



City of Somerville

# PLANNING, PRESERVATION, & ZONING

City Hall 3<sup>rd</sup> Floor, 93 Highland Avenue, Somerville MA 02143

November 17, 2022

Capital Equity Partners, LLC  
c/o Darren Swain  
611 E Broadway South  
Boston, MA 02127

Dear Darren,

Your application for a Plan Revision to your approved plans at 292-294 Beacon Street (ZBA2018-118), case number P&Z22-159, has been deemed *de minimis* and accepted. Please see notes below and attached exhibits.

- The architectural details on the elevations were simplified to be more consistent with the clapboard siding - the quoins at the corners were changed to corner boards and the crosshead window trim was simplified.
- The front and rear portico has been extended an additional story to provide units on the second and third floors small balconies. The windows at the center of the front and rear elevations are changed to French doors to accommodate the balconies.
- A guard rail is added at the fourth floor on the front elevation to allow the setback at that level to provide an outdoor terrace for Unit 4.
- The final unit layouts slightly altered the window layout and count, however the redesigned side elevations maintain uniformity throughout the building.
- A lift for ADA accessibility was added at the rear of the driveway for access from the driveway and parking level to the entrance level at the rear of the property.

As required by SZO §5.3.8, I find that the proposed change;

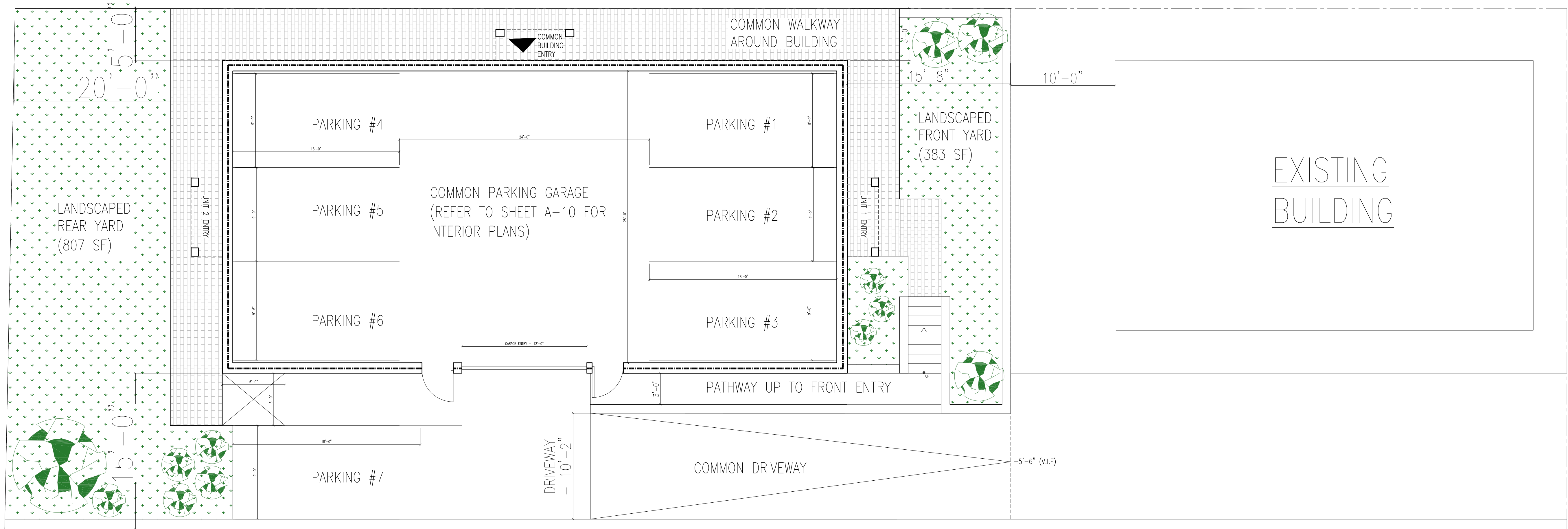
- i. Changes would not contravene the legal notice, any finding, or condition of the SPGA in the original approval;
- ii. Changes would not detrimentally impact matters of substance identified in meeting minutes of original hearings;
- iii. Changes would not alter the character of the development; and
- iv. Changes would be so insignificant as not to be noticeable to persons generally familiar with the original approval.

Please check additional outstanding conditions of the approval and bring the stamped plans to the Inspectional Services so that they may proceed with your project. If you have not done so already, contact Planning Staff at least five working days in advance of a request for a final inspection by Inspectional Services to ensure the proposal was constructed in accordance with the revised plans and the conditions attached to the approval.

Sincerely,

Sarah Lewis, RA, LEED-AP, CNU-A  
Director of Planning, Preservation, & Zoning

Cc: file  
ISD  
Andrew Schena



1 SITE PLAN  
SCALE: 3/8" = 1'-0"

ZONING ANALYSIS:	RC	PROPOSED	COMMENTS
LOT USE	4-6 UNITS	5 UNITS	
LOT AREA MIN.	7,500 SF	4,803 SF	*REAR LOT AREA
MIN. LOT FRONTAGE	50'-0"	50.51'	
MIN. LOT AREA PER DWELLING UNIT	875 SF/DU	960 SF/DU	4803 LOT / 5 = 960 SF/DU
MAX. HEIGHT (STORIES/FEET)	3 / 40'-0"	4 / 39'-10"	
MIN. FRONT YARD SETBACK	10'-0"	15'-8"	
MIN. SIDE YARD SETBACK	39'-10/3 = 9'-7"	5'-0"	*EXISTING BUILDING BEING REPLACED IS 1'-0" OFF THE SIDE LOT LINE
MIN. REAR YARD SETBACK	20'-0"	20'-0"	
MAX. COVERAGE	70%	37%	1800 SF / 4803 SF = 37%
MAX. FLOOR-AREA-RATIO	2.0	1.43	6900 / 4803 = 1.43
MIN. LANDSCAPED AREA	25%	25%	1190 SF / 4803 = 25%



Eric Zacher

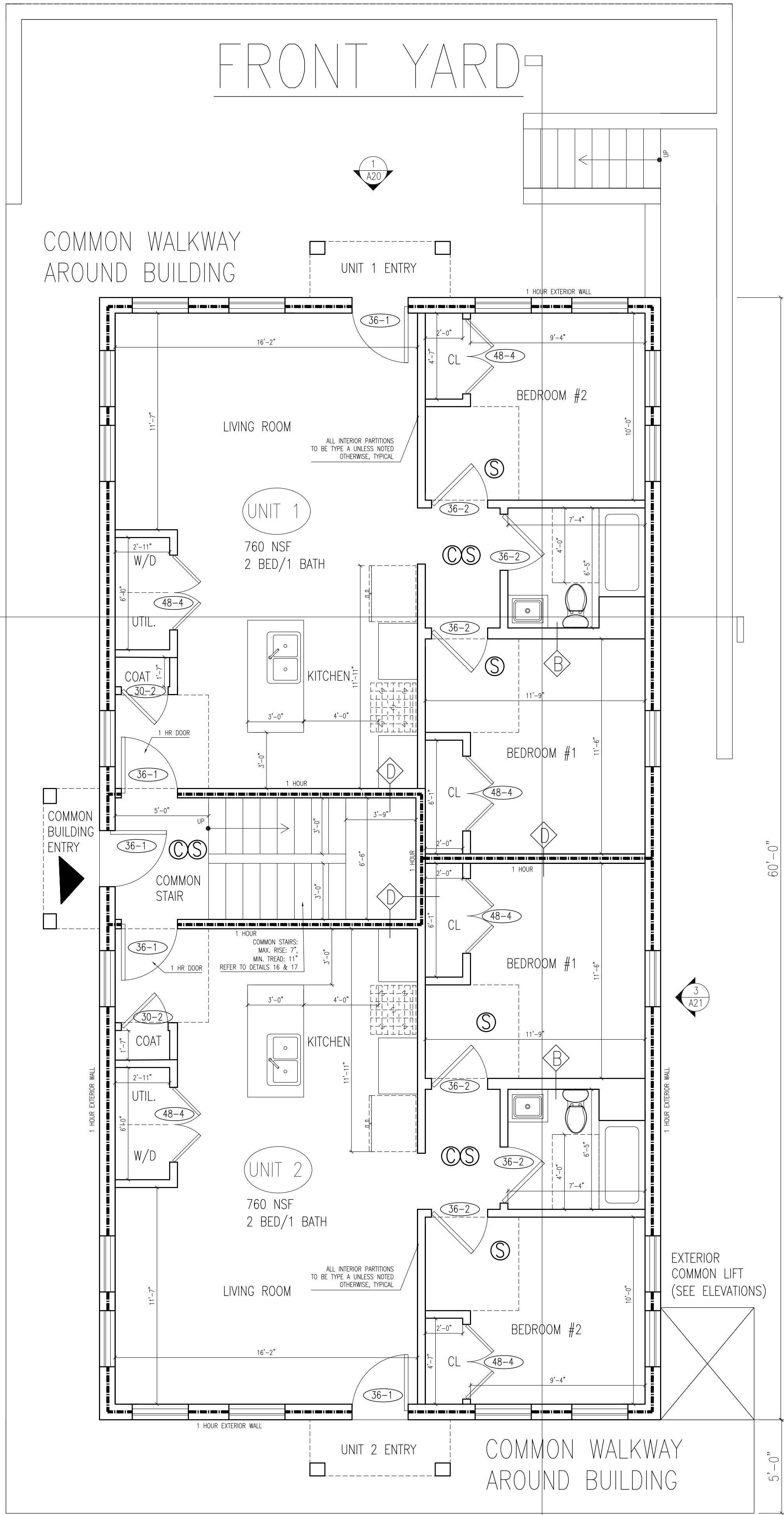
294 Beacon Street  
Capital Equity Partners

context  
a collaborative design workshop

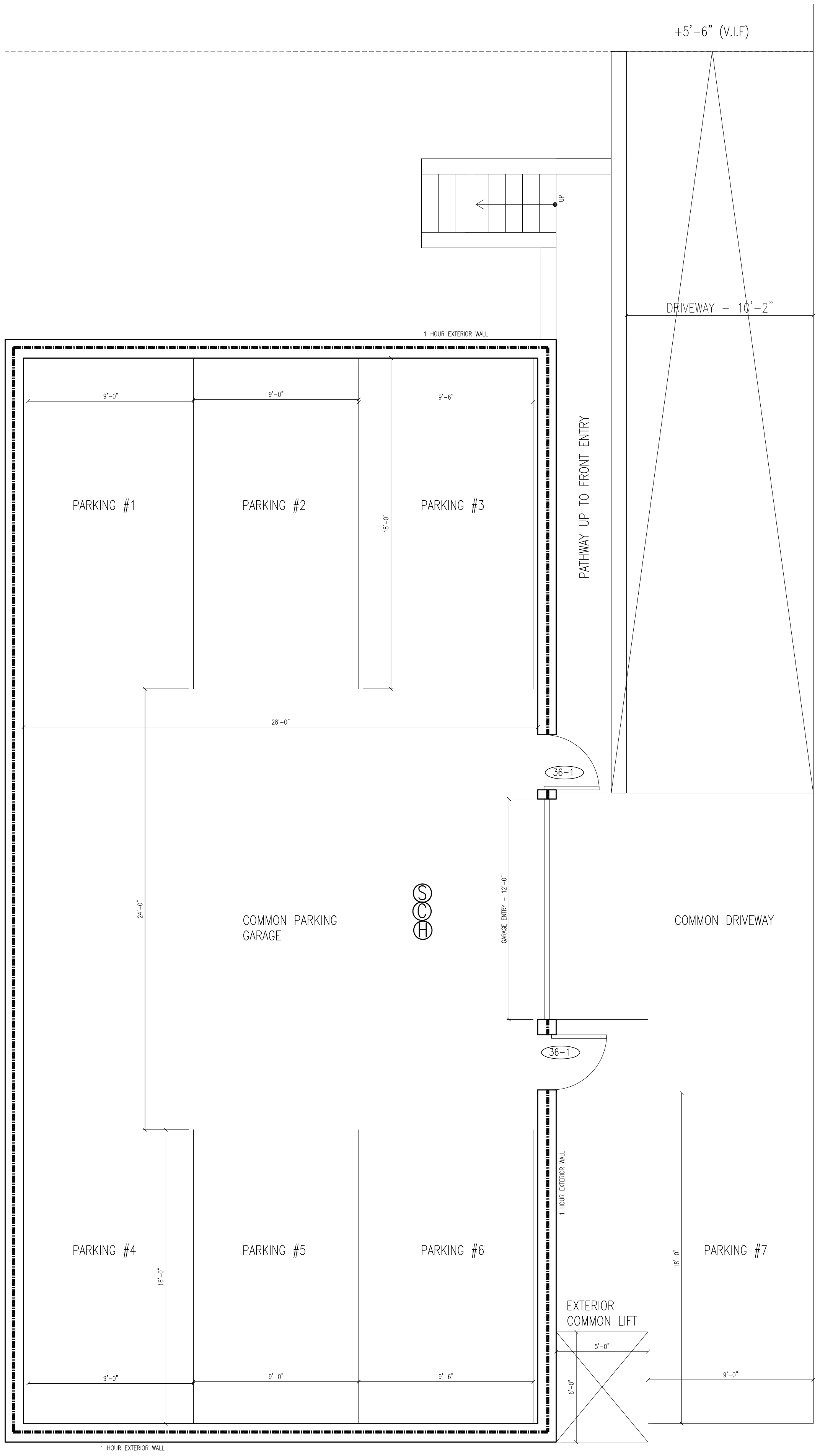
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Massachusetts

01	Issued for Permit	10/18/2022
No.	Description	Date
Drawing Title: Site Plan		
Project No.: 0517		
Checked by: EZ		

A-02

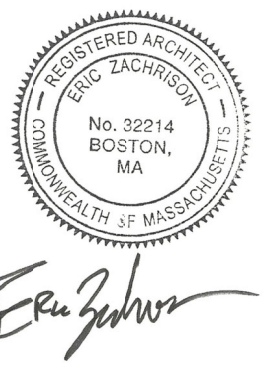


**1** LEVEL 1 PLAN  
SCALE: 1/4" = 1'-0"



**G** GROUND FLOOR PLAN  
SCALE: 1/4" = 1'-0"

10/18/2022



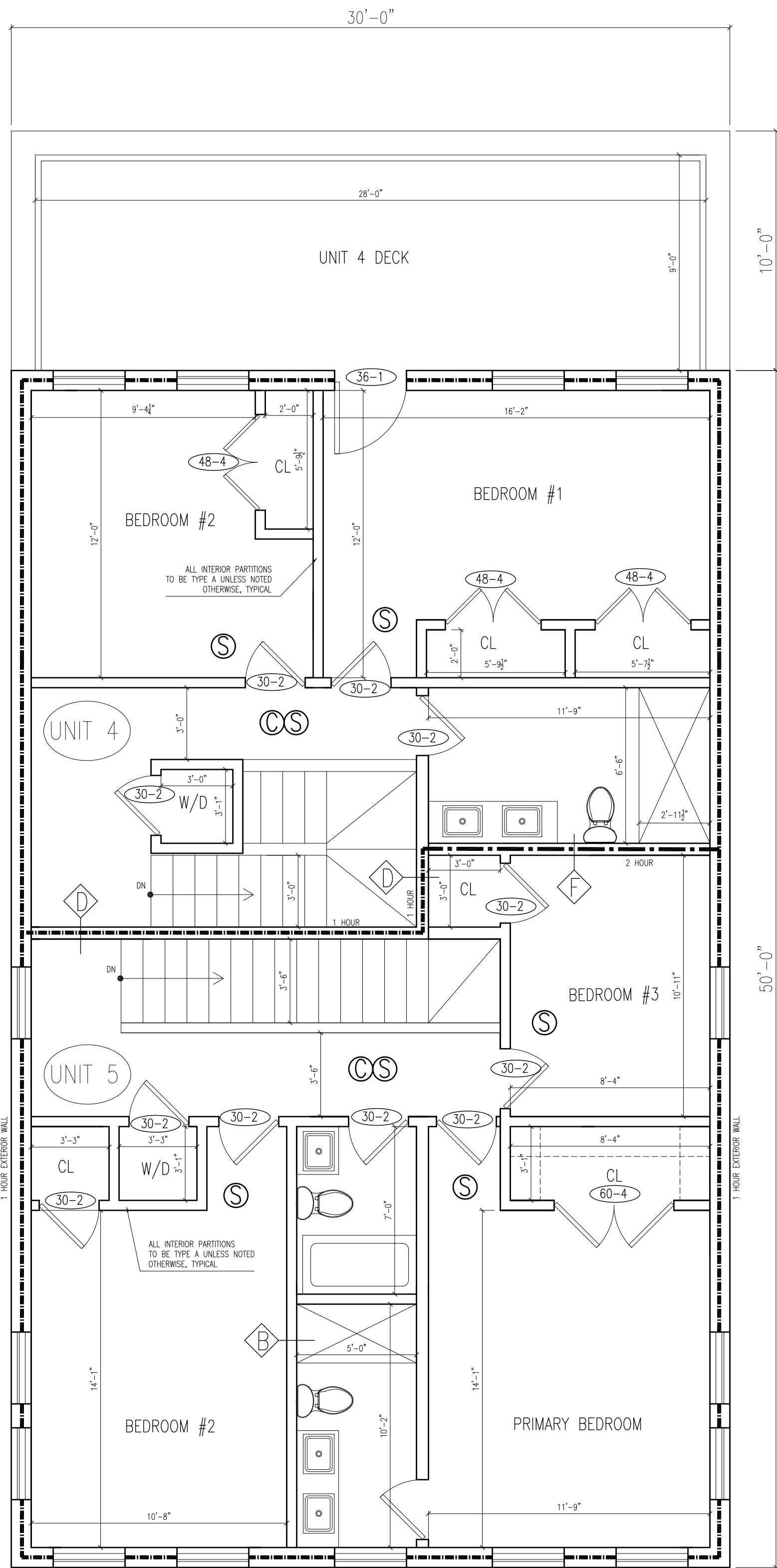
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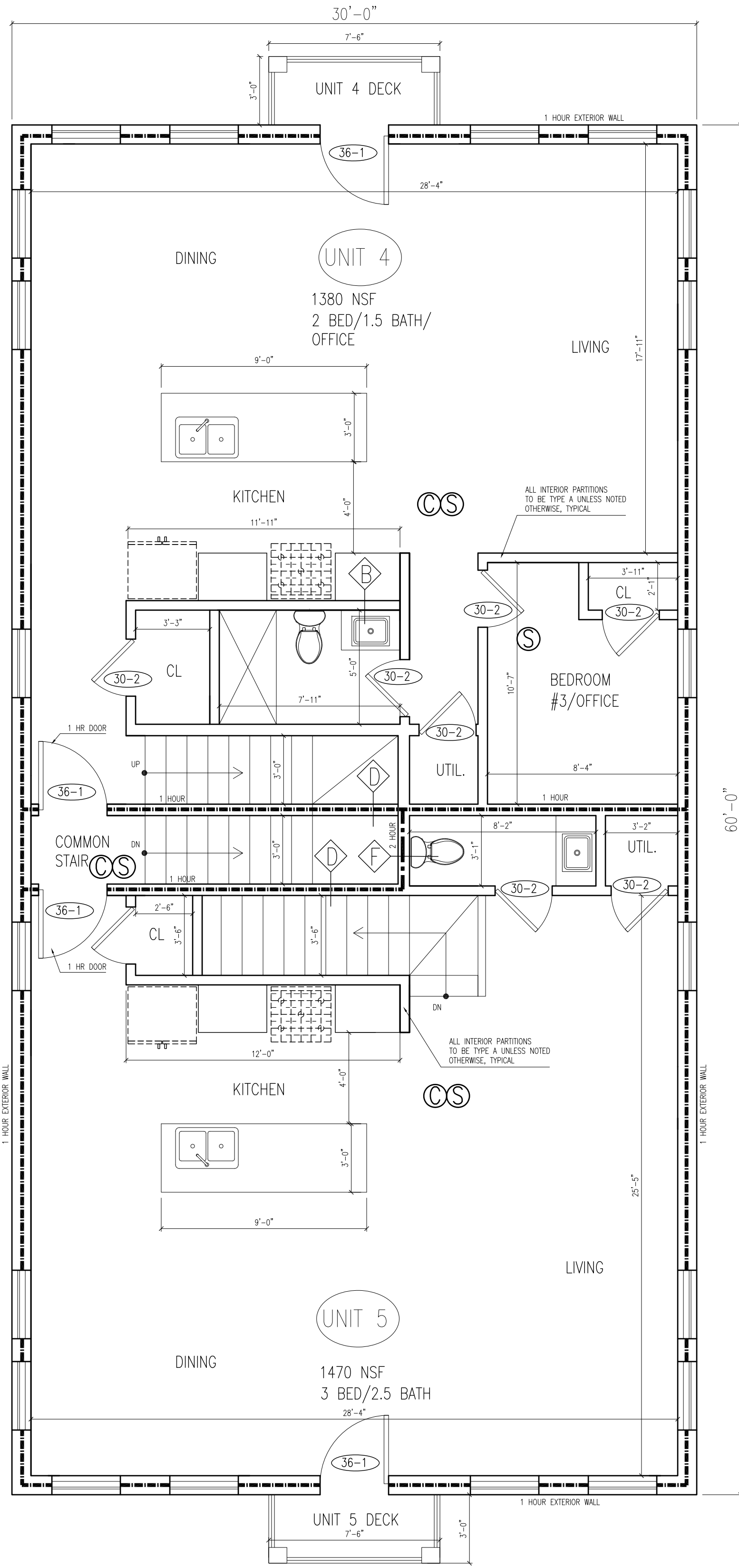
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01	Issued for Permit	10/18/2022
No.	Description	Date
Drawing Title: Proposed Plans		
Project No.: 0517		Checked by: EZ
A-10		

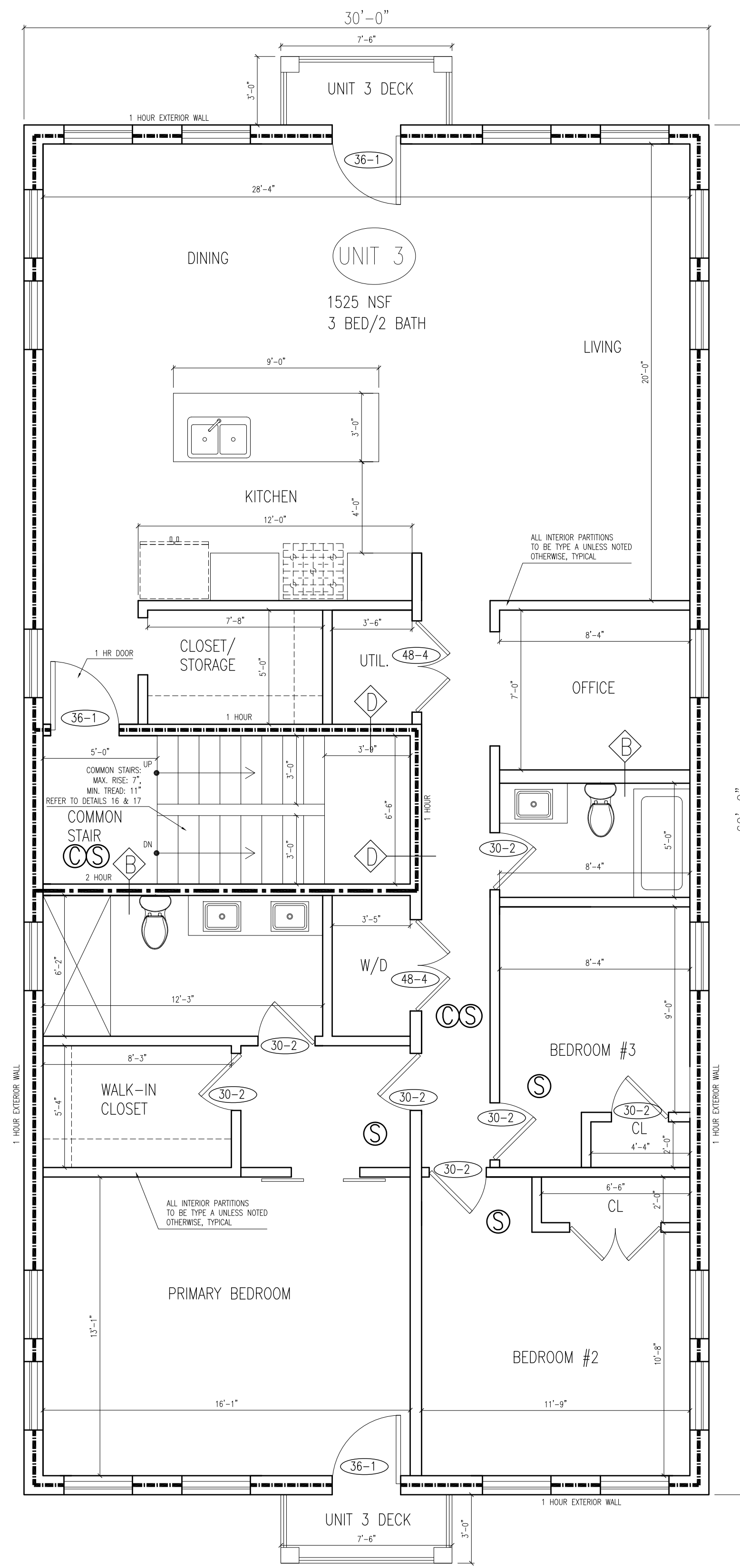




4 LEVEL 4 PLAN  
SCALE: 1/4" = 1'-0"



3 LEVEL 3 PLAN  
SCALE: 1/4" = 1'-0"



2 LEVEL 2 PLAN  
SCALE: 1/4" = 1'-0"

10/18/2022

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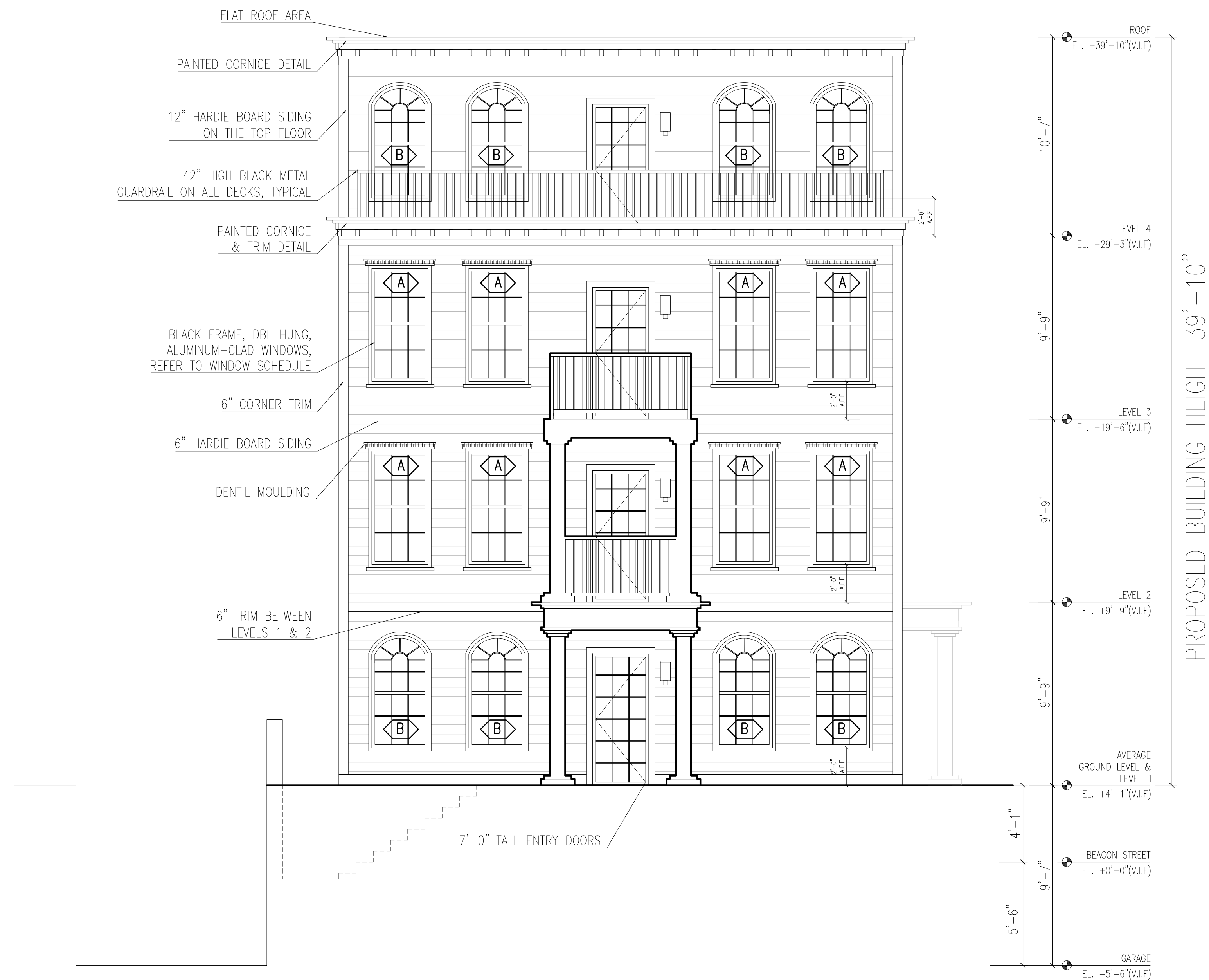
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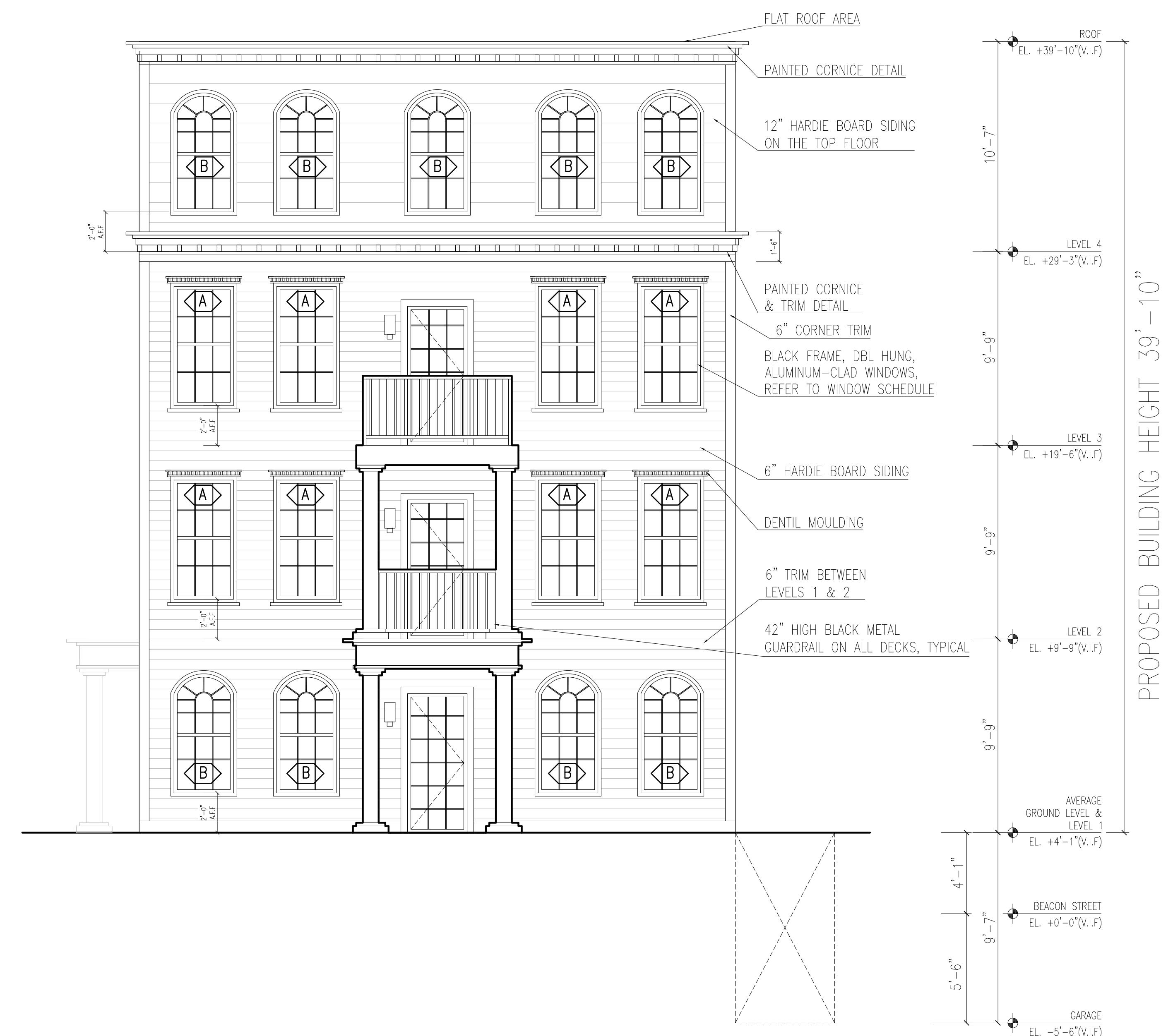
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A-11





**1** FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



**2** REAR ELEVATION  
SCALE: 1/4" = 1'-0"

## WINDOW SCHEDULE

	HEIGHT	WIDTH	COMMENTS
	6'-0"	3'-0"	DOUBLE HUNG, ALUMINUM CLAD, BLACK FRAME WINDOWS
	6'-0"	3'-0"	DOUBLE HUNG, ALUMINUM CLAD, BLACK FRAME, ARCHED WINDOWS

\*\*ALL WINDOWS TO BE U=0.30 OR BETTER



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01	Issued for Permit	10/18/2022
<b>No.</b>	<b>Description</b>	<b>Date</b>
<b>Drawing Title:</b> Proposed Elevations		
<b>Project No.:</b> 0517		<b>Checked by:</b> EZ

A-20

Context 2022



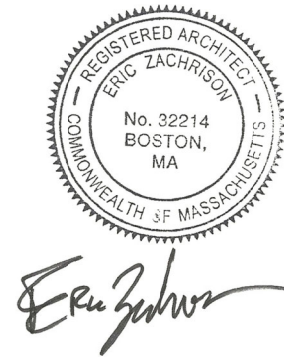
**3** DRIVEWAY SIDE ELEVATION  
SCALE: 1/4" = 1'-0"

WINDOW SCHEDULE

	HEIGHT	WIDTH	COMMENTS
A	6'-0"	3'-0"	DOUBLE HUNG, ALUMINUM CLAD, BLACK FRAME WINDOWS
B	6'-0"	3'-0"	DOUBLE HUNG, ALUMINUM CLAD, BLACK FRAME, ARCHED WINDOWS

\*\*ALL WINDOWS TO BE U=0.30 OR BETTER

BEACON STREET →



11/10/2022

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01	Issued for Permit	10/18/2022
No.	Description	Date
Drawing Title: Proposed Elevations		
Project No.: 0517		Checked by: EZ
A-21		





4 SIDE YARD ELEVATION  
SCALE: 1/4" = 1'-0"

WINDOW SCHEDULE

	HEIGHT	WIDTH	COMMENTS
A	6'-0"	3'-0"	DOUBLE HUNG, ALUMINUM CLAD, BLACK FRAME WINDOWS
B	6'-0"	3'-0"	DOUBLE HUNG, ALUMINUM CLAD, BLACK FRAME, ARCHED WINDOWS

\*\*ALL WINDOWS TO BE U=0.30 OR BETTER



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A-22

11/10/2022