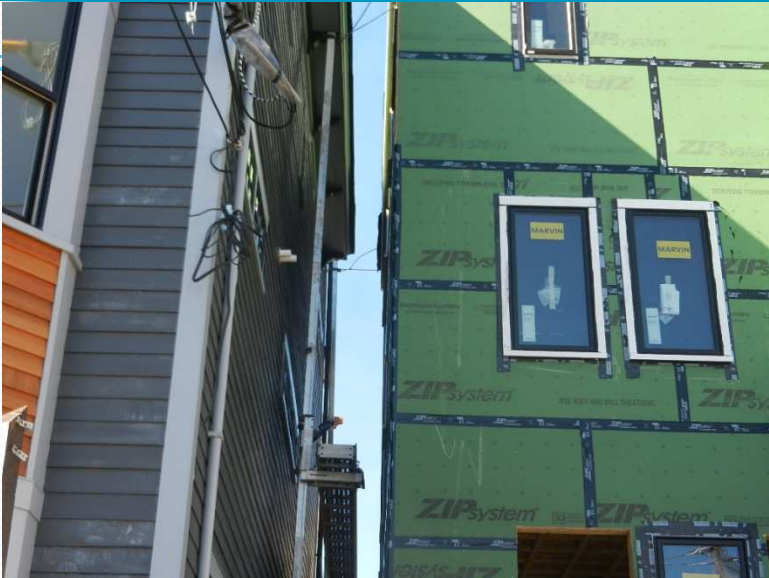
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DENSITY: EXISTING AND
UNDER CONSTRUCTION



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THE CURRENT
CONSTRUCTION
ACTIVITIES
/ PROJECTS



The commercial demand appears to be lukewarm. The recent constructed 70 Prospect Street enjoyed very commending successful sale of their residential units, but not the commercial space as it sits vacant for almost two years. Similarly the newly constructed 181 Washington Street also has yet to find a commercial tenant for its retail space in the past 1 ½ years.



NEIGHBORHOOD VACANT STORES

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THE CURRENT RETAIL
DEMANDS

453 SOMERVILLE AVE - BA ZONING DISTRICT			
ZONING REQUIREMENT	ALLOWED/REQUIRED	PROPOSED	COMPLIANCE
MIN LOT AREA / DU	N/A	4,912 SF	COMPLIES
MIN LOT AREA	875-SF / (1-9 DU)		COMPLIES
USE	AUTO REPAIR	5 DU & 1 COMMERCIAL	COMPLIES
GROUND COVERAGE (%) MAX	80%	62.1%	COMPLIES
MIN LANDSCAPED	10%	688/4912=14.0%	COMPLIES
FLOOR AREA RATIO MAX (FAR)	2	7898/4912=1.60%	COMPLIES
BUILDING HEIGHT (FT/ STORIES), §8.6.20	4 Stories, 50' MAX; 3 stories, 40' within 30' of RB Zone	4 Stories, 45.5'; 3 stories, 34.5' within 30' of RB Zone	COMPLIES
FRONT YARD MIN (FT)	N/A	2.5'	COMPLIES
SIDE YARD MIN - LEFT (FT)	N/A	3'.0"	COMPLIES
SIDE YARD MIN - RIGHT (FT)	N/A	3'.0"	COMPLIES
REAR YARD MIN (FT)	10'+ 2' off each story above ground, 16'	Up to 3 rd Floor: 25.5'(Right) and 28.5'(Left), 27.5'(Average); 4 th Floor: 34.5'(Avg)	COMPLIES
FRONTAGE MIN (FT)	N/A	NO CHANGE	COMPLIES
PERVIOUS AREA MIN (% OF LOT)	NONE	753/4912=15.3%	COMPLIES
BIKE PARKING SPACES	0	9	COMPLIES
RES. PARKING SPACES	9	8	COMPLIES
COMMERCIAL PARKING SPACES	1	1	COMPLIES

ALL AREA CALCULATIONS ARE AUTOCAD MEASUREMENTS FROM OUTSIDE WALLS.

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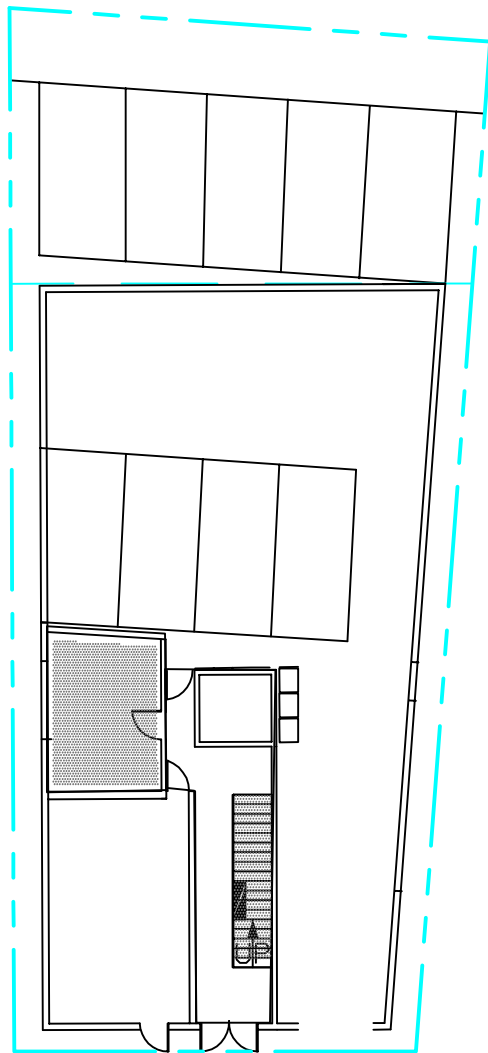
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Date OCT-2019

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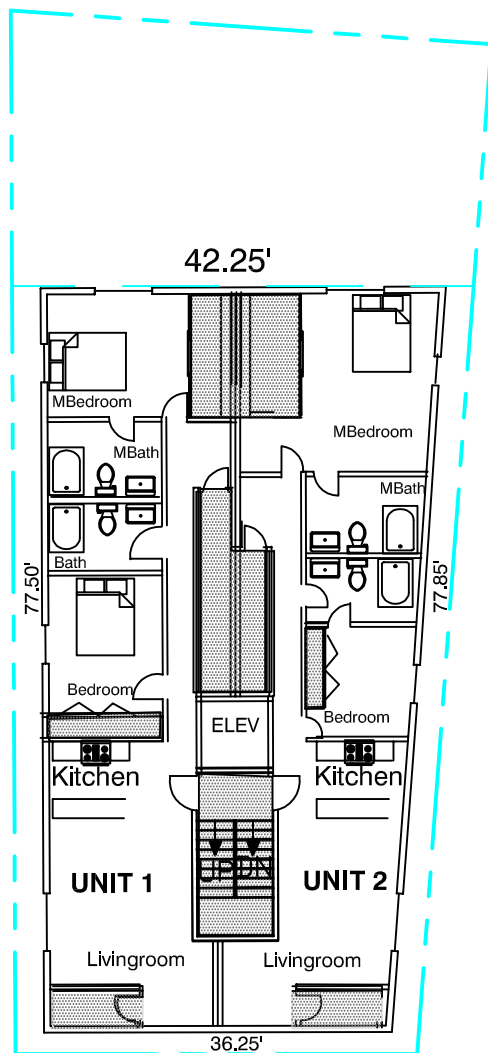
ZONING ANALYSIS



FIRST FLOOR

1" = 20'

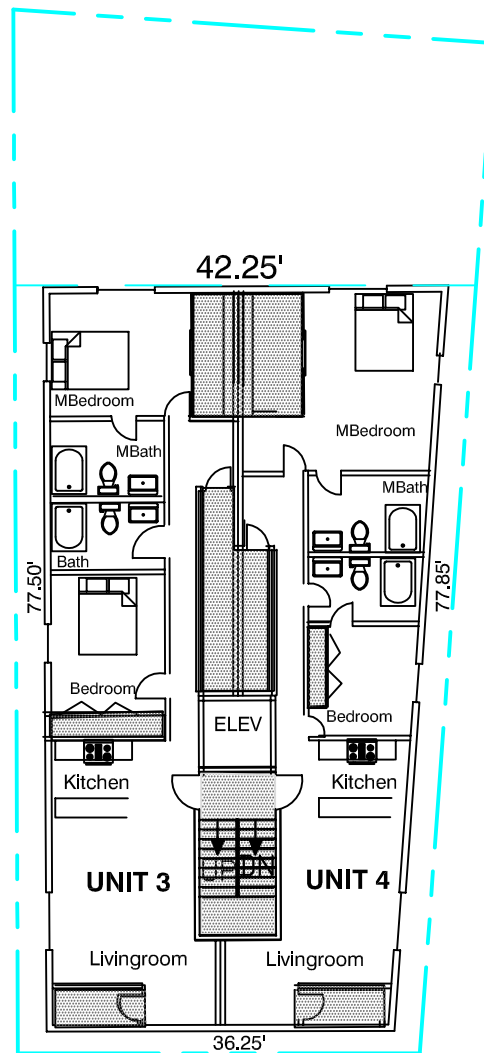
Gross Area= 735 SqFt
400 (Commercial) + 335 (Lobby)=735 SqFt
Net Floor Area= 662 SqFt



2ND FLOOR

1" = 20'

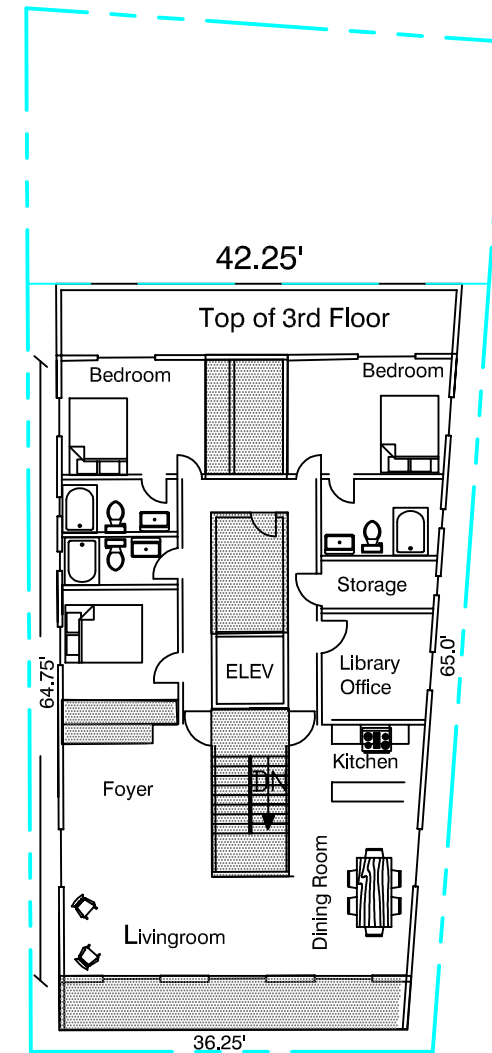
Gross Area= 3,043 SqFt
Net Floor Area= 2,535 SqFt



3RD FLOOR

1" = 20'

Gross Area= 3,043 SqFt
Net Floor Area= 2,535 SqFt

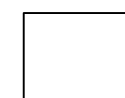


4TH FLOOR

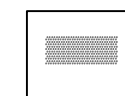
1" = 20'

Gross Area= 2,553 SqFt
Net Floor Area= 2,166 SqFt

FLOOR	PROPOSED TOTAL (SqFt)
4TH FL	2,166
3RD FL	2,535
2ND FL	2,535
1ST FL	662
TOTAL	7,898



Proposed Net
Square Footage



Shaded Not to be
Included in the
Net Floor Area

Proposed Net Square Footage
SCALE: 1" = 20'-0"

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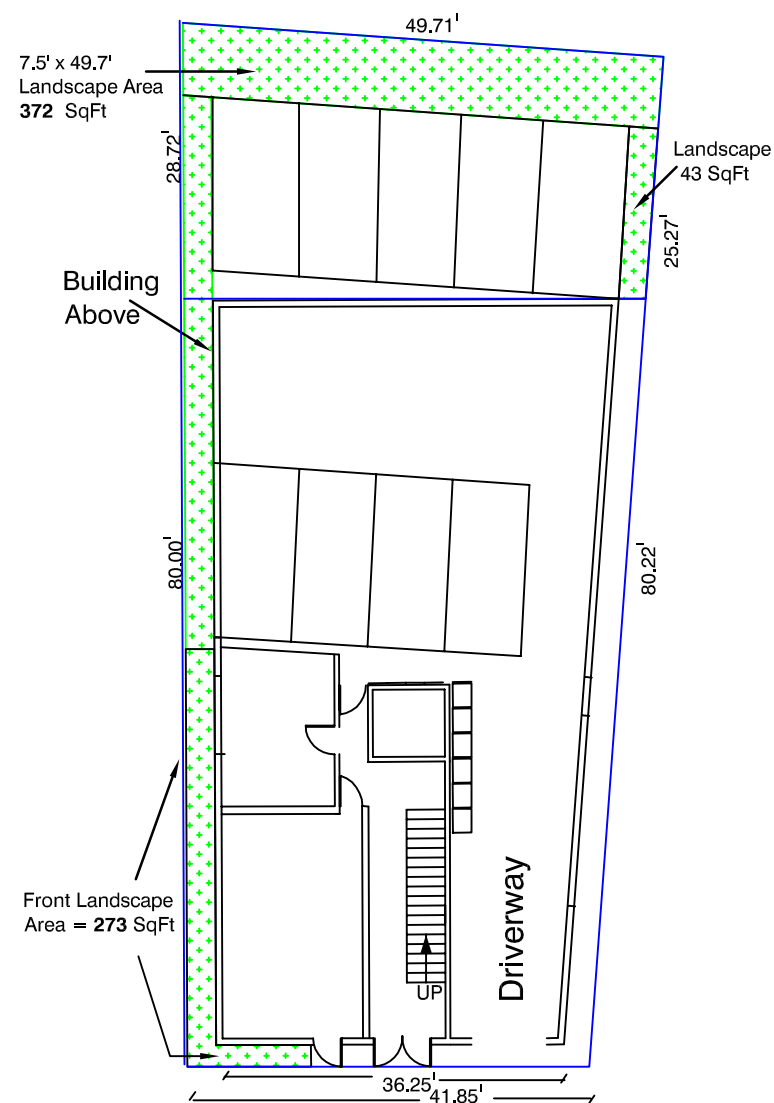
DATE OCT- 2019

SCALE 1" = 20'

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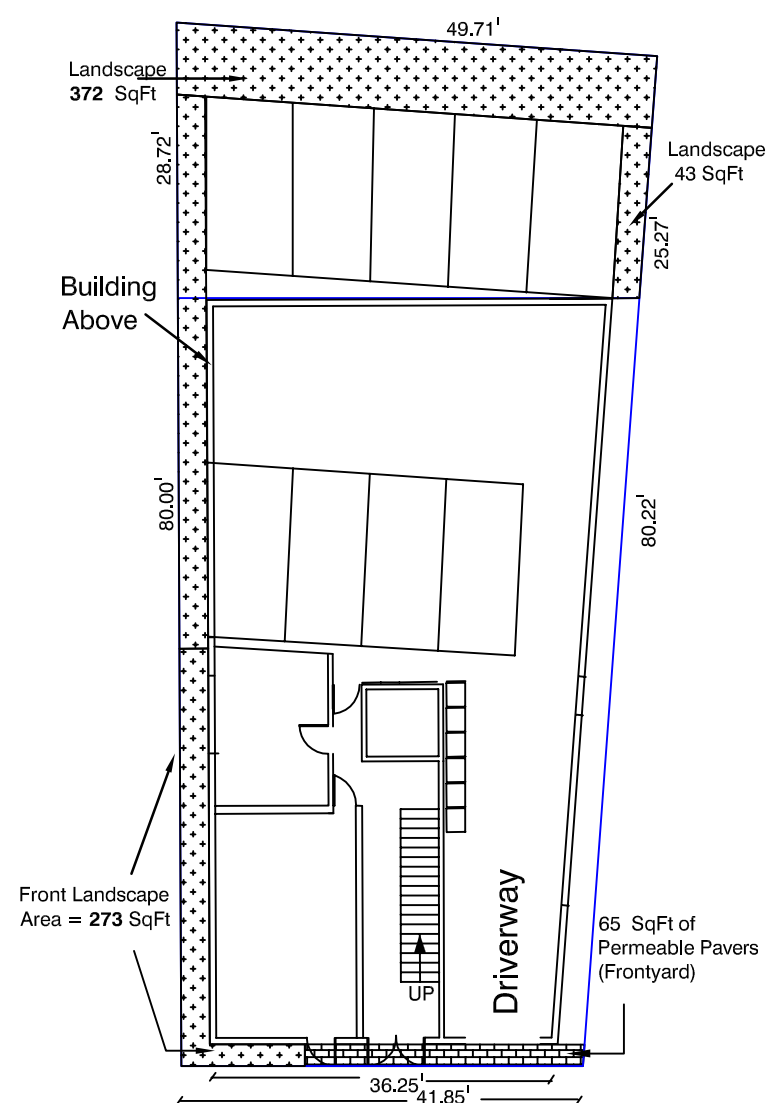
PROPOSED NSF

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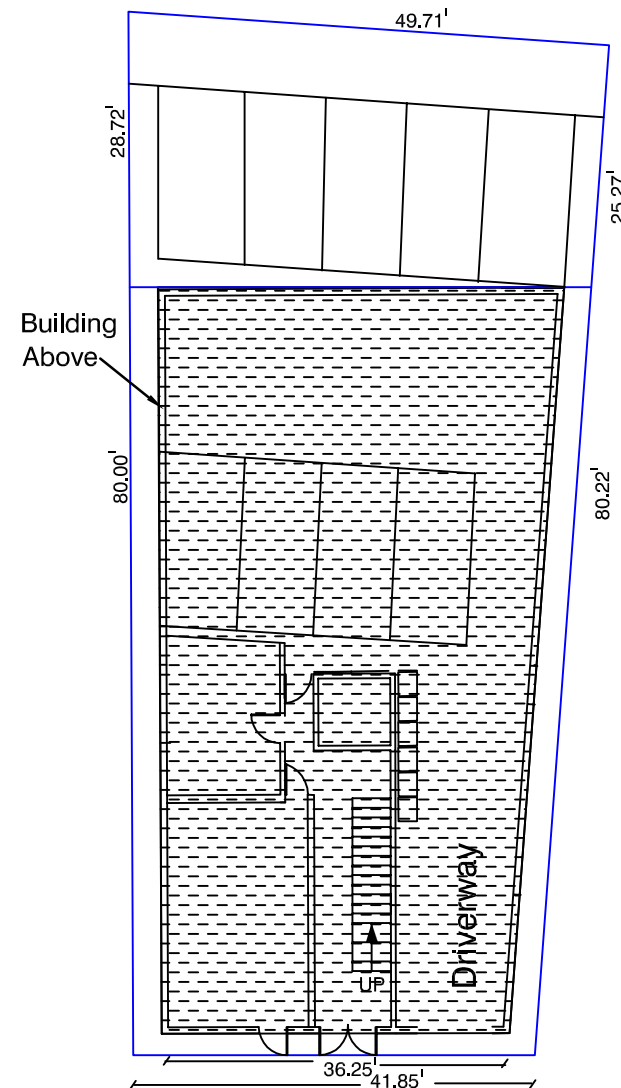
① **LANDSCAPE AREA**
Scale: 1" = 20'

	Landscape Area	688	= 14.0%
	Lot Area	4,912	



② **PERVIOUS AREA**
Scale: 1" = 20'
Pervious Area: 688 (Landscape Area) + 65 = 753 SqFt

	Pervious Area	753	= 15.3%
	Lot Area	4,912	



③ **GROUND COVERAGE**
Scale: 1" = 20'

	Building Coverage	3,052	= 62.1%
	Lot Area	4,912	

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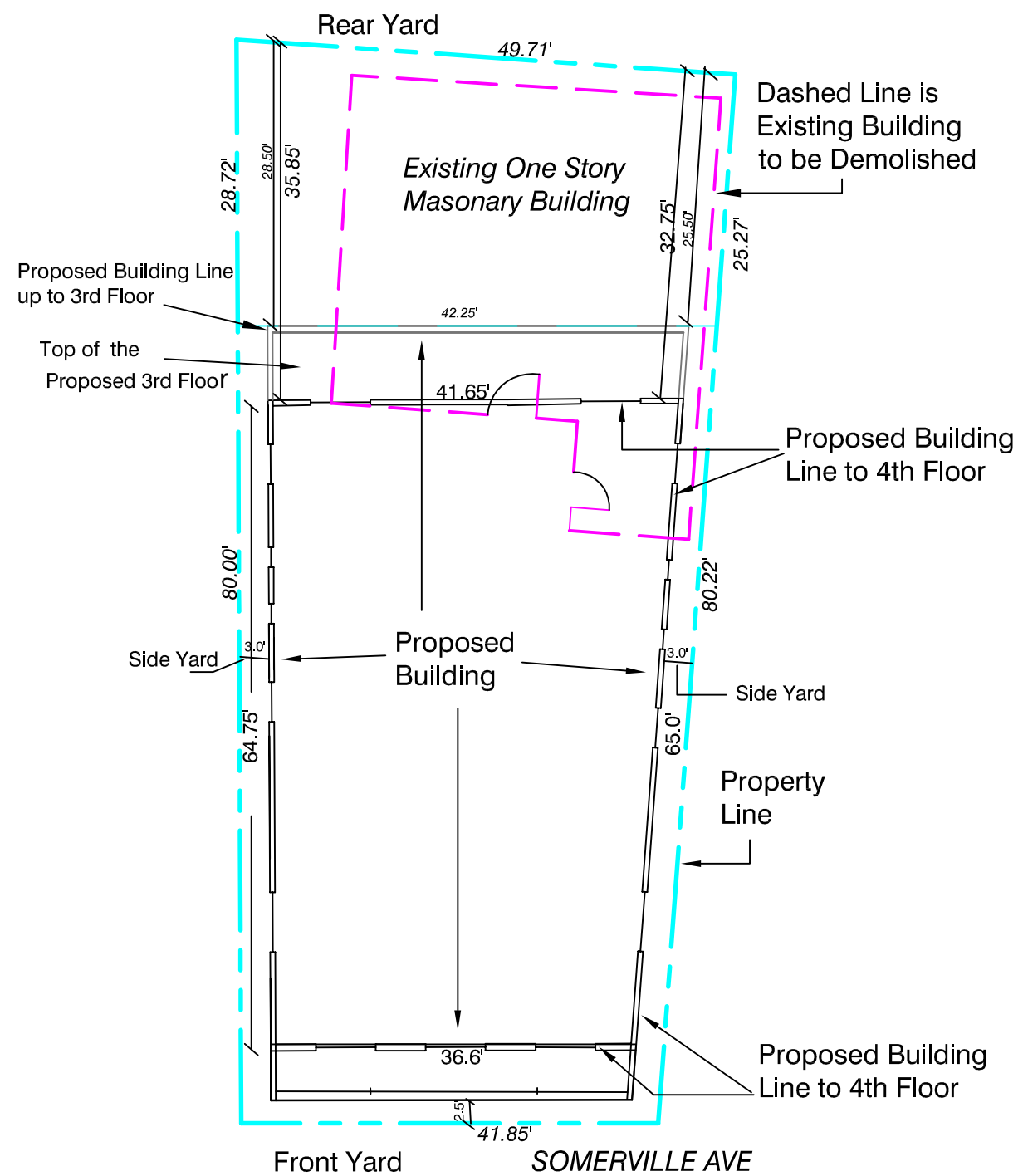
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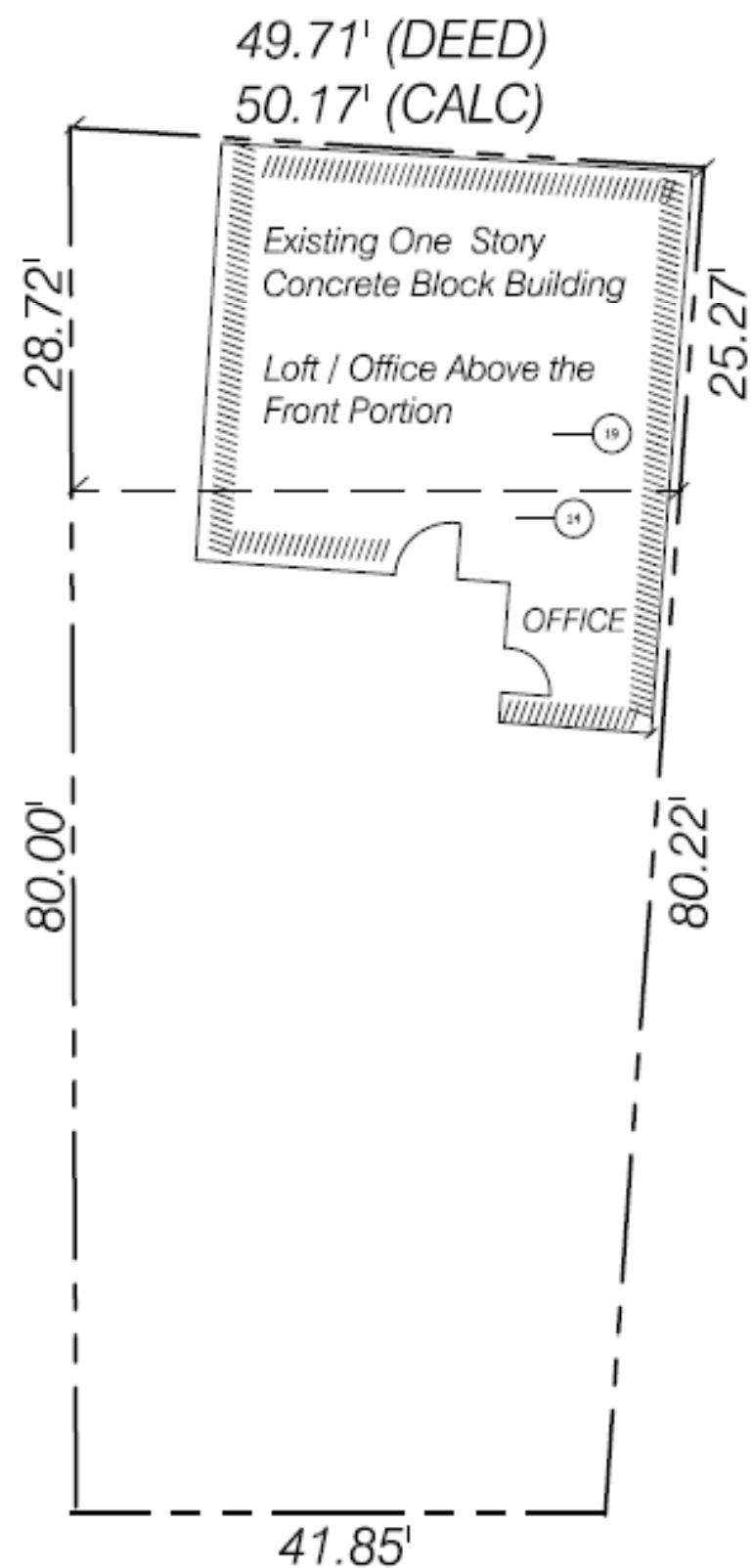
SCALE 1" = 20'

DRAWING TITLE
LANDSCAPE,
PERVIOUS AREA
& GROUND COVERAGE



Dimensional Site Plan

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PROJECT	
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SCALE	1" = 16'
DRAWING TITLE	
DIMENSIONAL SITE PLAN	
PAGE	6-3



LOT INFORMATION

The locus, 453 Somerville Ave, consists of two parcels as shown on assessor’s map 52 as parcels 14 (3,597 SqFt) and 19 (1,315 SqFt), a total of 4,912 SqFt. There is an existing building which sits on both parcels. The block of locus and most of Somerville Ave are zoned “BA”.

A professional land surveyor conducted a field surveying and determined that the total area is 4,921 SqFt and the rear dimension is 50.17 feet, the deed and assessor map show it as 49.71 feet. To be conservative, 49.71 feet for the rear side, and 4,912 SqFt were used in the zoning analysis.

The assessor’s record indicates that the entire 4,912 SqFt of locus is “BA”, however there is contention whether parcel #19 is zoned “BA”. Due to this discrepancy, the building was redesigned not to extend beyond parcel #14 which is uncontested to be zoned “BA”. And all zoning analyses were based on the “BA” requirements. There will be one question as to which line ought to be used to determine the rear set back.

It would be logical since lot 19 will not be utilized for any of the proposed building, and it will be combined into one parcel, the rear line to be utilized for the rear yard determination would be the lot line at the abutter, 22 Knapp St, that is common line of parcel #19 and 2 as shown on the assessor’s map. The proposal will meet the rear yard zoning requirement of 16, it provides 25.5’ from three stories and 34.5’ from the fourth floor.

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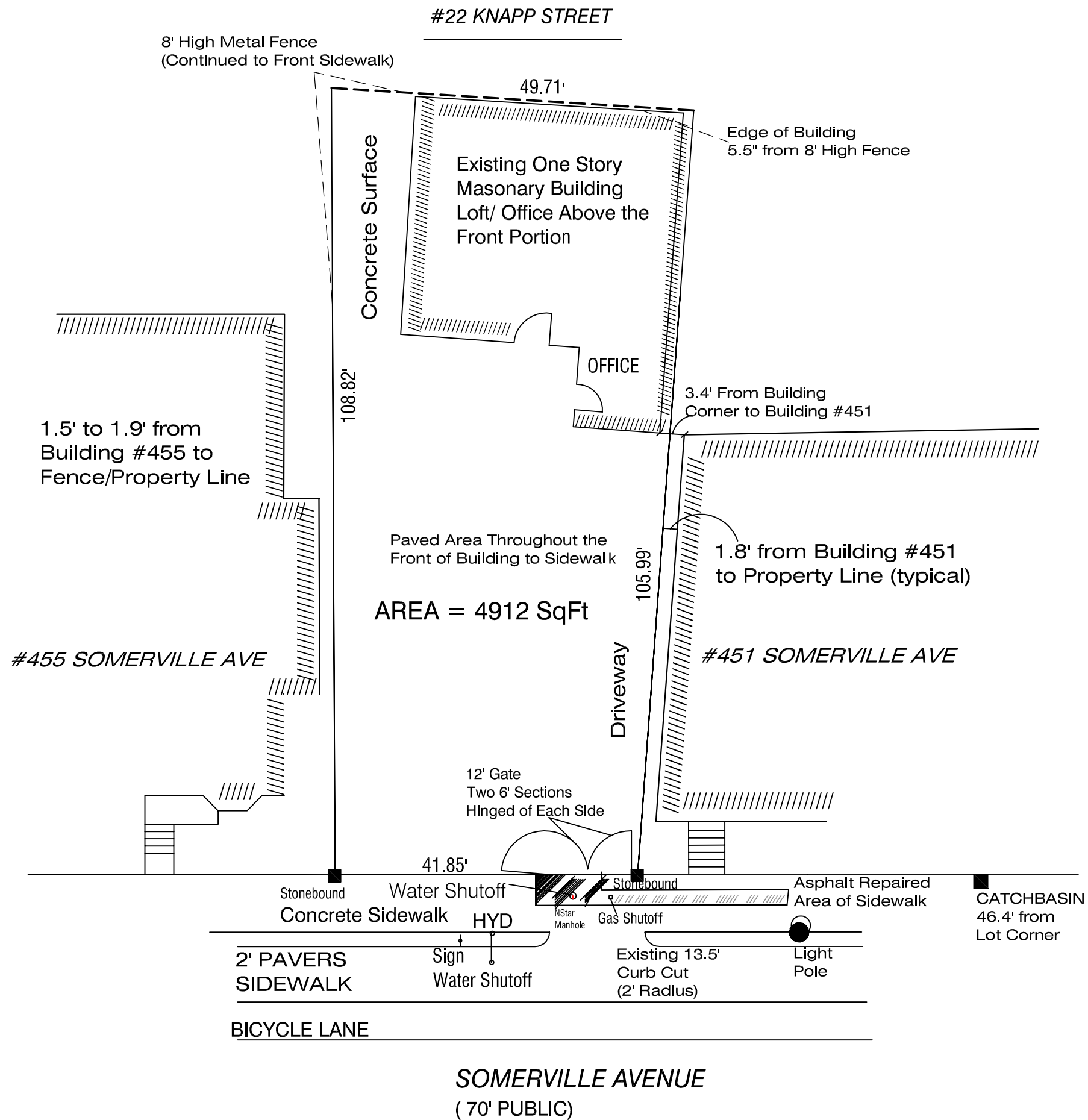
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Scale

Drawing Title

ZONING ANALYSIS



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SCALE 1" = 16'

DRAWING TITLE
EXISTING CONDITIONS
& SITE PLAN

PAGE 7

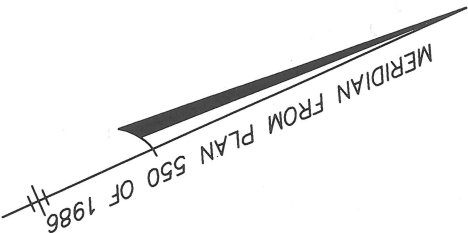
ASSESSORS: MAP 52, BLOCK E, LOTS 14 & 19

REFERENCES:

DEED BOOK 65688, PAGE 527
PLAN: BOOK 35, PLAN 34

OWNER OF RECORD:

JACK SADE



STEPHEN R. &
DEBRA A. HIGGINS
DEED BOOK 43061, PAGE 35
PLAN IN BOOK 3913, END

ELM TREE
CONDOMINIUM
DEED BOOK 47697, PAGE 143
PLAN IN BOOK 3913, END

HOWARD FRAZIN
DEED BOOK 70448, PAGE 413
PLAN BOOK 35, PLAN 34

1 1/2 STORY
CONCRETE BLOCK
BUILDING

16-18 KNAPP
STREET
REALTY TRUST
DEED BOOK 65196, PAGE 406
PLAN IN BOOK 2114, END

LEGEND

- CHAIN LINE FENCE & HEIGHT
- WOOD FENCE & HEIGHT
- VERTICAL GRANITE CURB
- CORNER SHINGLE
- CORNER CONC BLOCK
- CORNER VINYL SIDING
- DRILL HOLE IN STONE BOUND

YUNG K. LAM
DEED BOOK 69267, PAGE 565
PLAN IN BOOK 3913, END

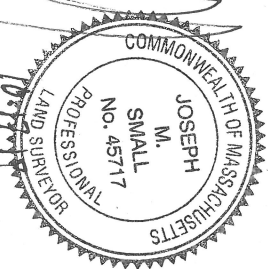
THREE STORY
WOOD FRAME DWELLING

TOTAL
LOT AREA
4,921±S.F.

RANA FAMILY REVOCABLE TRUST
DEED BOOK 66813, PAGE 383

THREE STORY WOOD FRAME DWELLING

I CERTIFY THAT THIS PLAN HAS
BEEN PREPARED FROM AN
ON-THE-GROUND FIELD SURVEY AND
THAT THE BUILDINGS SHOWN HEREON
ARE LOCATED ON THE GROUND AS
SHOWN.



PROFESSIONAL LAND SURVEYOR

SOMERVILLE AVENUE

PLOT PLAN

PREPARED FOR: JACK SADE

HANCOCK

Survey Associates, Inc.
185 CENTRE STREET, DANVERS, MA. 01923
VOICE (978) 777-3050, FAX (978) 774-7816

F:\Possible Projects\Somerville\Somerville Ave 453.dwg | 23057rev.dwg Oct 17, 2019 - 11:45 am

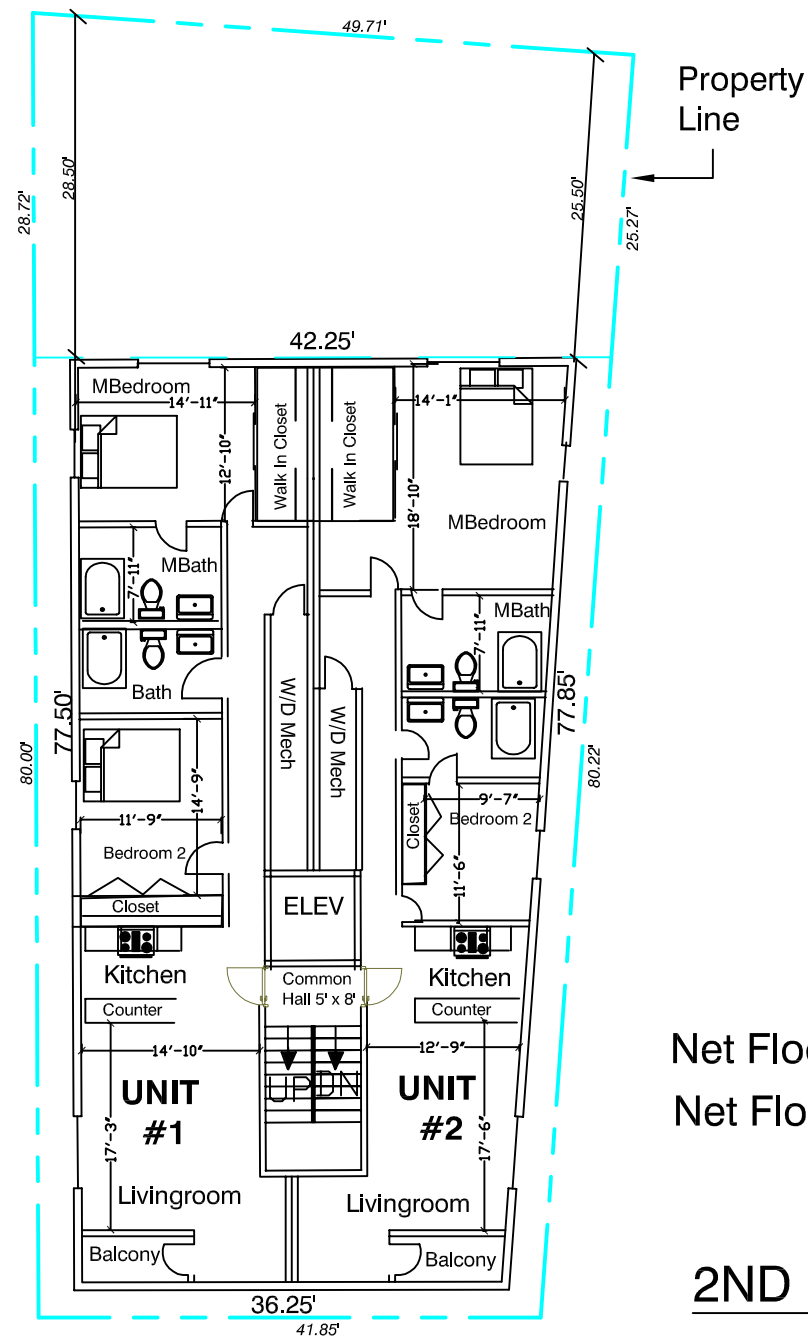
CHK. BY:
SRJ

DATE:
10/16/19

JOB
NO.
23057

SCALE: 1" = 10'





Net Floor Area Unit 1: 1,250 SqFt
Net Floor Area Unit 2: 1,200 SqFt

2ND FLOOR PLAN

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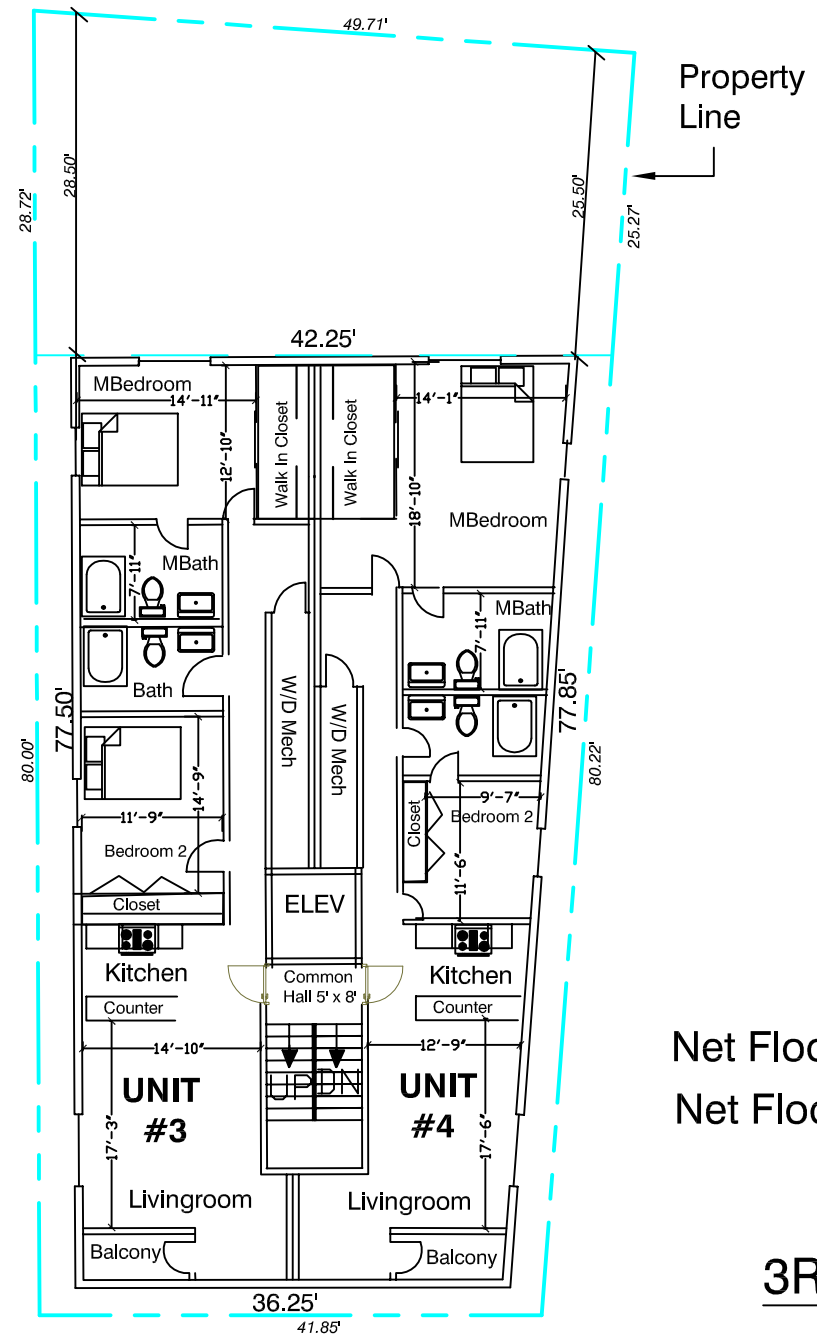
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SCALE	1" = 16'

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SECOND FLOOR PLAN

PAGE 9-1



Net Floor Area Unit 3: 1,250 SqFt
 Net Floor Area Unit 4: 1,200 SqFt

3RD FLOOR PLAN

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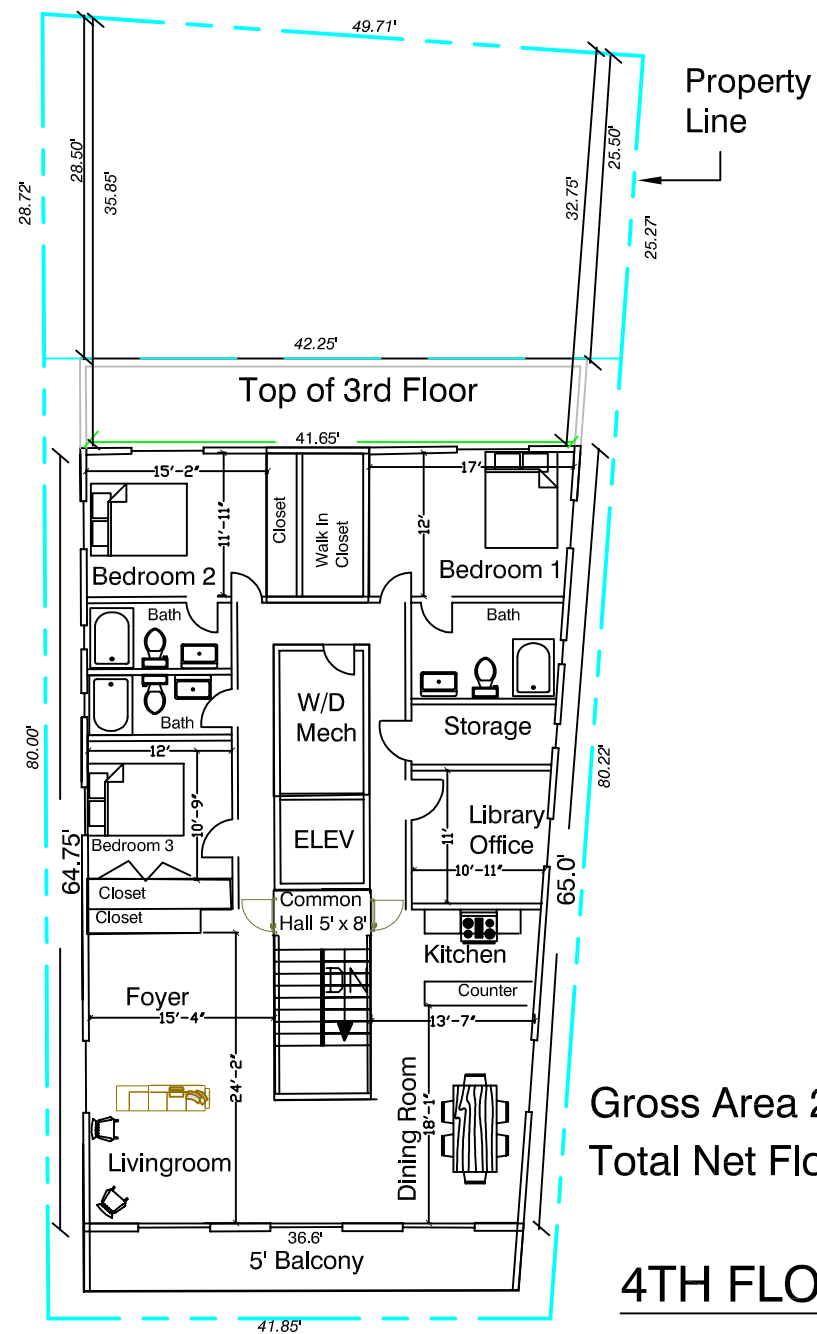
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THIRD FLOOR PLAN



Gross Area 2,553 SqFt
Total Net Floor Area 2,166 SqFt

4TH FLOOR PLAN

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4TH FLOOR PLAN



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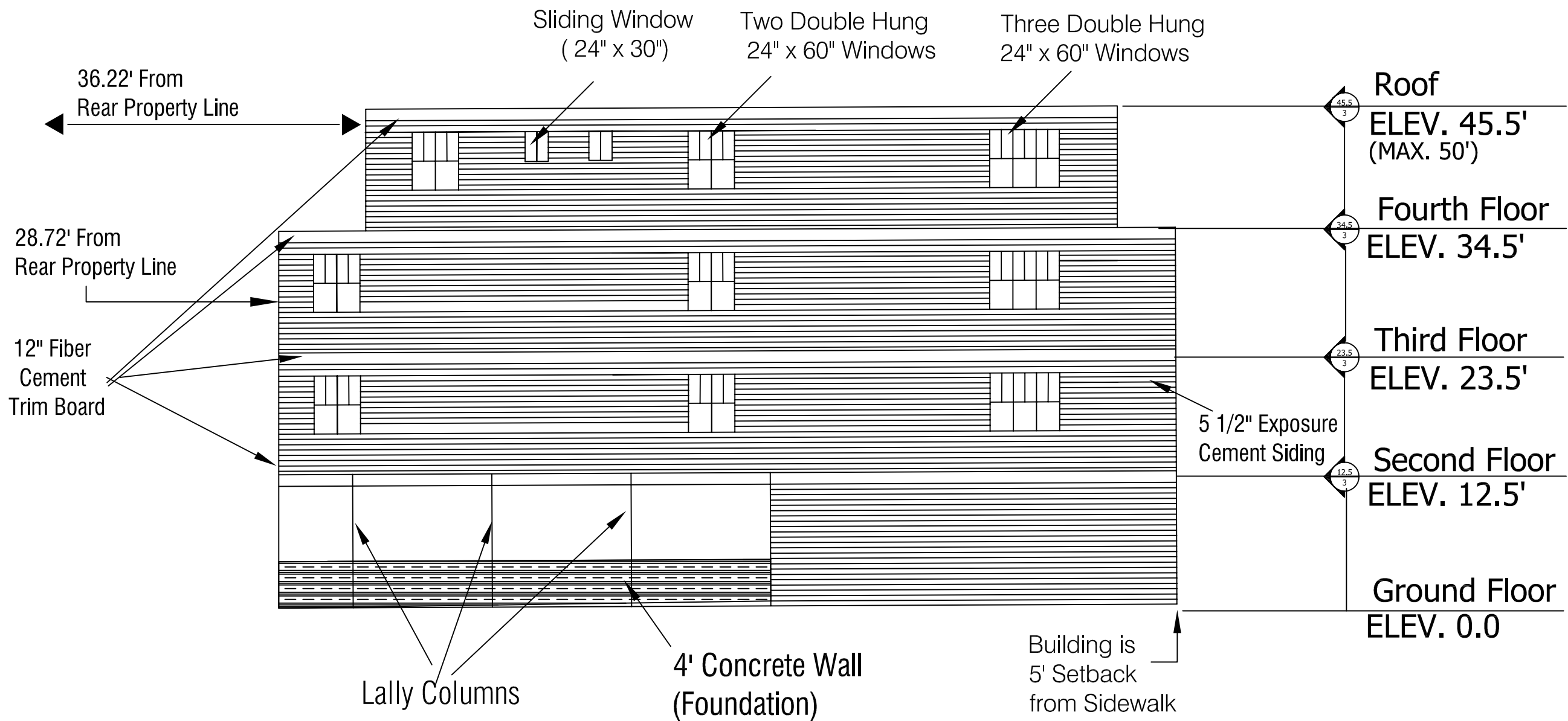
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Scale

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Drawing Title

Front Elevation



LEFT SIDE ELEVATION

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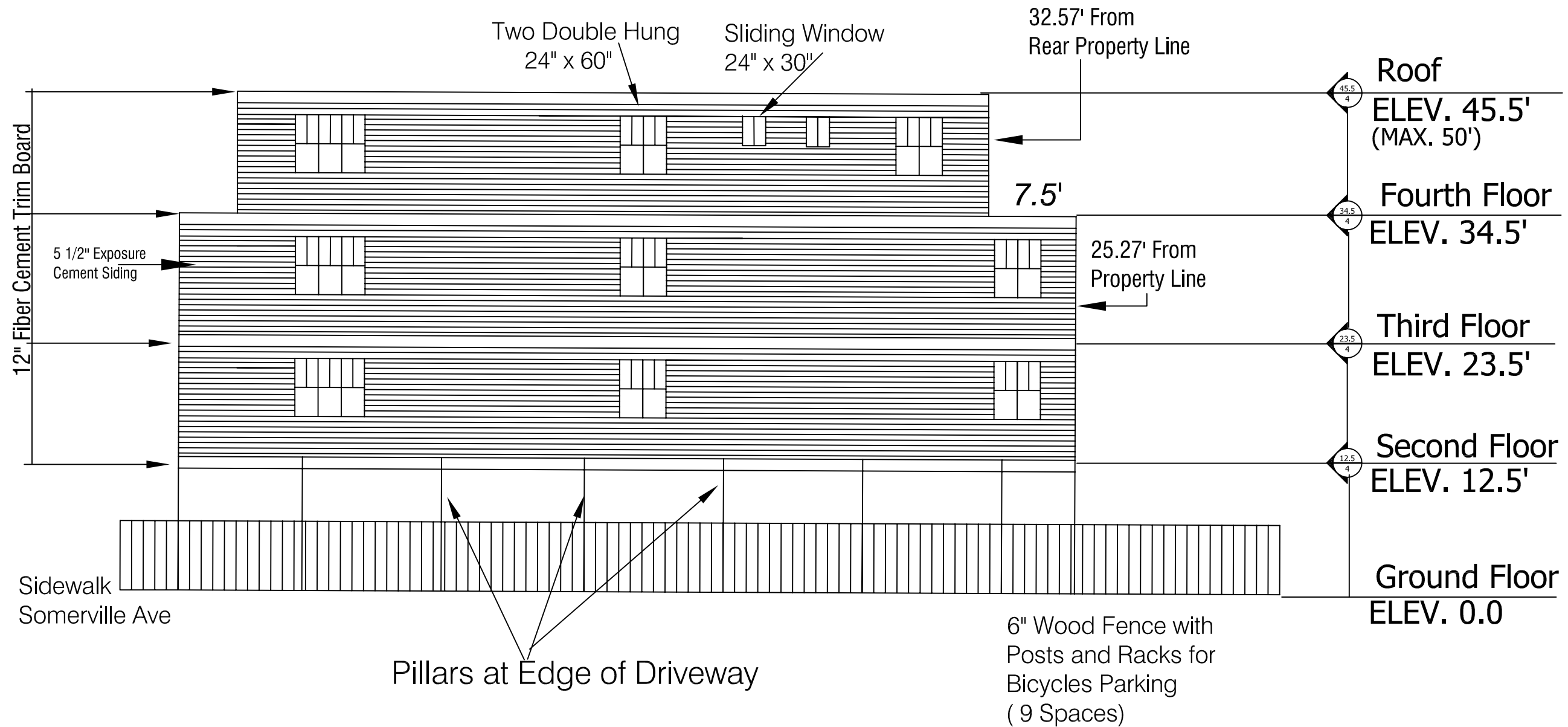
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LEFT SIDE
ELEVATION



RIGHT SIDE ELEVATION

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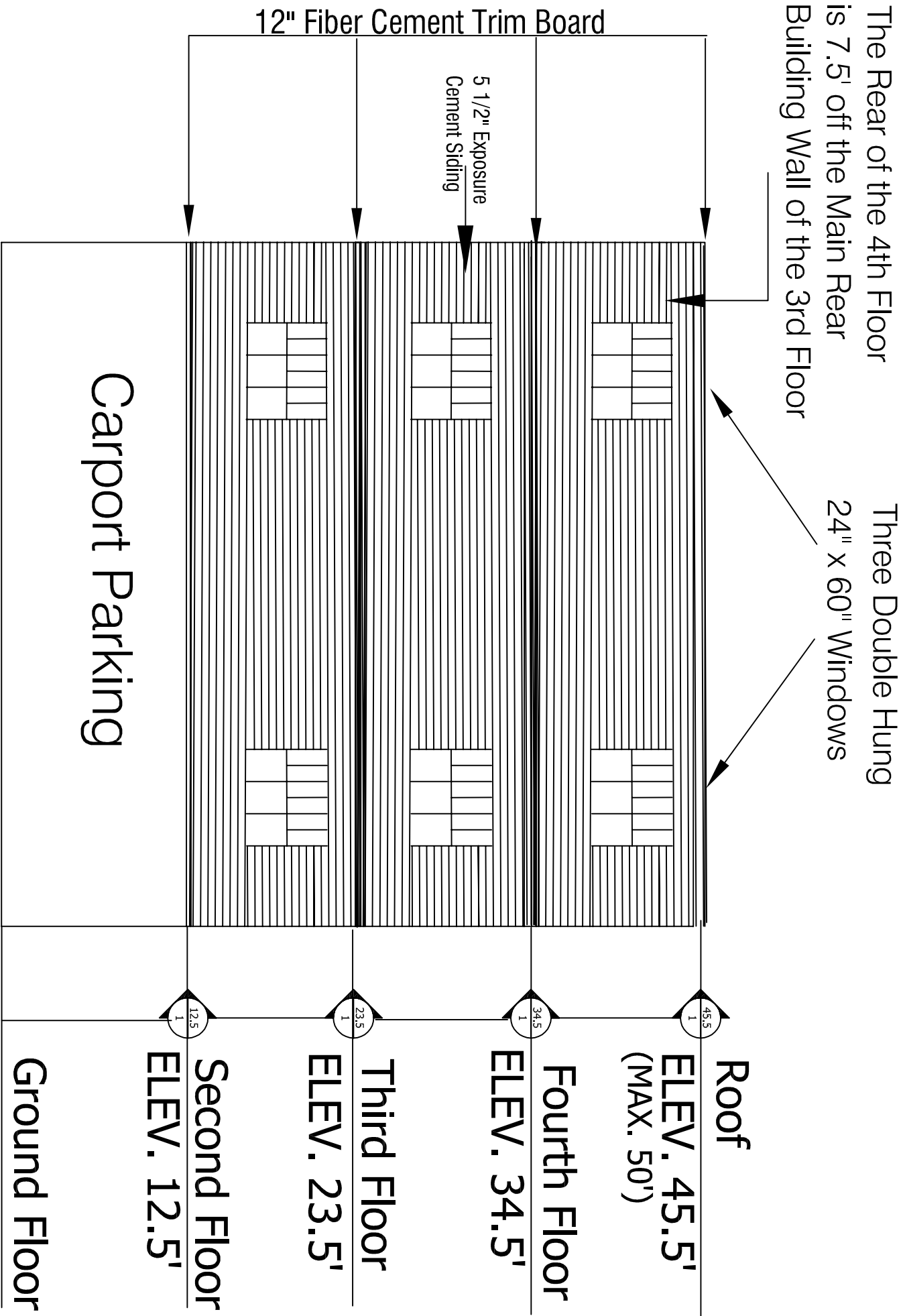
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SCALE	1" = 10'

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RIGHT SIDE
ELEVATION



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SCALE 1" = 8'

DRAWING TITLE

REAR
ELEVATION