

NEIGHBORHOOD MEETING REPORT

Property: 307-309 Highland Avenue
Applicant and Owner: Silva Realty 9 LLC
Agent: Adam Dash, Esq.
Zoning District: Neighborhood Residence (“NR”)

Neighborhood Meeting Date: November 17, 2025

This is the required Neighborhood Meeting Report regarding the above-referenced Application.

The November 17, 2025 neighborhood meeting was held via remote participation at 6:00pm and was recorded by Attorney Adam Dash.

The slides used at the meeting are filed herewith.

Flyers were mailed on October 24, 2025 to the neighborhood owners of the properties as stated on the Somerville abutter’s lists filed herewith. Flyers were also hand delivered to said properties on October 27, 2025.

Attendees:

Lance Davis, Ward 6 Councilor
Lexie Payne, Somerville PPZ
Mark Silva from the Applicant
Ted Silva from the Applicant
Adam Dash, Esq., Attorney for the Applicant
Tanya Carriere, project architect for the Applicant
Ellen Rovner
Eric Lubershane
George Westerman
ggarb
iphone
Josh
Judith Frampton
rica
Rich Bartles
Sam Stettner
309 Highland Tenant
Audrey Orenstein
dhsavoie
Eugenie Hainsworth
John Hamilton
Steve
Timothy

Aidan
Denis Aleksandrov
Katie Harding
Jason's iPhone
Christopher Beland
Jackson Franks
Brandon Wilson
Ben Harding
Rory A.
Grace

Councilor Davis thanked everyone for attending and introduced Attorney Dash, who went through the project details and the relief sought. Ms. Carriere showed the photographs and the existing and proposed plans. Attorney Dash then explained the process going forward.

Attorney Dash then moderated the question and answer portion of the meeting. Attendees asked questions both live and by written comment.

Public Comment can be summarized as follows:

-Several residents asked about the various proposed building types, such as the Backyard Cottage and the Semi-Detached House. Ms. Carre and Attorney Dash explained that they were defined building types under the Somerville Zoning Ordinance and that they were permitted in the NR zoning district.

-Several residents asked about parking. Attorney Dash said that no parking was required for the project, and no new parking was being proposed. Attorney Dash and Councilor Davis explained that no on-street parking permits would be allowed for new construction in a Transit Area such as this.

-There were many questions about the construction schedule and methods. Attorney Dash explained that construction issues were still far off in the process and that the City had rules about construction management. Attorney Dash said that Applicant hoped to start in 2026 and that construction would take about 1 or two years, but it was hard to say at this early stage.

-Several residents asked whether parking at 305 Highland would still be accessible and whether any changes would be made to the building there. Ms. Carriere said that access to the parking at 305 Highland which comes across the 307-309 Highland property would be discontinued. She said that no changes were being proposed to 305 Highland as part of this application.

-Some residents asked how many people would be living in each unit at the property. Attorney Dash said that, while there are occupancy limits for any property in the relevant codes, the zoning ordinance no longer limits the number of people who can live in a residential unit.

-A resident asked whether the project would block their sun. Ms. Carriere said that no sun analysis had been done, but that the setbacks were larger than what is usually seen in Somerville, and the property fronts two streets so there are fewer directly abutting houses.

-Several residents asked about the fire access from Cherry Street. Ms. Carriere said that there would be no change to the existing condition on Cherry Street, and that the project would be reviewed by the Somerville Fire Department during the building permit process. She also said that the proposed Backyard Cottage would be sprinklered and have the required access pathway.

-Several tenants at the property asked whether their rents would be reduced due to the construction and loss of some open space. Attorney Dash said that the rents are not a zoning issue for this meeting, but that the tenants could talk to the landlord directly at another time. Mark Silva said that tenants could talk about this issue with the property manager.

-A resident asked if parking could be put inside the building. Ms. Carriere said that there cannot be a driveway in the frontage of the building, so parking could not be put inside the building.

-A few residents asked that the open space at the property be made into a public park. Attorney Dash said that the project has the required open space under the zoning ordinance and that it is not being proposed as a public park.

-A resident asked whether the units would be rentals or condominiums. Attorney Dash said that the intent was for rental units, and that Applicants have only done rental units in their other projects.

-A resident asked about the utilities for the new buildings. Ms. Carriere said that there would be new utilities for the new buildings, although the Backyard Cottage would probably tap its utilities from the main house.

-A resident asked whether the half-story would have one dwelling unit. Ms. Carriere said that it would.

-Some residents asked about the proposed setbacks, which Ms. Carriere said would be compliant.

-A resident was glad that the proposed structures would not be more than 3 stories.

-A resident asked about sustainability aspects of the project. Ms. Carriere said that the new structures would meet the new, strict energy codes and be all-electric.

-A resident said that the intersection of Highland Avenue and Cherry Street was already unsafe. Councilor Davis said that Highland Avenue was due for an engineering overview to fix long-standing issues beyond just that intersection. Ms. Payne said that residents could contact PPZ or Mobility for more information about that overview.

-A resident asked when the Backyard Cottage would be built. Attorney Dash said that the order of construction was not yet known. Ms. Carriere said that all building might be built at the same time, but it was not known for sure.

-A resident asked about the egress from 307 Highland and the Backyard Cottage. Ms. Carriere said that the egress for 307 Highland would be similar, although the porch would be flipped to the other side. She said the Backyard Cottage would exit onto Cherry Street.

-A resident asked about rats during construction. Attorney Dash said that rodent control is usually required as part of a construction project.

-A resident asked about trash pick-up. Ms. Carriere said that trash storage areas had not yet been determined, but that the trash barrels would be rolled out to the street for public pick up as most houses do.

-A resident asked about the building addresses. Attorney Dash said that the City would have to assign the addresses at a later point.

-A resident said that the project seemed reasonable.

Seeing no further public comment, Councilor Davis adjourned the meeting at 7:06 pm.

307-9 Highland Ave 300 ft Abutters Listing

REMI_MBLU_MAP	REMI_MBLU_BLOC	REMI_MBLU_LOT	REMI_MBLU_UNIT	REMI_PRCL_LOCN	REMI_U SE_CO DE	OWN_NAME1	OWN_NAME2	MAD_MAIL_ADDR1	MAD_MAIL_CIT	MAD_M ALL_ST ATE	MAD_M ALL_ZIP
29	D	2		50 LEXINGTON AVE	1040	50 LEXINGTON AVENUE LLC		89 HATHAWAY CIRCLE	ARLINGTON	MA	02476
29	D	3	1	48 LEXINGTON AVE	1020	LAURENT CHAD & JARDAVNA		48 LEXINGTON AVE #1	SOMERVILLE	MA	02144
29	D	3	2	48 LEXINGTON AVE	1020	LAURENT CHAD & JARDAVNA WERLIN LAURENT		48 LEXINGTON AVE #2	SOMERVILLE	MA	02144
29	D	3	M	48-48 LEXINGTON AVE	995						
29	D	4		44 LEXINGTON AVE	1040	SANTUCCI NOREEN F &	SANTUCCI JUNE R & JOHN F	44 LEXINGTON AVE	SOMERVILLE	MA	02144
29	D	5		40 LEXINGTON AVE	1040	FOSTER MAUREEN		40 LEXINGTON AVE	SOMERVILLE	MA	02144
29	D	6	1	38 LEXINGTON AVE	1020	MACLEAN IAN & DANIELS CAITLIN		38 LEXINGTON AVE #1	SOMERVILLE	MA	02144
29	D	6	2	38 LEXINGTON AVE	1020	KOTLER STEVE	BECKMAN AMY	38 LEXINGTON AVE #2	SOMERVILLE	MA	02144
29	D	6	M	38-38 LEXINGTON AVE	995						
29	D	7		34 LEXINGTON AVE	1040	DAVENPORT WILLIAM J & JULIE A TRSTES	DAVENPORT FAMILY LIVING TRUST	34 LEXINGTON AVE	SOMERVILLE	MA	02144
29	D	8	1	32 LEXINGTON AVE #1	1020	BERSHEL DEBORAH & KRAMER JILL TRUSTEES	THE 32-1 LEXINGTON AVE RLTY TRUST	32 LEXINGTON AVE #1	SOMERVILLE	MA	02144
29	D	8	2	32 LEXINGTON AVE #2	1020	BULPETT DIANE & LATEINER ULYSSES		32 LEXINGTON AVE #2	SOMERVILLE	MA	02144
29	D	9		28 LEXINGTON AVE	1050	GILLER DAVID J TRUSTEE	28 LEXINGTON AVE NOM RLTY TRUST	P.O. BOX 296	MEDFORD	MA	02155
29	D	10		24 LEXINGTON AVE	1040	COLLERAN PHILIP R & KIM MIN JUNG		24 LEXINGTON AVE	SOMERVILLE	MA	02144
29	D	11		20 LEXINGTON AVE	1040	BUONOMO KENNETH & MARY ANN TRUSTEES	BUONOMO FAMILY REVOC TRUST	20 LEXINGTON AVE	SOMERVILLE	MA	02144
29	D	12	1	18 LEXINGTON AVE	1020	KRAMARCZYK JOHN & O'CONNOR M TRUSTEES	KRAMARCZYK -O'CONNOR REVOC TRUST	18 LEXINGTON AVE #1	SOMERVILLE	MA	02144
29	D	12	2	18 LEXINGTON AVE	1020	KRAMARCZYK JOHN & O'CONNOR M TRUSTEE	KRAMARCZYK -O'CONNOR REVOC TRUST	18 LEXINGTON AVE # 2	SOMERVILLE	MA	02144
29	D	12	M	18-18 LEXINGTON AVE	995						
29	D	13		16 LEXINGTON AVE	1040	KOSTOPOULOS KATE		16 LEXINGTON AVE	SOMERVILLE	MA	02145
29	D	14		12 LEXINGTON AVE	1040	OBRIEN LOIS E		12 LEXINGTON AVE	SOMERVILLE	MA	02144

29	D	20		7 SPENCER AVE	1040	TANNER MARC D & ROGERS REBECCA TRUSTEES	MARC D TANNER LIVING TRUST & REBECCA ROGERS LIVING TRUST	7 SPENCER AVE	SOMERVILLE	MA	02144
29	D	21		9 SPENCER AVE	1040	CHENG ADRIAN		9 SPENCER AVE	SOMERVILLE	MA	02144
29	D	22		15 SPENCER AVE	1040	SULLIVAN BRIANNE TRUSTEE	THE SULLIVAN FAMILY IRREVOC TRUST	15 SPENCER AVE	SOMERVILLE	MA	02144
29	D	23		17 SPENCER AVE	1040	CLEMONS STUART & CHAN BERNADE		175 KAILUANA LOOP	KAILUA	HI	96734
29	D	24	1	19 SPENCER AVE #1	1020	JENTOFT LEIF & KATIE E		19 SPENCER AVE #1	SOMERVILLE	MA	02144
29	D	24	2	19 SPENCER AVE #2	1020	SAWYER ROBERT J & KELLY		19 SPENCER AVE #2	SOMERVILLE	MA	02144
29	D	25		23 SPENCER AVE	1040	MCCARTHY THOMAS T	COSTELLO MCCARTHY MARY LOUISE	PO BOX 440316	SOMERVILLE	MA	02144
29	D	26		27 SPENCER AVE	1040	MCMANUS STACY E		27 SPENCER AVE	SOMERVILLE	MA	02144
29	D	27		31 SPENCER AVE	1040	OSBORN PIKE TRACEY L		471 CANDIA ROAD	CHESTER	NH	03036
29	D	28		35 SPENCER AVE	1040	TESCH CHARLES F		35 SPENCER AVE	SOMERVILLE	MA	02144
29	D	29		37 SPENCER AVE	1050	BEMISS DAVID & NICOLE		69 LEXINGTON AVE	SOMERVILLE	MA	02144
29	D	30		41 SPENCER AVE	1040	HICKEY JENNIE TRUSTEE	THE 39 SPENCER AVE RLTY TRUST	39 SPENCER AVE	SOMERVILLE	MA	02144
29	D	31	43	43-45 SPENCER AVE #43	1020	GALLAGHER JAMES R		43-45 SPENCER AVE 43	SOMERVILLE	MA	02144
29	D	31	45	43-45 SPENCER AVE #45	1020	GALLAGHER KATHLEEN M & MARK		43-45 SPENCER AVE 45	SOMERVILLE	MA	02144
29	D	32		47 SPENCER AVE	1040	RATILAL PURNIMA		10 CLINTON STREET	CAMBRIDGE	MA	02139
29	D	33		51 SPENCER AVE	1040	BENNETT MELVIN L & JUDITH A		51 SPENCER AVE	SOMERVILLE	MA	02144
29	D	34		115 HANCOCK ST	1040	PRITCHARD DENISE A		115 HANCOCK ST	SOMERVILLE	MA	02144
29	D	35		119 HANCOCK ST	1040	WOZNIAK AMANDA V		119 HANCOCK ST	SOMERVILLE	MA	02144
29	E	1		SPENCER AVE	9300	CITY OF SOMERVILLE	SPENCER/HANCOCK LOT	93 HIGHLAND AVE	SOMERVILLE	MA	02143
29	E	2		107 HANCOCK ST	1040	WESTERMAN III GEORGE F &	AUGUSTYN MARILYN	109 HANCOCK ST	SOMERVILLE	MA	02144
29	E	3		50 SPENCER AVE	1040	SHEIKH SABBOR & FARYAL		17 MELVIN ST	SOMERVILLE	MA	02145
29	E	4		48 SPENCER AVE	1040	CANAVAN MARILYN & MICHAEL TRUSTEES	MARILYN & MICHAEL CANAVAN REVOC LIV TR	46 SPENCER AVE	SOMERVILLE	MA	02144
29	E	5	44	44 SPENCER AVE #44	1020	GREEN & SUSTAINABLE REALTY LLC		44 SPENCER AVE 44	SOMERVILLE	MA	02144
29	E	5	44A	44 SPENCER AVE #44A	1020	44 SPENCER AVE LLC		44 SPENCER AVE 44A	SOMERVILLE	MA	02144
29	E	6		40 SPENCER AVE	1040	ZARZYCKI ANDRZEJ	STARUK-ZARZYCKI MALFORZATA	41 GORHAM ST	SOMERVILLE	MA	02144

29	E	7	36 SPENCER AVE	1040	COUTOUMAS MARY		36 SPENCER AVE	SOMERVILLE	MA	02144
29	E	8	34 SPENCER AVE	1040	HERRICK BARBARA S		34 SPENCER AVE	SOMERVILLE	MA	02144
29	E	9	32 SPENCER AVE	1040	HICKEY MICHAEL J		5 FROTHINGHAM ROAD	BURLINGTON	MA	01803
29	E	10	26 SPENCER AVE	1040	SWIDER HIDEYA		26-28 SPENCER AVE	SOMERVILLE	MA	02144
29	E	11	24 SPENCER AVE	1040	SULLIVAN PATRICK & AISHA	FITZGERALD LYNNE M	24 SPENCER AVE	SOMERVILLE	MA	02144
29	E	12	22 SPENCER AVE	1040	MCEVOY JOHN W & WALSH M J TRUSTEES	MCEVOY WALSH REVOC TRUST	80 CUSHING AVE	BELMONT	MA	02478
29	E	13	18 SPENCER AVE	1040	KOUTOUZIS MARIA & SCHRIEBER JASON TRSTEE	SCHRIEBER-KOUTOUZIS LIVING TRUST	18 SPENCER AVE	SOMERVILLE	MA	02144
29	E	14	14 SPENCER AVE	1040	PEREZ CONSUELO & THOMAS STEVEN TRUSTEES		48 MEACHAM RD	SOMERVILLE	MA	02144
29	E	15	10 SPENCER AVE	1020	FUERST KEVIN & WASIUK STEPHANIE		10 SPENCER AVE	SOMERVILLE	MA	02144
29	E	15	12 SPENCER AVE	1020	MAYER OWEN A & GLEESON SARAH E		12 SPENCER AVE UNIT 2	SOMERVILLE	MA	02144
29	E	16	8 SPENCER AVE	1040	MACARTHUR KAREN		8 SPENCER AVE	SOMERVILLE	MA	02144
29	E	17	118 CEDAR ST	1040	DUNN JOHN PAUL & LESLIE IRENE		118 CEDAR ST	SOMERVILLE	MA	02144
29	E	18	114 CEDAR ST	1040	MILAZZO GIUSEPPE & MARIA A FOR LIFE	MILAZZO D L & CORREIA M M REM	116 CEDAR ST	SOMERVILLE	MA	02144
29	E	19	110 CEDAR ST	1010	BALSAMA JOSEPH J	BORDEN JENNIFER E	110 CEDAR ST	SOMERVILLE	MA	02144
29	E	20	289 HIGHLAND AVE	1120	289 HIGHLAND AVE REALTY		1259 BROADWAY	SOMERVILLE	MA	02144
29	E	23	301 HIGHLAND AVE	1050	MACDONALD JEAN & DAVID F TRUSTEES	JEAN R MACDONALD REVOC TRUST	301 HIGHLAND AVE	SOMERVILLE	MA	02144
29	E	24	303 HIGHLAND AVE	1040	SCULLY WILLIAM J & DENEEN L		303 HIGHLAND AVE #2	SOMERVILLE	MA	02144
29	E	25	305 HIGHLAND AVE	1050	SILVA REALTY 9 LLC		206 HOLLAND STREET	SOMERVILLE	MA	02144
29	E	26	307 HIGHLAND AVE	1090	SILVA REALTY 9 LLC		206 HOLLAND STREET	SOMERVILLE	MA	02144
29	E	28	C 311-315 HIGHLAND AVE #C	3270	COSTELLO JOHN M TRUSTEE	LYDIA ROSE NOMINEE TRUST	311-315 HIGHLAND AVE	SOMERVILLE	MA	02144
29	E	28	101 311-315 HIGHLAND AVE #101	1020	KIEFFER DONALD & ERICA R TRUSTEES	DONALD & ERICA R TRUST	311-315 HIGHLAND AVE 101	SOMERVILLE	MA	02144
29	E	28	101 311-315 HIGHLAND AVE #201	1020	LEAKE ALEXANDRA		311-315 HIGHLAND AVE #201	SOMERVILLE	MA	02144
29	E	28	202 311-315 HIGHLAND AVE #202	1020	ORENSTEIN JACK & AUDREY TRUSTEES	AUDREY & JACK ORENSTEIN REVOC TRUST	311-315 HIGHLAND AVE #202	SOMERVILLE	MA	02144
29	E	28	203 311-315 HIGHLAND AVE #203	1020	WADHERA NAVEEN A TRUSTEE	THE NAVEEN WADHERA TRUST OF 2020	311-315 HIGHLAND AVE #203	SOMERVILLE	MA	02144

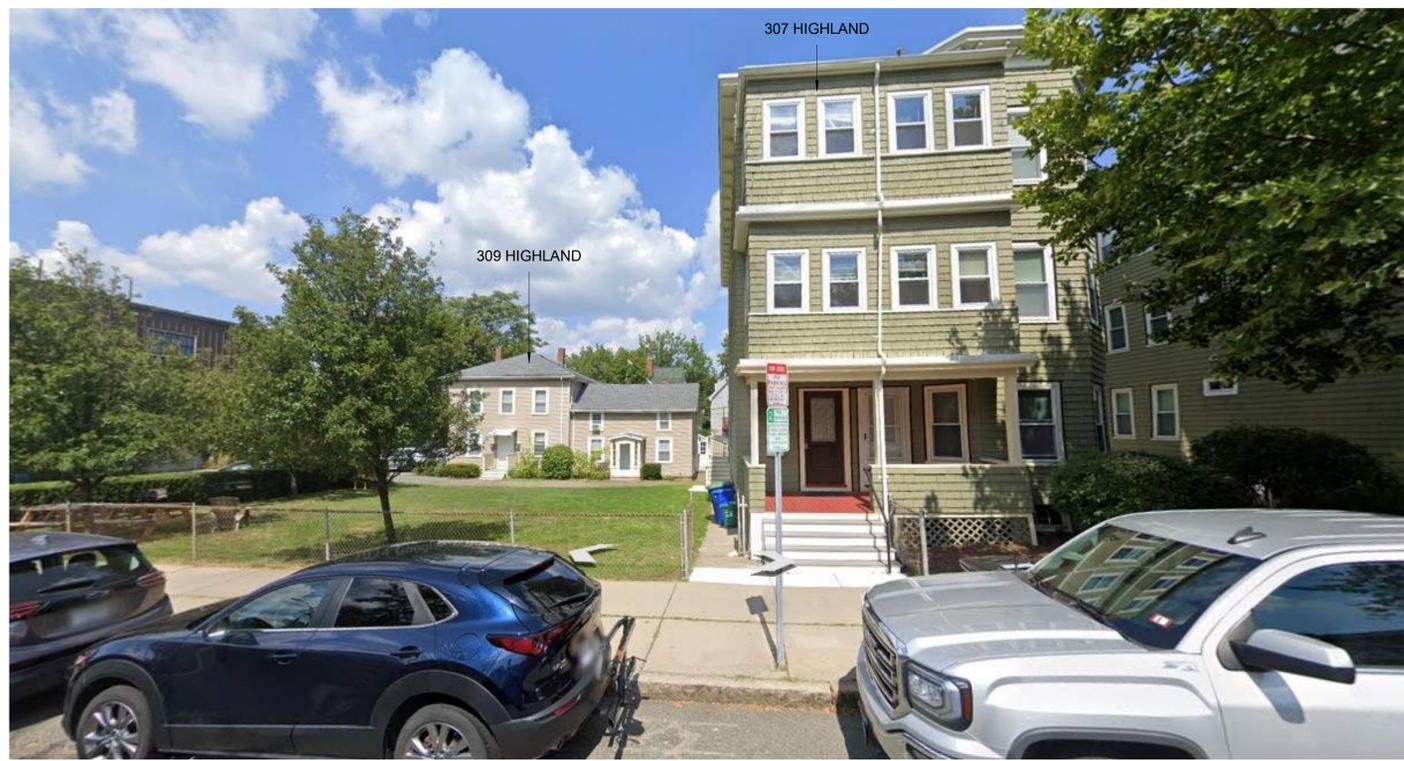
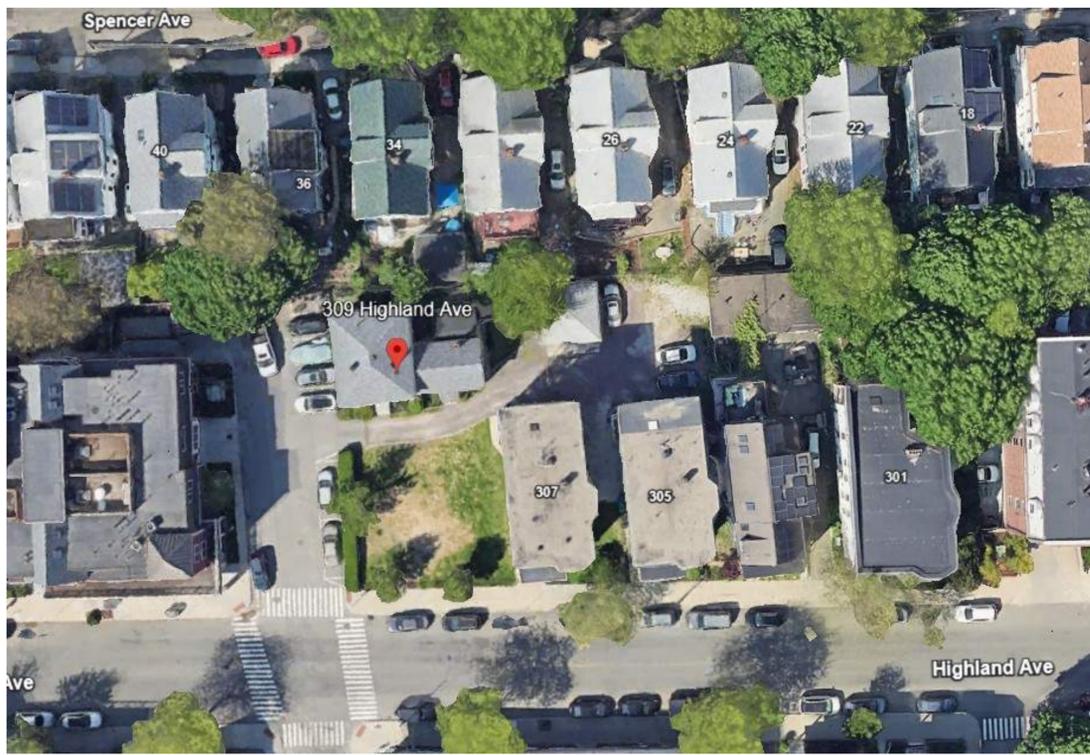
29	E	28	301	311-315 HIGHLAND AVE #301	1020	FRAMPTON JOHN & JUDITH TRUSTEES	FRAMPTON RLTY TRUST	311-315 HIGHLAND AVE 301	SOMERVILLE	MA	02144
29	E	28	302	311-315 HIGHLAND AVE #302	1020	LUBERSHANE ERIC & JUDITH TRUSTEES	THE JUDITH K LUBERSHANE REVOC TRUST	311-315 HIGHLAND AVE 302	SOMERVILLE	MA	02144
29	E	28	303	311-315 HIGHLAND AVE #303	1020	ZIMMAN MICHAEL A & ROVNER ELLEN B		311-315 HIGHLAND AVE #303	SOMERVILLE	MA	02144
29	E	29		317 HIGHLAND AVE	3400	ANDERSEN L. GEORGE		7 WAINWRIGHT ROAD UNIT 32	WINCHESTER	MA	01890
29	E	30		319 HIGHLAND AVE	1040	NTEA CHRISTOPHER J & GLORY M TRSTEE	GCN GROUP LLC	PO BOX 60369	FLORENCE	MA	01062
29	E	31		321 HIGHLAND AVE	1110	BOCH DAVID C & JULIE A & MATTHEW C TRSTE	321 HIGHLAND AVENUE NOMINEE TRUST	321 HIGHLAND AVE APT 1	SOMERVILLE	MA	02144
29	E	32		101 HANCOCK ST	1050	HOWARD PAUL & SKARVAN AVA		4969 UINTA ST.	DENVER	CO	80238
29	E	33		105 HANCOCK ST	1040	DENALI HOLDINGS LLC		105 HANCOCK ST	SOMERVILLE	MA	02143
29	F	1		296 HIGHLAND AVE	1050	296 HIGHLAND AVENUE SOMERVILLE LLC		PO BOX 514	WINCHESTER	MA	01890
29	F	2		294 HIGHLAND AVE	1050	SILVA REALTY 9 LLC		206 HOLLAND STREET	SOMERVILLE	MA	02144
29	F	3		292 HIGHLAND AVE	1050	ZARRILLO MARK J TRUSTEE	292 HIGHLAND AVE RLTY TRUST	3 COPLEY STREET	BROOKLINE	MA	02446-6716
29	F	4	1	290 HIGHLAND AVE #1	3270	REAL ESTATE BY CHRISTINE LLC		28 FOWLER AVE	REVERE	MA	02151
29	F	4	2A	290 HIGHLAND AVE #2A	1020	GARDNER DAVID & NICOLE & AUDREY J		290 HIGHLAND AVE 2A	SOMERVILLE	MA	02144
29	F	4	2B	290 HIGHLAND AVE #2B	1020	GILLICK SIMON		290 HIGHLAND AVE 2B	SOMERVILLE	MA	02144
29	F	4	2C	290 HIGHLAND AVE #2C	1020	KAUFMAN ROBERT & LEAH M		290 HIGHLAND AVE 2C	SOMERVILLE	MA	02144
29	F	4	3A	290 HIGHLAND AVE #3A	1020	LIU JIE & LIN LU		290 HIGHLAND AVE 3A	SOMERVILLE	MA	02144
29	F	4	3B	290 HIGHLAND AVE AVE #3B	1020	GAITANI STYLIANI		290 HIGHLAND AVE INT 3B	SOMERVILLE	MA	02144
29	F	4		290 HIGHLAND AVE	1020	PFAU TIMO		114 BOW ST	LEXINGTON	MA	02420
29	F	4	PHA	290 HIGHLAND AVE #PHA	1020	CHUN-YAT WONG ELIOT & NGAI CHUEN WONG	TERESA MANSO KEH	290 HIGHLAND AVE PHB	SOMERVILLE	MA	02144
29	F	7	PHB	290 HIGHLAND AVE #PHB	1050	LAVELLE PAUL A TRUSTEE	ABERDEEN REALTY TRUST	PO BOX 40034	CAMBRIDGE	MA	02140
29	F	8	1	27-29 ABERDEEN RD #1	1020	ZHOU YOU & ZHAO YITONG		27-29 ABERDEEN RD UNIT 1	SOMERVILLE	MA	02144
29	F	8	2	27-29 ABERDEEN RD #2	1020	LI YINLING & KEYU		27-29 ABERDEEN RD 2	SOMERVILLE	MA	02144

29	F	8	3	27-29 ABERDEEN RD #3	1020	ROGEN CHERYL & TRAVIS		27-29 ABERDEEN RD 3	SOMERVILLE	MA	02144
29	F	9		31 ABERDEEN RD	1050	ROCCI JAMES C & IVANA		34 PEIRCE ST	ARLINGTON	MA	02476
29	G	1		300 HIGHLAND AVE	0111	NOLAN ROSEMARY TRUSTEE	QUINCY-HIGHLAND LOWELL TRUST	P O BOX 440361	SOMERVILLE	MA	02144
29	G	2		298A HIGHLAND AVE	1050	FERLA GULLERMO TRUSTEE	GULLERMA S FERLA REVOC TRUST	13 HARRIS RD	MEDFORD	MA	02155
29	G	3		298 HIGHLAND AVE	1050	MCDONOUGH ESTELLE		298 HIGHLAND AVE	SOMERVILLE	MA	02144
29	G	4		32 ABERDEEN RD	1040	GOOD JR SAMUEL WILLIAM		32 ABERDEEN RD	SOMERVILLE	MA	02144
29	G	5		28 ABERDEEN RD	1040	SHAPLYKO NICOLAS A		115 COLLEGE AVE	SOMERVILLE	MA	02144
29	G	7		26 ABERDEEN RD	1040	ROSENOFF MARSHA H & ALAN E		26 ABERDEEN RD	SOMERVILLE	MA	02144
29	G	8		24 ABERDEEN RD	1040	HOLLERAN LAUREN & O'NEIL JOHN	ATTN SENNE MANAGEMENT LLC	1699 MASSACHUSETTS AVE	CAMBRIDGE	MA	02138
29	G	28		57R CHERRY ST	1040	KEARNS RUTH M & JOHN J TRUSTEES	KEARNS 2025 RLTY TRUST	57 REAR CHERRY ST	SOMERVILLE	MA	02144
29	G	29		57 CHERRY ST	1040	DOUGLAS JAMES P TRUSTEE	57 CHERRY STREET REAL ESTATE TRUST	78C LAWRENCE ROAD	BOXFORD	MA	01921
29	G	30		59 CHERRY ST	1040	KLINE DOUGLAS R & CARLSSON PAIGE NANCY		59 CHERRY ST	SOMERVILLE	MA	02144
29	G	31	1	61 CHERRY ST #1	1020	LAWRENCE W HENRY & KATHRYN A		61 CHERRY ST #1	SOMERVILLE	MA	02144
29	G	31	2	61 CHERRY ST #2	1020	RAIFF KENNETH & THERESA		61 CHERRY ST #2	SOMERVILLE	MA	02144
29	G	31	3	61 CHERRY ST #3	1020	HORAN CALEY		61 CHERRY ST #3	SOMERVILLE	MA	02144
29	G	31	C	61 CHERRY ST #C	102V	HAMPSHIRE LLC		60 HIGHLAND ROAD	SOMERVILLE	MA	02144
29	G	32		63 CHERRY ST	1040	QUIRK ELLEN M		63 CHERRY ST	SOMERVILLE	MA	02144
29	G	33		73 CHERRY ST	1040	71-73 CHERRY ST LLC		495 GEORGE HILL RD	LANCASTER	MA	01523
29	I	1		322 HIGHLAND AVE	1110	GARCIA JONAS & ADROALDA DINIS		18 STICKNEY AVE	SOMERVILLE	MA	02145
29	I	2		320 HIGHLAND AVE	1040	NISSENBAUM ALAN J		775 BROADWAY	SOMERVILLE	MA	02144
29	I	3		318 HIGHLAND AVE	0111	314-318 HIGHLAND AVENUE LLC		59 UNION SQUARE	SOMERVILLE	MA	02143
29	I	4		72 CHERRY ST	0101	GAST PETER & VERRILL SARA		36 MARGARET ST	ARLINGTON	MA	02474
29	I	5		1 FAIRLEE ST	1040	DINES DAVID F & AMY L		5 PILGRIM HEIGHTS	BEVERLY	MA	01915
29	I	6		3 FAIRLEE ST	1040	HEWSON MARY M TRUSTEE	MARY M HEWSON REVOCABLE TRUST	42 CHARNWOOD RD	SOMERVILLE	MA	02144
29	I	7		7 FAIRLEE ST	1040	BECKWITH DANIEL J		7 FAIRLEE ST	SOMERVILLE	MA	02144

29	1	8	9 FAIRLEE ST	1010	BERNIS SAMANTHA TRUSTEE	THE WILLOW TRUST	9 FAIRLEE ST	SOMERVILLE	MA	02144
29	1	9	10 FAIRLEE ST	1040	DI MARIO ELIZABETH FOR LIFE	DI MARIO THOMAS F & RICHARD W REM	10 FAIRLEE ST	SOMERVILLE	MA	02144
29	1	10	1 8 FAIRLEE ST #1	1020	RUNDELL ELISABETH		8 FAIRLEE ST	SOMERVILLE	MA	02144
29	1	10	2 8 FAIRLEE ST #2	1020	BOD EMESE		8 FAIRLEE ST #2	SOMERVILLE	MA	02144
29	1	11	4 FAIRLEE ST	1010	MCLAURIN SIDNEY & WILLIAMSON THERESA L		4 FAIRLEE ST	SOMERVILLE	MA	02144
29	1	12	2 FAIRLEE ST	1040	GASCOIGNE JAMES W		2 FAIRLEE ST #2	SOMERVILLE	MA	02144
29	1	13	58 CHERRY ST	112C	CAPOBIANCO COSMO D & DAMIAN J TRUSTEES	CHERRY BURNS TRUST	12 LANGLEY RD	ARLINGTON	MA	02474
29	1	27	81 81-83 HANCOCK ST #81	1020	BROWN NADEZHDA & RICHARD HADLEY		81-83 HANCOCK ST 81	SOMERVILLE	MA	02144
29	1	27	83 81-83 HANCOCK ST #83	1020	AHERN RIVA Y & CHARLES W TRUSTEES	MARNARD CONDO TRUST	87 MEDFORD ST UNIT 312	MEDFORD	MA	02155
29	1	28	85 HANCOCK ST	1040	TRUST BRANSFIELD REVOCALBE REA	BRANSFIELD BRIAN F TRSTE	85 HANCOCK ST	SOMERVILLE	MA	02144
29	1	29	87 HANCOCK ST	1010	DAHAN ARIE & BETH ANN		87 HANCOCK ST	SOMERVILLE	MA	02144
Cou	127									

nt:





PROJECT NAME

307 & 309 HIGHLAND AVE.

PROJECT ADDRESS
307 & 309 HIGHLAND AVE
SOMERVILLE, MA 02144

CLIENT

TED & MARK SILVA

ARCHITECT



ARCHITECTURE

KHALSA DESIGN, INC.
17 IVALOO STREET SUITE 400
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TELEPHONE: 617-591-8682

CONSULTANTS:

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REGISTRATION

Project number	25087
Date	11/17/2025
Drawn by	RR
Checked by	TC
Scale	

REVISIONS

No.	Description	Date

EXISTING
PHOTOS

A-0201

307 & 309 HIGHLAND AVE.



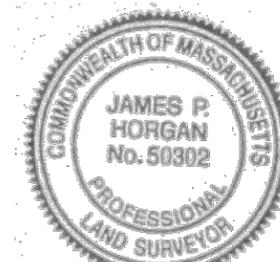
NATICK, MASSACHUSETTS
 www.horgansurveying.com
 508.318.6200

NOTES

1. THIS PLAN IS THE RESULT OF AN INSTRUMENT SURVEY PERFORMED ON MARCH 3-7, 2024.
2. THIS PLAN IS REFERENCED HORIZONTALLY TO A PLAN OF LAND BY B/M ENGINEERS SURVEYORS INC. ENTITLED "PLAN OF LAND IN SOMERVILLE, MA" DATED NOVEMBER 7, 1986 REVISED DECEMBER 3, 1987 AND RECORDED AT THE MIDDLESEX SOUTH COUNTY REGISTRY OF DEEDS AS PLAN 1780 OF 1987.
3. THIS PLAN IS REFERENCED VERTICALLY TO SOMERVILLE SEWER BASE PER A PLAN OF LAND BY EVERETT M. BROOKS CO. ENTITLED "SITE PLAN OF LAND IN SOMERVILLE, MA." DATED JANUARY 5, 2015 REVISED MAY 26, 2015 AND FILED AT THE CITY OF SOMERVILLE ENGINEERING DEPARTMENT.
4. UNDERGROUND UTILITIES SHOWN ARE BASED UPON AN ACTUAL FIELD SURVEY AND INFORMATION OF RECORD. IT IS NOT WARRANTED THAT THEY ARE EXACTLY LOCATED, NOR THAT ALL UNDERGROUND CONDUITS OR OTHER STRUCTURES ARE SHOWN ON THIS PLAN. CONTACT DIGSAFE 811 PRIOR TO ANY EXCAVATION.
5. THE CURRENT RECORD OWNER IS SILVA REALTY 9, LLC. SEE DEED BOOK 80056 PAGE 446 RECORDED AT THE MIDDLESEX SOUTH COUNTY REGISTRY OF DEEDS.
6. THE SUBJECT PARCEL IS IDENTIFIED AS MAP 29 BLOCK E LOT 26 AT THE CITY OF SOMERVILLE ASSESSORS.
7. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH AND MAY NOT SHOW OR REVEAL ANY FACTS THAT WOULD BE DISCLOSED BY ONE.

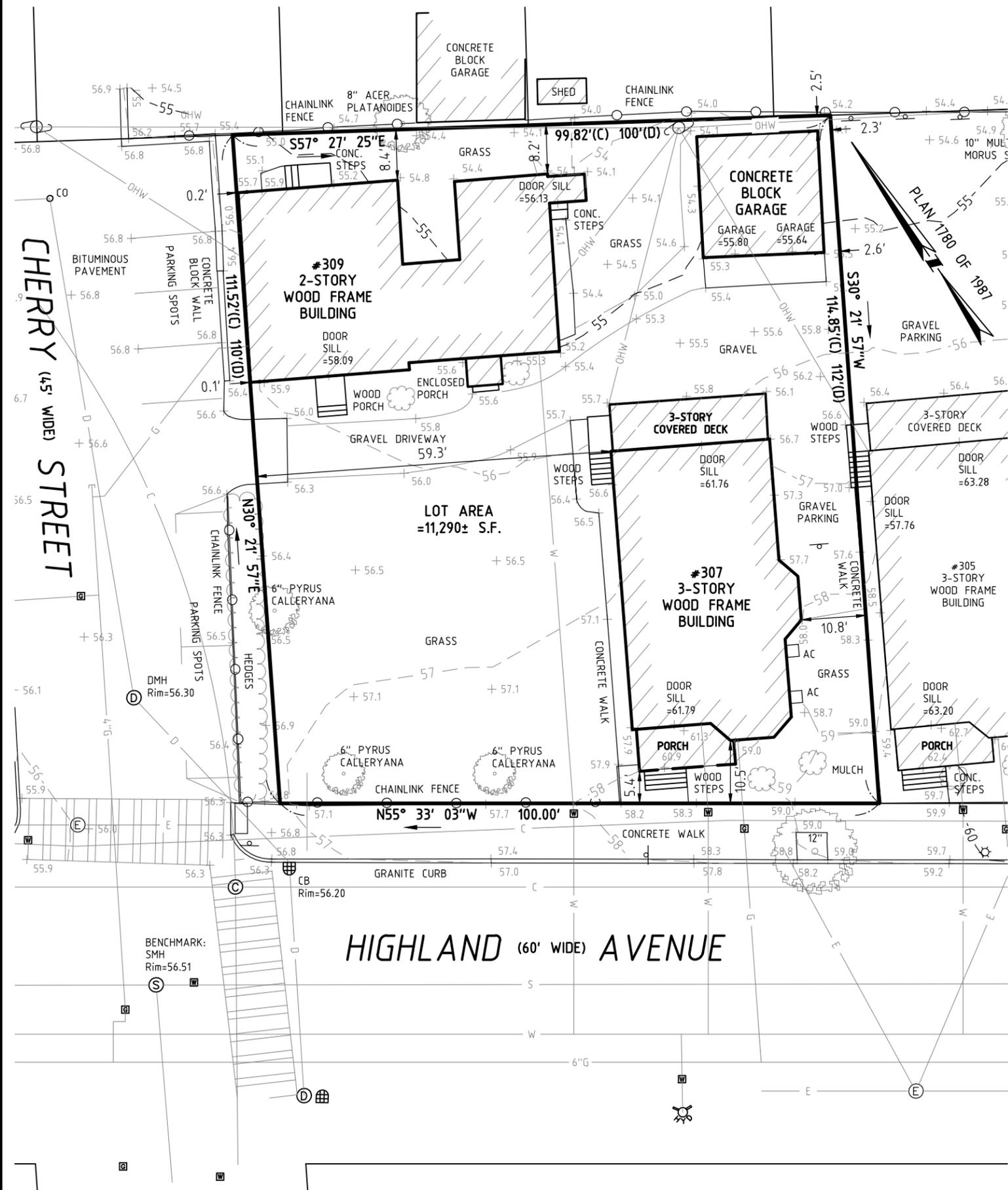
LEGEND

- AC AIR CONDITIONER
- DMH DRAIN MANHOLE
- EM ELECTRIC METER
- SMH GAS GATE
- SEWER MANHOLE
- UTILITY POLE
- WATER GATE
- DRAIN LINE
- GAS LINE
- OVERHEAD WIRE
- SEWER LINE
- WATER LINE
- D DECIDUOUS TREE
- G HEDGE/BUSH LINE
- OHW OVERHEAD WIRE
- S SEWER LINE
- W WATER LINE
- (C) CALCULATED DISTANCE
- (D) DEED DISTANCE



James P. Horgan
 JAMES P. HORGAN ~ P.L.S. No. 50302

ZONING TABLE		
DISTRICT: NEIGHBORHOOD RESIDENCE (NR)		
	REQUIRED	EXISTING
MIN. LOT WIDTH	34 FT.	100.0 S.F.
MIN. LOT DEPTH	36 FT.	111.2 FT.
MIN. FRONT YARD	10 FT.	5.4 FT.
MIN. SUM SIDE YARD	10 FT.	2.4 FT.
MIN. REAR YARD	20 FT.	2.5 FT.
MAX. BLDG. STORIES	3 STORIES	3 STORIES
MAX. LOT COVERAGE	60%	36.1%



CERTIFIED PLOT PLAN
 307 & 309 HIGHLAND AVENUE ~ SOMERVILLE, MASSACHUSETTS

SCALE: 1"=20'		
FIELD: JPH	CALCULATED: JPH	CHECKED: JPH
FILE PATH (H:/PROJ): .../25-374 307-309 HIGHLAND AVENUE SOMERVILLE CPP.DWG		
FIELD BOOK/PAGE: FB 14 PG 20	JOB NO.: 25-374	DATE: 11.13.2025

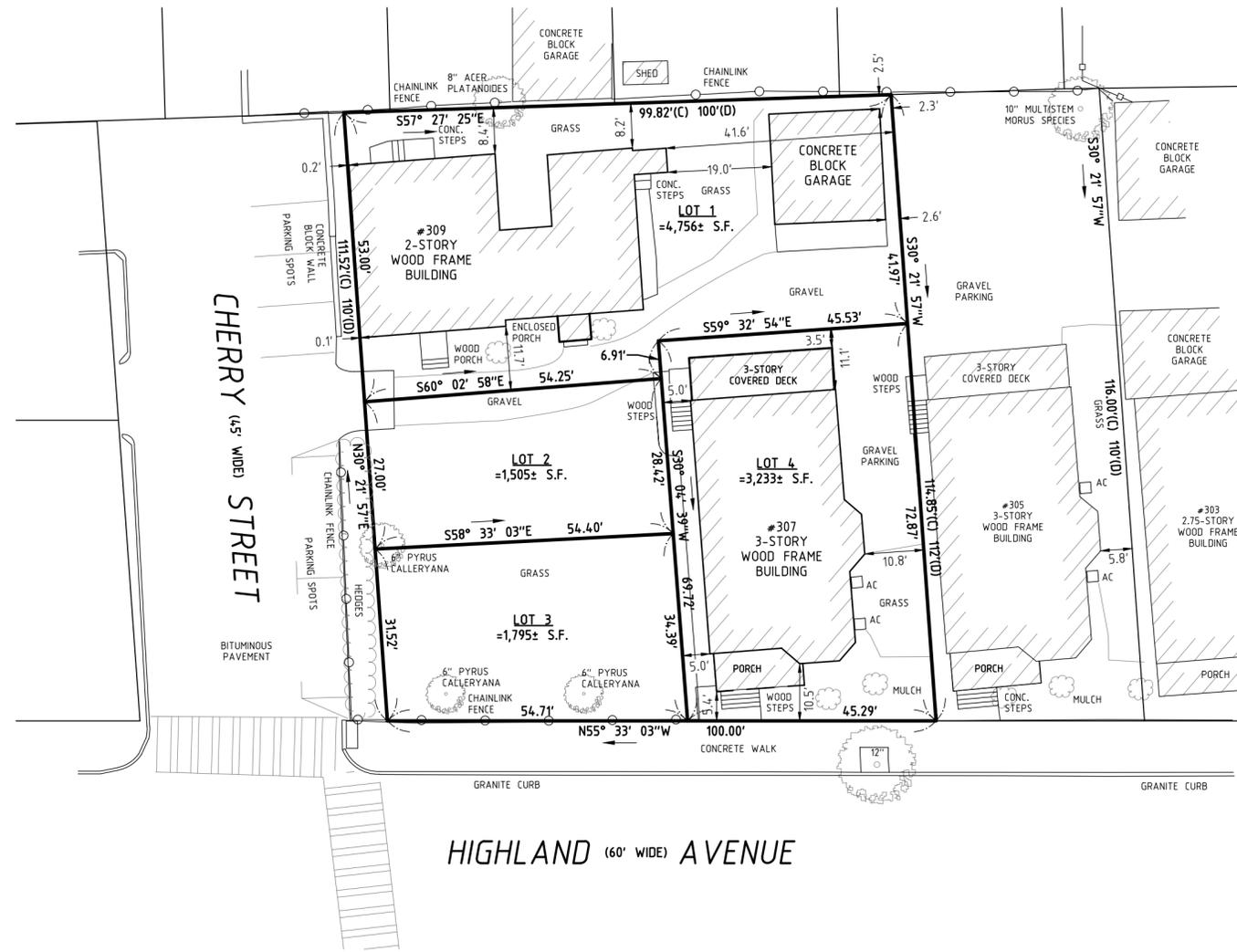


APPROVED PER ARTICLES 10.1 AND 15 OF THE SOMERVILLE ZONING ORDINANCE.

DANIEL BARTMAN, DIRECTOR OF PLANNING ON BEHALF OF THE SOMERVILLE ZONING BOARD OF APPEALS.

SIGNATURE

DATE:



FOR REGISTRY USE ONLY

NOTES

1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE CITY OF SOMERVILLE MBLU 29/E/26 INTO FOUR NEW LOTS TO BE KNOWN AS LOT 1, LOT 2, LOT 3 AND LOT 4.
2. THIS PLAN IS THE RESULT OF AN INSTRUMENT SURVEY PERFORMED ON MARCH 3-7, 2024.
3. THIS PLAN IS REFERENCED HORIZONTALLY TO A PLAN OF LAND BY B/M ENGINEERS SURVEYORS INC. ENTITLED "PLAN OF LAND IN SOMERVILLE, MA" DATED NOVEMBER 7, 1986 REVISED DECEMBER 3, 1987 AND RECORDED AT THE MIDDLESEX SOUTH COUNTY REGISTRY OF DEEDS AS PLAN 1780 OF 1987.
4. PROPERTY LINES SHOWN HEREON WERE DETERMINED FROM THE FOLLOWING PLANS OF RECORD FILED AT THE MIDDLESEX SOUTH COUNTY REGISTRY OF DEEDS AND THE MASSACHUSETTS LAND COURT..
 - PLAN 1780 OF 1987
 - PLAN BOOK 121 PLAN 27
 - LAND COURT CASE 4771

5. THE CURRENT RECORD OWNER IS SILVA REALTY 9, LLC. SEE DEED BOOK 80056 PAGE 446 RECORDED AT THE MIDDLESEX SOUTH COUNTY REGISTRY OF DEEDS.
6. THE SUBJECT PARCEL IS IDENTIFIED AS MAP 29 BLOCK E LOT 26 AT THE CITY OF SOMERVILLE ASSESSORS.
7. THE SUBJECT PARCEL LIES WITHIN ZONE X, AREAS OF MINIMAL FLOOD HAZARD, AS INDICATED ON PANEL 438F FOR THE CITY OF SOMERVILLE, COMMUNITY NO. 250214, HAVING AN EFFECTIVE DATE OF JULY 8, 2025.
8. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH AND MAY NOT SHOW OR REVEAL ANY FACTS THAT WOULD BE DISCLOSED BY ONE.

TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF:

THE PROPERTY LINES SHOWN HEREON ARE BASED ON THE REFERENCED PLANS.

THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET THE REGISTRY OF DEEDS REQUIREMENTS AND ARE NOT A CERTIFICATION OF TITLE OR OWNERSHIP OF THE PROPERTY SHOWN.

DRAFT
11-13-2025

JAMES P. HORGAN ~ P.L.S. No. 50302

× AS USED IN THIS CERTIFICATION, CERTIFY MEANS TO STATE OR DECLARE A PROFESSIONAL OPINION OF CONDITIONS REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

ZONING TABLE - LOT 1			
DISTRICT: NEIGHBORHOOD RESIDENCE (NR)			
BUILDING TYPE: SEMI-DETACHED HOUSE			
	REQUIRED	EXISTING	PROPOSED
MIN. LOT WIDTH	27 FT.	99.8 FT.	53.0 FT.
MAX. LOT COVERAGE	60%	42%	48%
PRIMARY FRONT (MIN/MAX)	10/20 FT.	70.8 FT.	70.8 FT.
SECONDARY FRONT (MIN/MAX)	10/20 FT.	0.1 FT.	0.1 FT.
MIN. SIDE SETBACK	5 FT.	8.2 FT.	8.2 FT.
MIN. SUM OF SIDE SETBACK	5 FT.	49.8 FT.	19.9 FT.
MIN. REAR SETBACK	20 FT.	N/A	N/A
BUILDING TYPE: DETACHED GARAGE (EX.) BACKYARD COTTAGE (PROP.)			
MIN. SIDE SETBACK	3 FT.	2.3 FT.	3.1 FT.
MIN. REAR SETBACK	3 FT.	N/A	N/A

ZONING TABLE - LOT 2			
DISTRICT: NEIGHBORHOOD RESIDENCE (NR)			
BUILDING TYPE: SEMI-DETACHED HOUSE			
	REQUIRED	EXISTING	PROPOSED
MIN. LOT WIDTH	27 FT.	99.8 FT.	27.0 FT.
MAX. LOT COVERAGE	60%	42%	58%
PRIMARY FRONT (MIN/MAX)	10/20 FT.	70.8 FT.	10.1 FT.
SECONDARY FRONT (MIN/MAX)	10/20 FT.	0.1 FT.	10.1 FT.
MIN. SIDE SETBACK	5 FT.	8.2 FT.	5.2 FT.
MIN. SUM OF SIDE SETBACK	10 FT.	49.8 FT.	10.4 FT.
MIN. REAR SETBACK	20 FT.	N/A	N/A

ZONING TABLE - LOT 3			
DISTRICT: NEIGHBORHOOD RESIDENCE (NR)			
BUILDING TYPE: SEMI-DETACHED HOUSE			
	REQUIRED	EXISTING	PROPOSED
MIN. LOT WIDTH	27 FT.	99.8 FT.	31.5 FT.
MAX. LOT COVERAGE	60%	42%	48%
PRIMARY FRONT (MIN/MAX)	10/20 FT.	70.8 FT.	10.3 FT.
SECONDARY FRONT (MIN/MAX)	10/20 FT.	0.1 FT.	10.1 FT.
MIN. SIDE SETBACK	5 FT.	8.2 FT.	5.1 FT.
MIN. SUM OF SIDE SETBACK	10 FT.	49.8 FT.	10.3 FT.
MIN. REAR SETBACK	20 FT.	N/A	N/A

ZONING TABLE - LOT 4			
DISTRICT: NEIGHBORHOOD RESIDENCE (NR)			
BUILDING TYPE: DETACHED TRIPLE DECKER			
	REQUIRED	EXISTING	PROPOSED
MIN. LOT WIDTH	34 FT.	100.00 FT.	45.3 FT.
MAX. LOT COVERAGE	60%	42%	56%
PRIMARY FRONT (MIN/MAX)	10/20 FT.	10.5 FT.	10.5 FT.
SECONDARY FRONT (MIN/MAX)	10/20 FT.	59.3 FT.	N/A
MIN. SIDE SETBACK	5 FT.	10.8 FT.	5.0 FT.
MIN. SUM OF SIDE SETBACK	10 FT.	56.8 FT.	15.8 FT.
MIN. REAR SETBACK	20 FT.	N/A	N/A

THE DATA SHOWN HEREON WAS TAKEN FROM A ZONING ANALYSIS PACKAGE BY KDI ARCHITECTURE DATED OCTOBER 22, 2025 AND RECEIVED VIA EMAIL ON OCTOBER 23, 2025.



NATICK, MASSACHUSETTS
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508.318.6200

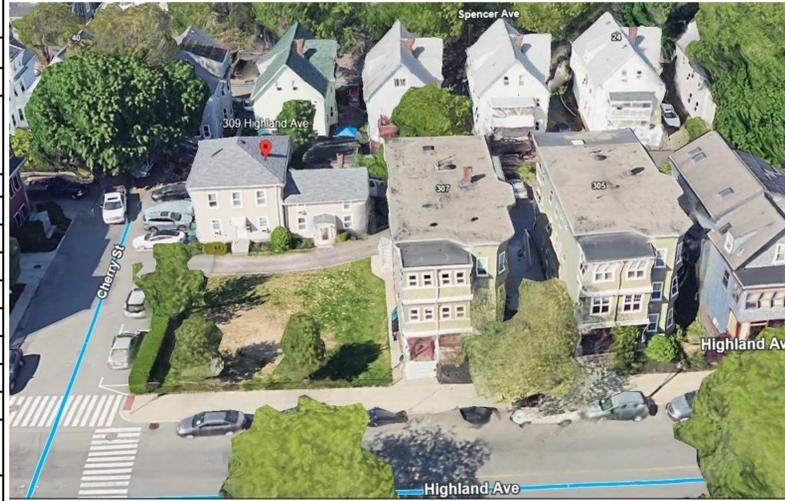
LOT SPLIT LAND PLAT
307-309 HIGHLAND AVENUE ~ SOMERVILLE, MASSACHUSETTS

SCALE: 1"=20'		
FIELD: JPH	CALCULATED: JPH	CHECKED: JPH
FILE PATH (H:/PROJ): .../25-374 307-309 HIGHLAND AVENUE SOMERVILLE PLAT.DWG		
FIELD BOOK/PAGE: FB 14 PG 20	JOB NO.: 25-374	DATE: TBD

ZONING DIMENSIONAL TABLE

LOT SIZE= 11,290 SF +/-	ALLOWED / REQUIRED	EXISTING	COMPLIANCE
ZONE	NR ZONE		
BUILDING TYPE (BUILDING 1)	DETACHED TRIPLE DECKER	DETACHED TRIPLE DECKER	
BUILDING TYPE (BUILDING 2) - SEE SHEET A-020B	DETACHED HOUSE	DETACHED HOUSE	
LOT SIZE			
LOT DIMENSIONS		11,290 SF ±	
BUILDING SETBACKS			
LOT WIDTH (MIN.)			
SIDE DRIVEWAY ACCESS	34 FT	100' - 0"	COMPLIES
LOT DEVELOPMENT			
LOT COVERAGE (MAX.)	60% / 6,774 SF	55% / 6,155 SF	COMPLIES
GREEN SCORE			
MINIMUM	0.35	UNKNOWN	UNKNOWN
IDEAL	0.40		
PARKING SETBACKS			
PRIMARY FRONT SETBACK (MIN.)	20 FT	N/A	N/A
SECONDARY FRONT SETBACK (MIN.)	10 FT	77'-4"	COMPLIES
MAIN MASSING			
FACADE BUILD OUT (MIN.)	60% / 60'-0"	26'-7" / 26.6%	PRE- EXISTING
WIDTH (MIN. / MAX.)	24 FT / 30 FT	26'-7"	COMPLIES
DEPTH (MIN./MAX.)	36 FT / 50 FT	46'-6"	COMPLIES
GROUND STORY ELEVATION (MIN.)	2 FT	+/- 2'-4"	COMPLIES
STORY HEIGHT (MIN. / MAX.)	10 FT / 12 FT	UNKNOWN	UNKNOWN
NUMBER OF STORIES (MAX.)	3 STORIES	3 STORIES	COMPLIES
ROOF TYPE	FLAT	FLAT	COMPLIES
FACADE COMPOSITION			
GROUND STORY FENESTRATION (MIN. / MAX.)	15% / 50%	UNKNOWN	
UPPER STORY FENESTRATION (MIN. / MAX.)	15% / 50%	UNKNOWN	
USE & OCCUPANCY			
DWELLING UNITS PER LOT (MAX.)	3 UNITS IN PRINCIPAL STRUCTURE + 1 UNIT IN BACKYARD COTTAGE	6	PRE- EXISTING
OUTDOOR AMENITY SPACE (MIN.)	1 / DU	1 / DU	1 / DU
PARKING REQUIREMENTS (OUTSIDE A TRANSIT ZONE)			
BICYCLE			
SHORT-TERM	NONE	NONE	COMPLIES
LONG -TERM	NONE	NONE	COMPLIES
MOTOR VEHICLE	1.0/ DU	3 SPACE (EXISTING DRIVEWAY& GARAGE)	COMPLIES

REFER TO SURVEYOR CERTIFIED PLOT PLAN FOR ALL DIMENSIONS TO PROPERTY LINE



SITE PLAN LEGEND	LOT COVERAGE CALC.
--- PROPERTY LINE- EXISTING TO REMAIN	
--- PROPERTY LINE- PROPOSED	
--- REQUIRED SETBACKS	
■ EXISTING FOOTPRINT (IMPERVIOUS)	3,393 SF
■ PROPOSED FOOTPRINT (IMPERVIOUS)	0 SF
■ LANDSCAPE AREA (PERVIOUS)	5,136 SF
■ PAVER WALKWAY (PERVIOUS)	0 SF
■ GRAVEL (PERVIOUS)	(33% RUNOFF COEFFICIENT) (2097 X .33) = 692 SF
■ CONC. WALK (IMPERVIOUS)	381 SF
■ BUILDING COMPONENTS	286 SF
NOTE: THIS PLAN IS FOR INFORMATIONAL AND ILLUSTRATIVE PURPOSES ONLY. THE PREPARER OF THIS PLAN MAKES NO CLAIM TO ITS ACCURACY. THIS PLAN SHALL NOT BE USED OR RELIED UPON IN ANY CIRCUMSTANCE. A CERTIFIED LAND SURVEYOR SHALL PROVIDE AN OFFICIAL CERTIFIED PLOT PLAN. ALL ZONING INTERPRETATIONS TO BE REVIEWED WITH CITY AS THEY MAY HAVE DIFFERENT INTERPRETATIONS.	TOTAL LOT COVERAGE 4,752 SF = 42%



PROJECT NAME
307 & 309 HIGHLAND AVE.

PROJECT ADDRESS
307 & 309 HIGHLAND AVE
SOMERVILLE, MA 02144

CLIENT
TED & MARK SILVA

ARCHITECT
KDI ARCHITECTURE
KHALSA DESIGN, INC.
17 IVALOO STREET SUITE 400
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TELEPHONE: 617-591-8682

CONSULTANTS:

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REGISTRATION

Project number	25087
Date	11/17/2025
Drawn by	RR
Checked by	TC
Scale	As indicated

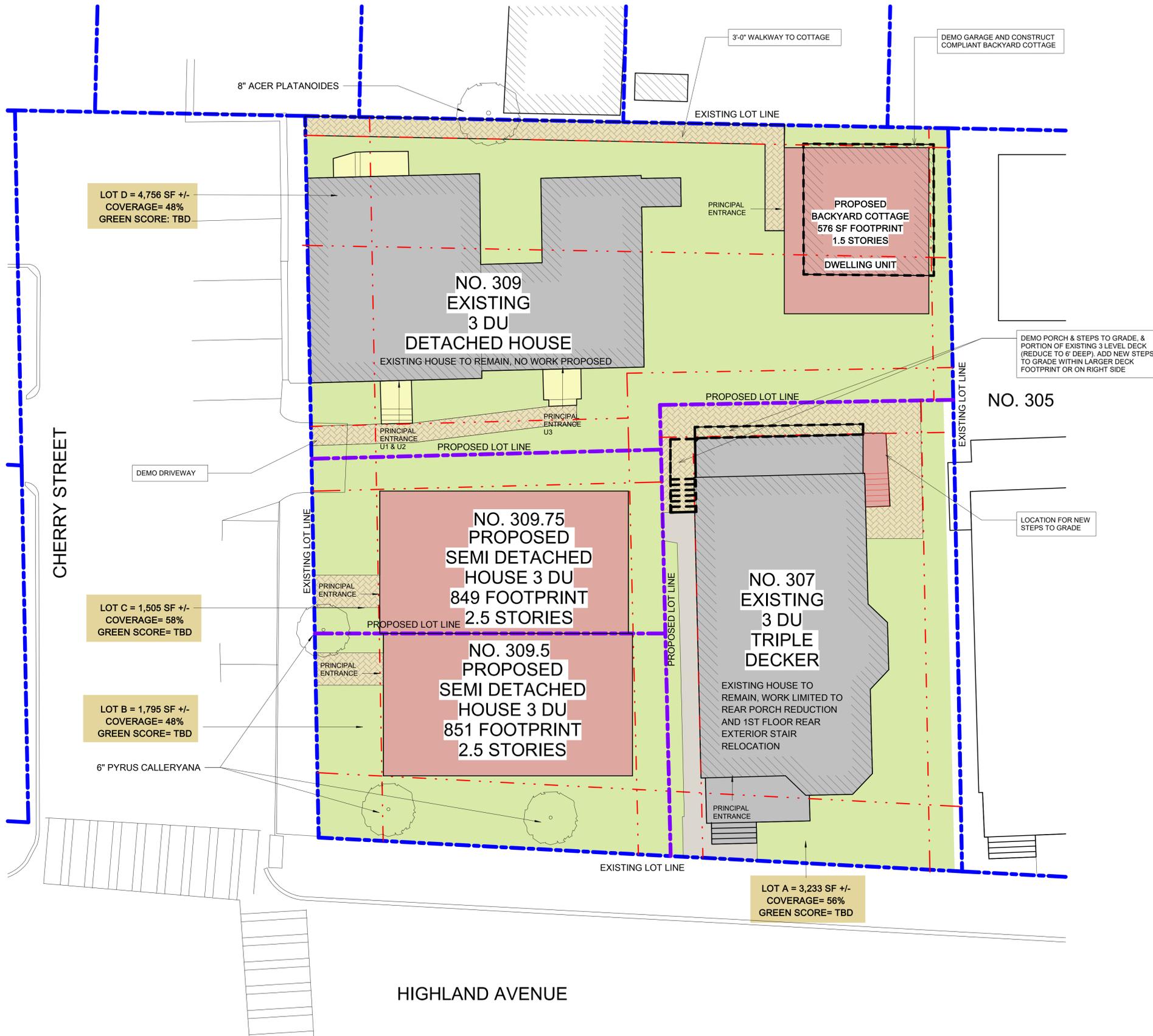
REVISIONS

No.	Description	Date

EXISTING ZONING -307 HIGHLAND AVE

A-020A

307 & 309 HIGHLAND AVE.



SITE PLAN LEGEND

- PROPERTY LINE- EXISTING TO REMAIN
- PROPERTY LINE- PROPOSED
- REQUIRED SETBACKS
- EXISTING FOOTPRINT (IMPERVIOUS)
- PROPOSED FOOTPRINT (IMPERVIOUS)
- LANDSCAPE AREA (PERVIOUS)
- PAVER WALKWAY (PERVIOUS)
- GRAVEL (PERVIOUS)
- CONC. WALK (IMPERVIOUS)
- BUILDING COMPONENTS

NOTE:
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REFER TO SHEET A-020D THROUGH A-020H FOR ALL ZONING ANALYSIS DIAGRAMS

REFER TO SURVEYOR CERTIFIED PLOT PLAN FOR ALL DIMENSIONS TO PROPERTY LINE

PROJECT NAME
307 & 309 HIGHLAND AVE.

PROJECT ADDRESS
307 & 309 HIGHLAND AVE
SOMERVILLE, MA 02144

CLIENT
TED & MARK SILVA

ARCHITECT



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REGISTRATION

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Checked by	TC
Scale	As indicated

REVISIONS

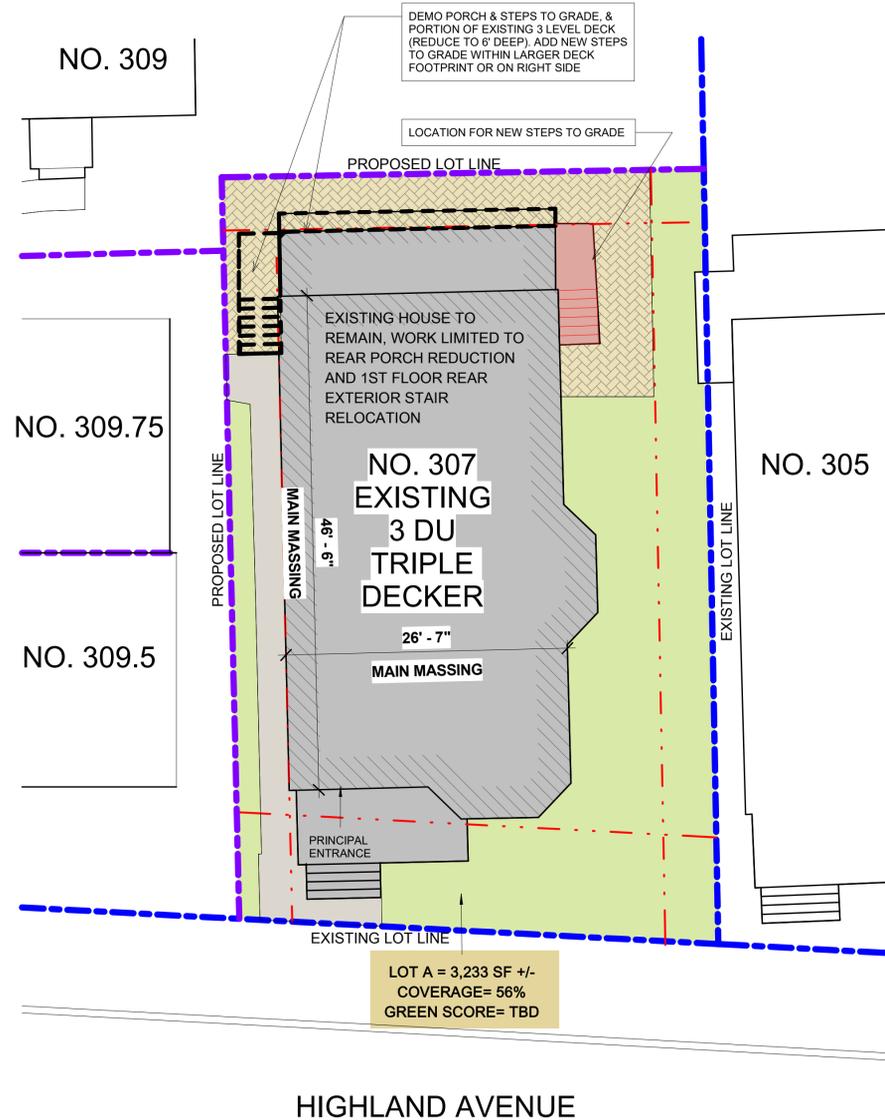
No.	Description	Date

PROPOSED ZONING PLAN
307 & 309 HIGHLAND AVE.
A-020C
307 & 309 HIGHLAND AVE.

ZONING DIMENSIONAL TABLE				
	ALLOWED / REQUIRED	EXISTING	PROPOSED	COMPLIANCE
ZONE	NR ZONE			
BUILDING TYPE	DETACHED TRIPLE DECKER	DETACHED TRIPLE DECKER	DETACHED TRIPLE DECKER	COMPLIES
LOT SIZE		11,290 SF ±	4,755 SF ±	
LOT DIMENSIONS				
LOT WIDTH (MIN.)				
NO DRIVEWAY ACCESS	34 FT	100' - 0"	45' - 2"	COMPLIES
LOT DEVELOPMENT				
LOT COVERAGE (MAX.)	60% / 1,940 SF	42% / 4,752 SF	56% / 1,807 SF	COMPLIES
GREEN SCORE				
MINIMUM	0.35			
IDEAL	0.40			
BUILDING SETBACKS				
PRIMARY FRONT (MIN./ MAX.)	10 FT / 20 FT	10'-6" (HIGHLAND AVE.)	10'-6" (HIGHLAND AVE.)	COMPLIES
SECONDARY FRONT (MIN./ MAX.)	10 FT / 20 FT	59'-3" (CHERRY ST.)	N/A	COMPLIES
SIDE SETBACK (MIN.)				
NO DRIVEWAY ACCESS	5 FT	10'-9" (RIGHT)	10'-9" (RIGHT) 5'-0" (LEFT)	COMPLIES
SUM OF SIDE SETBACK (MIN.)				
NO DRIVEWAY ACCESS	10 FT	10'-9"	15'-9"	COMPLIES
REAR SETBACK (MIN.)	20 FT	53'-7"	N/A	COMPLIES
BUILDING SEPARATION (MIN.)	10 FT	17'-3"	N/A	N/A
PARKING SETBACKS				
PRIMARY FRONT SETBACK (MIN.)	20 FT	N/A	N/A	N/A
SECONDARY FRONT SETBACK (MIN.)	10 FT	77'-4"	N/A	N/A
MAIN MASSING				
FAÇADE BUILD OUT (MIN.)	60% / 27'-2"	26'-7" / 26.6%	26'-7" / 26.6%	COMPLIES
WIDTH (MIN./ MAX.)	24 FT / 30 FT	26'-7"	26'-7"	COMPLIES
DEPTH (MIN./MAX.)	36 FT / 50 FT	46'-6"	38'-7"	COMPLIES
GROUND STORY ELEVATION (MIN.)	2 FT	+/- 2'-4"	+/- 2'-4"	COMPLIES
STORY HEIGHT (MIN. / MAX.)	10 FT / 12 FT	UNKNOWN	UNKNOWN	COMPLIES
NUMBER OF STORIES (MAX.)	3 STORIES	3 STORIES	3 STORIES	COMPLIES
ROOF TYPE	FLAT	FLAT	FLAT	COMPLIES
FAÇADE COMPOSITION				
GROUND STORY FENESTRATION (MIN. / MAX.)	15% / 50%	UNKNOWN		
UPPER STORY FENESTRATION (MIN. / MAX.)	15% / 50%	UNKNOWN		
USE & OCCUPANCY				
DWELLING UNITS PER LOT (MAX.)	3 UNITS IN PRINCIPAL STRUCTURE + 1 UNIT IN BACKYARD COTTAGE	6	3	COMPLIES
OUTDOOR AMENITY SPACE (MIN.)	1 / DU	1 / DU	1 / DU	COMPLIES
REQUIRED ADU'S				
0 TO 2 UNITS	NONE	NONE	NONE	COMPLIES
PARKING REQUIREMENTS				
BICYCLE				
SHORT-TERM	NONE	NONE	NONE	COMPLIES
LONG -TERM	NONE	NONE	NONE	COMPLIES
MOTOR VEHICLE	1.0/ DU	+/- 3 SPACE (EXISTING DRIVEWAY & GARAGE)	NONE	COMPLIES

REFER TO SURVEYOR CERTIFIED PLOT PLAN FOR ALL DIMENSIONS TO PROPERTY LINE

SITE PLAN LEGEND	LOT COVERAGE CALC.
PROPERTY LINE- EXISTING TO REMAIN	
PROPERTY LINE- PROPOSED	
REQUIRED SETBACKS	
EXISTING FOOTPRINT (IMPERVIOUS)	1,582 SF
PROPOSED FOOTPRINT (IMPERVIOUS)	42 SF
LANDSCAPE AREA (PERVIOUS)	1,057 SF
PAVER WALKWAY (PERVIOUS)	(33% RUNOFF COEFFICIENT) (366 X .33) = 121 SF
GRAVEL (PERVIOUS)	(33% RUNOFF COEFFICIENT) (189 X .33) = 62 SF
CONC. WALK (IMPERVIOUS)	0 SF
BUILDING COMPONENTS	0 SF
NOTE: THIS PLAN IS FOR INFORMATIONAL AND ILLUSTRATIVE PURPOSES ONLY. THE PREPARER OF THIS PLAN MAKES NO CLAIM TO ITS ACCURACY. THIS PLAN SHALL NOT BE USED OR RELIED UPON IN ANY CIRCUMSTANCE. A CERTIFIED LAND SURVEYOR SHALL PROVIDE AN OFFICIAL CERTIFIED PLOT PLAN. ALL ZONING INTERPRETATIONS TO BE REVIEWED WITH CITY AS THEY MAY HAVE DIFFERENT INTERPRETATIONS.	TOTAL LOT COVERAGE 1,807 SF = 56%



HIGHLAND AVENUE

PROJECT NAME
307 & 309 HIGHLAND AVE.

PROJECT ADDRESS
307 & 309 HIGHLAND AVE
SOMERVILLE, MA 02144

CLIENT
TED & MARK SILVA

ARCHITECT



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REGISTRATION	
Project number	25087
Date	11/17/2025
Drawn by	RR
Checked by	TC
Scale	As indicated

REVISIONS		
No.	Description	Date

ZONING SKETCH-307 HIGHLAND AVE.

A-020D

307 & 309 HIGHLAND AVE.

ZONING DIMENSIONAL TABLE

4,756 +/- SF	ALLOWED / REQUIRED	EXISTING	PROPOSED	COMPLIANCE
ZONE	NR ZONE			
BUILDING TYPE	DETACHED HOUSE	DETACHED HOUSE	DETACHED HOUSE	
LOT SIZE		11,290 SF ±	4,756 SF ±	
LOT DIMENSIONS				
LOT WIDTH (MIN.)				
SIDE DRIVEWAY ACCESS	32 FT	99' - 9"	N/A	COMPLIES
NO DRIVEWAY ACCESS	32 FT	N/A	53' - 0"	COMPLIES
LOT DEVELOPMENT				
LOT COVERAGE (MAX.)	60% / 1,485 SF	42% / 4,752 SF	48% / 2,298 SF	COMPLIES
GREEN SCORE				
MINIMUM	0.35			COMPLIES
IDEAL	0.40			
BUILDING SETBACKS				
PRIMARY FRONT (MIN./ MAX.)	10 FT / 20 FT	0'-1" (CHERRY ST)	0'-1" (CHERRY ST.)	PRE- EXISTING
SECONDARY FRONT (MIN./ MAX.)	10 FT / 20 FT	N/A	N/A	
SIDE SETBACK (MIN.)				
SIDE DRIVEWAY ACCESS	5 FT	41'-7"	N/A	COMPLIES
NO DRIVEWAY ACCESS	5 FT	N/A	41'-7" 8'-2" 5'-11"	COMPLIES
SUM OF SIDE SETBACK (MIN.)				
SIDE DRIVEWAY ACCESS	10 FT	41'-7"	N/A	COMPLIES
NO DRIVEWAY ACCESS	10 FT	N/A	> 10'	COMPLIES
REAR SETBACK (MIN.)	20 FT	8'-2"	N/A	N/A
BUILDING SEPARATION (MIN.)	10 FT	19'-0"	16'-0"	COMPLIES
PARKING SETBACKS				
PRIMARY FRONT SETBACK (MIN.)	20 FT	N/A	N/A	N/A
SECONDARY FRONT SETBACK (MIN.)	10 FT	77'-4"	N/A	N/A

MAIN MASSING	ALLOWED / REQUIRED	EXISTING	PROPOSED	COMPLIANCE
FACADE BUILD OUT (MIN.)	50% / 21.5'	51'-9" / 52%	51'-9" / 52%	EXISTING / NO CHANGES
WIDTH (MIN./ MAX.)	22 FT / 28 FT	51'-9"	51'-9"	EXISTING / NO CHANGES
DEPTH (MIN./MAX.)	28 FT / 48 FT	31'-7"	31'-7"	EXISTING / NO CHANGES
GROUND STORY ELEVATION (MIN.)	2 FT	+/- 2'-3"	+/- 2'-3"	EXISTING / NO CHANGES
STORY HEIGHT (MIN. / MAX.)	10 FT / 12 FT	UNKNOWN	UNKNOWN	EXISTING / NO CHANGES
NUMBER OF STORIES (MAX.)	2.5 STORIES	2 STORIES	2 STORIES	COMPLIES
ROOF TYPE	FLAT, GABLE, HIP, MANSARD	GABLE	GABLE	COMPLIES
FACADE COMPOSITION				
GROUND STORY FENESTRATION (MIN. / MAX.)	15% / 50%	UNKNOWN	UNKNOWN	EXISTING / NO CHANGES
UPPER STORY FENESTRATION (MIN. / MAX.)	15% / 50%	UNKNOWN	UNKNOWN	EXISTING / NO CHANGES
USE & OCCUPANCY				
DWELLING UNITS PER LOT (MAX.)	3 UNITS IN PRINCIPAL STRUCTURE + 1 UNIT IN BACKYARD COTTAGE	6	3 + 1 BACKYARD COTTAGE	COMPLIES
OUTDOOR AMENITY SPACE (MIN.)	1 / DU	2	2	EXISTING / NO CHANGES
PARKING REQUIREMENTS				
BICYCLE				
SHORT-TERM	NONE	NONE	NONE	COMPLIES
LONG -TERM	NONE	NONE	NONE	COMPLIES
MOTOR VEHICLE	1.0/ DU	+/- 3 SPACE (EXISTING DRIVEWAY & GARAGE)	NONE	COMPLIES

PROJECT NAME

307 & 309 HIGHLAND AVE.

PROJECT ADDRESS
307 & 309 HIGHLAND AVE
SOMERVILLE, MA 02144

CLIENT

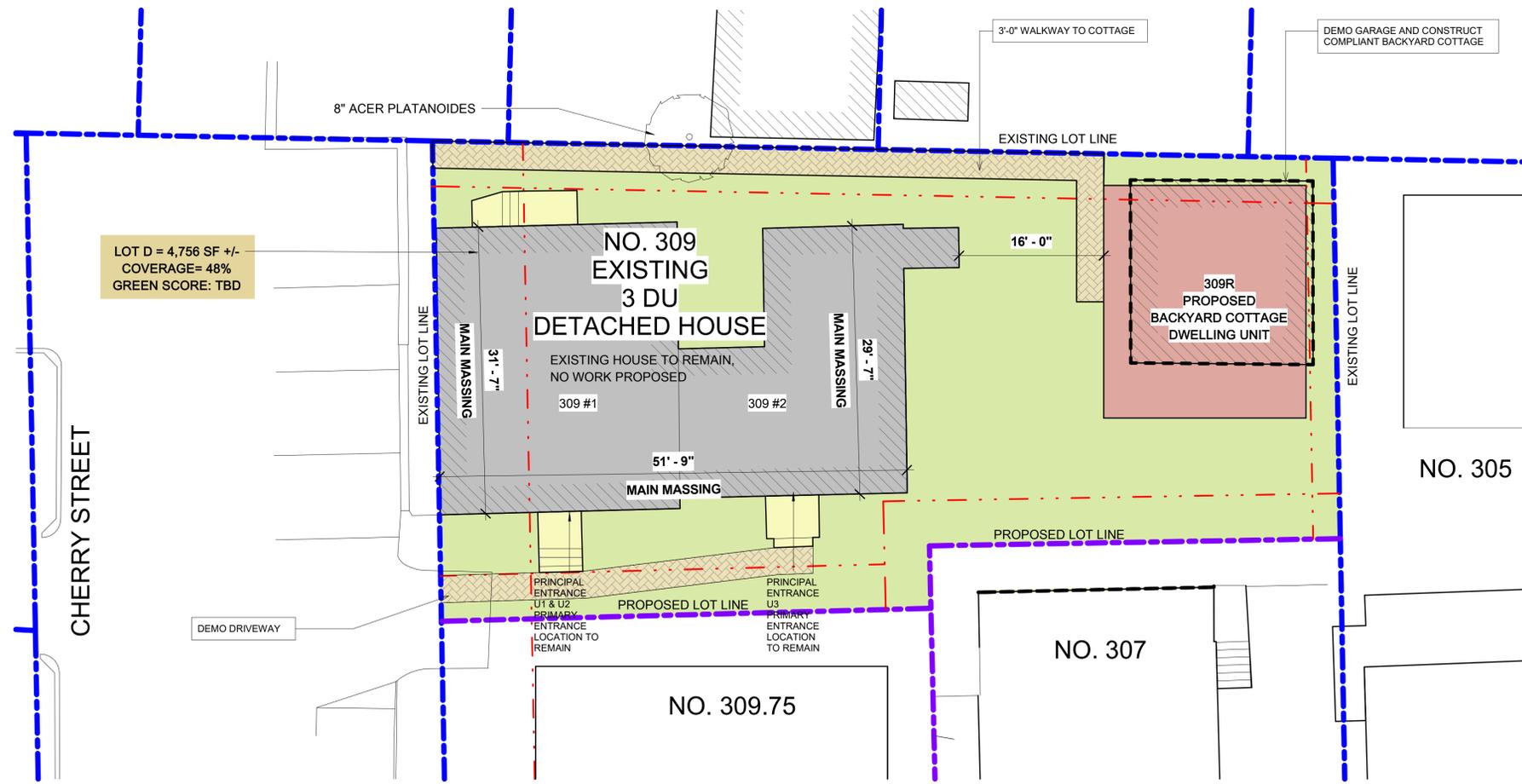
TED & MARK SILVA

ARCHITECT



KHALSA DESIGN, INC.
17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682

CONSULTANTS:



SITE PLAN LEGEND	LOT COVERAGE CALC.
--- PROPERTY LINE- EXISTING TO REMAIN	
--- PROPERTY LINE- PROPOSED	
--- REQUIRED SETBACKS	
 EXISTING FOOTPRINT (IMPERVIOUS)	1,487 SF
 PROPOSED FOOTPRINT (IMPERVIOUS)	576 SF
 LANDSCAPE AREA (PERVIOUS)	2,257 SF
 PAVER WALKWAY (PERVIOUS)	(33% RUNOFF COEFFICIENT) 387 X .33 = 128 SF
 GRAVEL (PERVIOUS)	0 SF
 CONC. WALK (IMPERVIOUS)	0 SF
 BUILDING COMPONENTS	107 SF
NOTE: THIS PLAN IS FOR INFORMATIONAL AND ILLUSTRATIVE PURPOSES ONLY. THE PREPARER OF THIS PLAN MAKES NO CLAIM TO ITS ACCURACY. THIS PLAN SHALL NOT BE USED OR RELIED UPON IN ANY CIRCUMSTANCE. A CERTIFIED LAND SURVEYOR SHALL PROVIDE AN OFFICIAL CERTIFIED PLOT PLAN. ALL ZONING INTERPRETATIONS TO BE REVIEWED WITH CITY AS THEY MAY HAVE DIFFERENT INTERPRETATIONS.	TOTAL LOT COVERAGE 2,298 SF = 48%

REFER TO SURVEYOR CERTIFIED PLOT PLAN FOR ALL DIMENSIONS TO PROPERTY LINE

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REGISTRATION

Project number	25087
Date	11/17/2025
Drawn by	RR
Checked by	TC
Scale	As indicated

REVISIONS

No.	Description	Date

ZONING SKETCH- 309 HIGHLAND AVE

A-020E

307 & 309 HIGHLAND AVE.

309 PROPOSED ARCHITECTURAL SITE PLAN
1/8" = 1'-0"

I:\wg-nas1522\Drawings\25087_Silva Realty_307-309 Highland Ave_Somerville\03_DRAWINGS\00_ARCH\01_307-309 Highland Ave_Zoning Analysis.rvt 11/17/2025 11:57:33 AM

ZONING DIMENSIONAL TABLE

	ALLOWED / REQUIRED	PROPOSED	COMPLIANCE
ZONE	NR ZONE		
BUILDING TYPE	BACKYARD COTTAGE	BACKYARD COTTAGE	
LOT SIZE		4,756 SF ±	
LOT DIMENSIONS			
LOT WIDTH (MIN.)			
NO DRIVEWAY ACCESS	32 FT	53' - 0"	COMPLIES
LOT DEVELOPMENT			
LOT COVERAGE (MAX.)	PER PRIMARY BUILDING	48% / 2,298 SF	COMPLIES
GREEN SCORE			
MINIMUM	PER PRIMARY BUILDING	DESIGN TO COMPLY	COMPLIES
IDEAL	PER PRIMARY BUILDING		
BUILDING SETBACKS			
PRIMARY FRONT (MIN./ MAX.)	60 FT	74'-5" (CHERRY ST.)	COMPLIES
SECONDARY FRONT (MIN./ MAX.)	10 FT	N/A	N/A
SIDE SETBACK (MIN.)	3 FT	3'-1" (RIGHT) 8'-4" (LEFT)	COMPLIES
REAR SETBACK (MIN.)	3 FT	3'-1"	COMPLIES
BUILDING SEPARATION (MIN.)	10 FT	16'-2"	COMPLIES
PARKING SETBACKS			
PRIMARY FRONT SETBACK (MIN.)	20 FT	N/A	N/A
SECONDARY FRONT SETBACK (MIN.)	10 FT	N/A	N/A

	ALLOWED / REQUIRED	PROPOSED	COMPLIANCE
MAIN MASSING			
WIDTH (MIN./ MAX.)	24 FT	22'-5"	COMPLIES
DEPTH (MIN./MAX.)	32 FT	25'-8"	COMPLIES
FLOOR PLATE (MAX.)	576 SF	576 SF	COMPLIES
STORY HEIGHT (MIN. / MAX.)	12 FT	12'-0"	COMPLIES
NUMBER OF STORIES (MAX.)	1.5 STORIES	1.5 STORIES	COMPLIES
ROOF TYPE	FLAT, GABLE	GABLE	COMPLIES
FACADE COMPOSITION			
GROUND STORY FENESTRATION (MIN. / MAX.)	15% / 50%	DESIGN TO COMPLY	COMPLIES
UPPER STORY FENESTRATION (MIN. / MAX.)	15% / 50%	DESIGN TO COMPLY	COMPLIES
VEHICULAR PARKING	NONE	NONE	COMPLIES

PROJECT NAME

307 & 309 HIGHLAND AVE.

PROJECT ADDRESS
307 & 309 HIGHLAND AVE
SOMERVILLE, MA 02144

CLIENT

TED & MARK SILVA

ARCHITECT

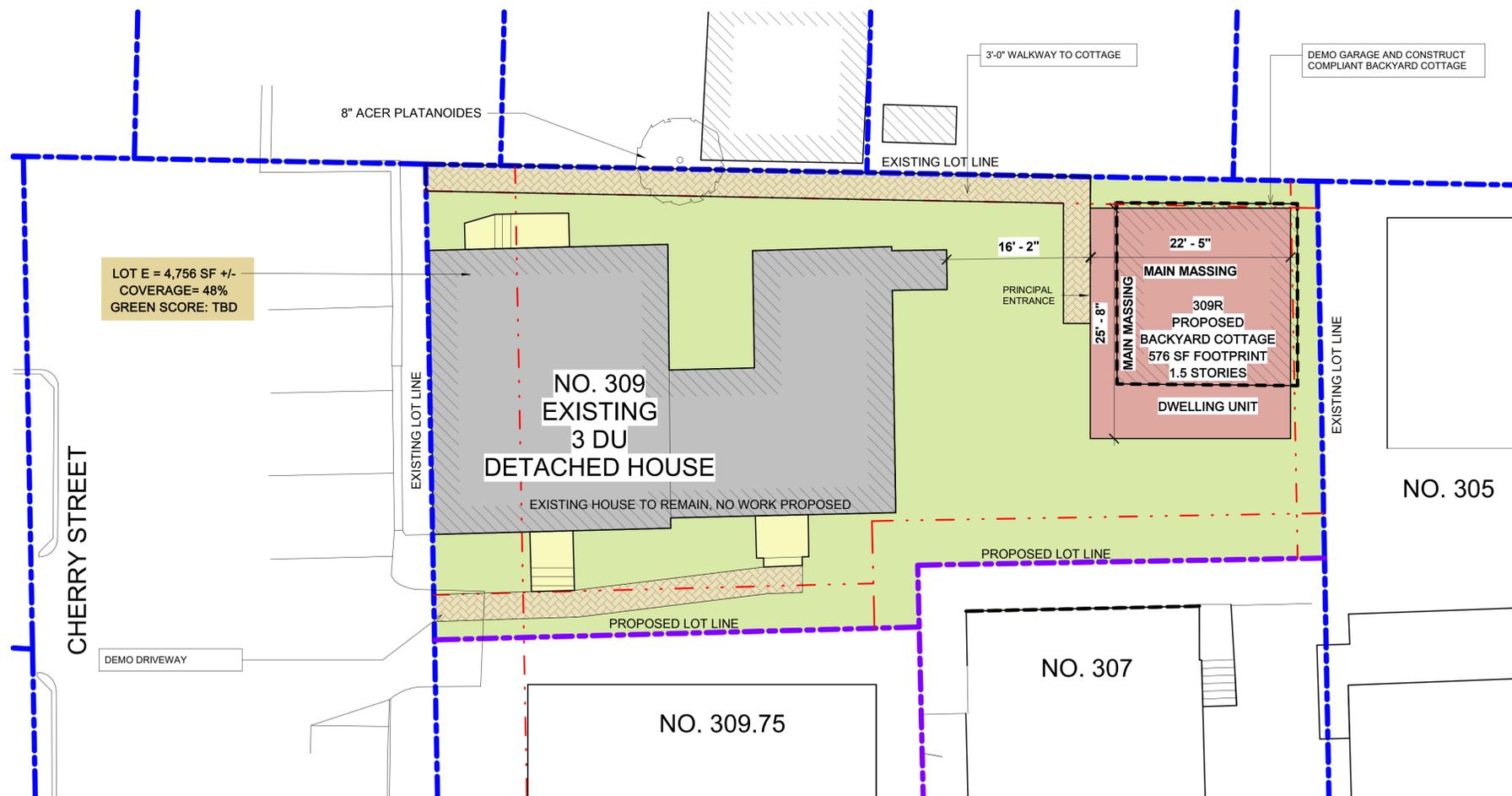


ARCHITECTURE

KHALSA DESIGN, INC.
17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143

TELEPHONE: 617-591-8682

CONSULTANTS:



SITE PLAN LEGEND	LOT COVERAGE CALC.
PROPERTY LINE- EXISTING TO REMAIN	
PROPERTY LINE- PROPOSED	
REQUIRED SETBACKS	
EXISTING FOOTPRINT (IMPERVIOUS)	1,487 SF
PROPOSED FOOTPRINT (IMPERVIOUS)	576 SF
LANDSCAPE AREA (PERVIOUS)	2,257 SF
PAVER WALKWAY (PERVIOUS)	(33% RUNOFF COEFFICIENT) (387 X .33) = 128 SF
GRAVEL (PERVIOUS)	0 SF
CONC. WALK (IMPERVIOUS)	0 SF
BUILDING COMPONENTS	107 SF
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REFER TO SURVEYOR CERTIFIED PLOT PLAN FOR ALL DIMENSIONS TO PROPERTY LINE

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REGISTRATION

Project number	25087
Date	11/17/2025
Drawn by	RR
Checked by	TC
Scale	As indicated

REVISIONS

No.	Description	Date

ZONING
SKETCH- 309R
HIGHLAND AVE
COTTAGE

A-020F

307 & 309 HIGHLAND AVE.

ZONING DIMENSIONAL TABLE

	ALLOWED / REQUIRED	PROPOSED	COMPLIANCE
ZONE	NR ZONE		
BUILDING TYPE	SEMI-DETACHED HOUSE	SEMI-DETACHED HOUSE	COMPLIES
LOT SIZE		1,795 SF ±	
LOT DIMENSIONS			
LOT WIDTH (MIN.)			
NO DRIVEWAY ACCESS	27 FT	31' - 7"	COMPLIES
LOT DEVELOPMENT			
LOT COVERAGE (MAX.)	60% / 905 SF	49% / 867 SF	COMPLIES
GREEN SCORE			
MINIMUM	0.35	DESIGN TO COMPLY	COMPLIES
IDEAL	0.40		
BUILDING SETBACKS			
PRIMARY FRONT (MIN. / MAX.)	10 FT / 20 FT	10'-3" (CHERRY ST.)	COMPLIES
SECONDARY FRONT (MIN. / MAX.)	10 FT / 20 FT	10'-1" (HIGHLAND AVE.)	COMPLIES
SIDE SETBACK (MIN.)			
NO DRIVEWAY ACCESS	5 FT	5'-1" (RIGHT)	COMPLIES
REAR SETBACK (MIN.)	20 FT	N/A	N/A
BUILDING SEPARATION (MIN.)	10 FT	N/A	N/A
PARKING SETBACKS			
PRIMARY FRONT SETBACK (MIN.)	20 FT	N/A	N/A
SECONDARY FRONT SETBACK (MIN.)	10 FT	N/A	N/A
MAIN MASSING			
FACADE BUILD OUT (MIN.)	50% / 15'-9"	22'-0"	COMPLIES
WIDTH (MIN. / MAX.)	22 FT / 28 FT	22'-0"	COMPLIES
DEPTH (MIN. / MAX.)	24 FT / 48 FT	38'-7"	COMPLIES
GROUND STORY ELEVATION (MIN.)	2 FT	2'-0"	COMPLIES
STORY HEIGHT (MIN. / MAX.)	10 FT / 12 FT	11'-0"	COMPLIES
NUMBER OF STORIES (MAX.)	2.5 STORIES	2.5 STORIES	COMPLIES
ROOF TYPE	FLAT, GABLE, HIP, MANSARD	MANSARD	COMPLIES
FACADE COMPOSITION			
GROUND STORY FENESTRATION (MIN. / MAX.)	15% / 50%	DESIGN TO COMPLY	COMPLIES
UPPER STORY FENESTRATION (MIN. / MAX.)	15% / 50%	DESIGN TO COMPLY	COMPLIES
USE & OCCUPANCY			
DWELLING UNITS PER LOT (MAX.)	3 IN PRIMARY STRUCTURE	3	COMPLIES
DWELLING UNITS (MAX.)	3	3	COMPLIES
OUTDOOR AMENITY SPACE (MIN.)	1 / DU	1 / DU	COMPLIES
PARKING REQUIREMENTS			
BICYCLE			
SHORT-TERM	NONE	NONE	COMPLIES
LONG-TERM	NONE	NONE	COMPLIES
MOTOR VEHICLE			
	NONE	NONE	COMPLIES

REFER TO SURVEYOR CERTIFIED PLOT PLAN FOR ALL DIMENSIONS TO PROPERTY LINE

SITE PLAN LEGEND	LOT COVERAGE CALC.
--- PROPERTY LINE- EXISTING TO REMAIN	
--- PROPERTY LINE- PROPOSED	
--- REQUIRED SETBACKS	
 EXISTING FOOTPRINT (IMPERVIOUS)	0 SF
 PROPOSED FOOTPRINT (IMPERVIOUS)	849 SF
 LANDSCAPE AREA (PERVIOUS)	895 SF
 PAVER WALKWAY (PERVIOUS)	(33% RUNOFF COEFFICIENT) (53 X .33) = 18 SF
 GRAVEL (PERVIOUS)	0 SF
 CONC. WALK (IMPERVIOUS)	0 SF
 BUILDING COMPONENTS	0 SF
NOTE: <small>THIS PLAN IS FOR INFORMATIONAL AND ILLUSTRATIVE PURPOSES ONLY. THE PREPARER OF THIS PLAN MAKES NO CLAIM TO ITS ACCURACY. THIS PLAN SHALL NOT BE USED OR RELIED UPON IN ANY CIRCUMSTANCE. A CERTIFIED LAND SURVEYOR SHALL PROVIDE AN OFFICIAL CERTIFIED PLOT PLAN. ALL ZONING INTERPRETATIONS TO BE REVIEWED WITH CITY AS THEY MAY HAVE DIFFERENT INTERPRETATIONS.</small>	TOTAL LOT COVERAGE 867 SF = 49%



PROJECT NAME
307 & 309 HIGHLAND AVE.

PROJECT ADDRESS
307 & 309 HIGHLAND AVE
SOMERVILLE, MA 02144

CLIENT
TED & MARK SILVA

ARCHITECT

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REGISTRATION

Project number	25087
Date	11/17/2025
Drawn by	RR
Checked by	TC
Scale	As indicated

REVISIONS

No.	Description	Date

ZONING SKETCH- 309.5 HIGHLAND AVE.

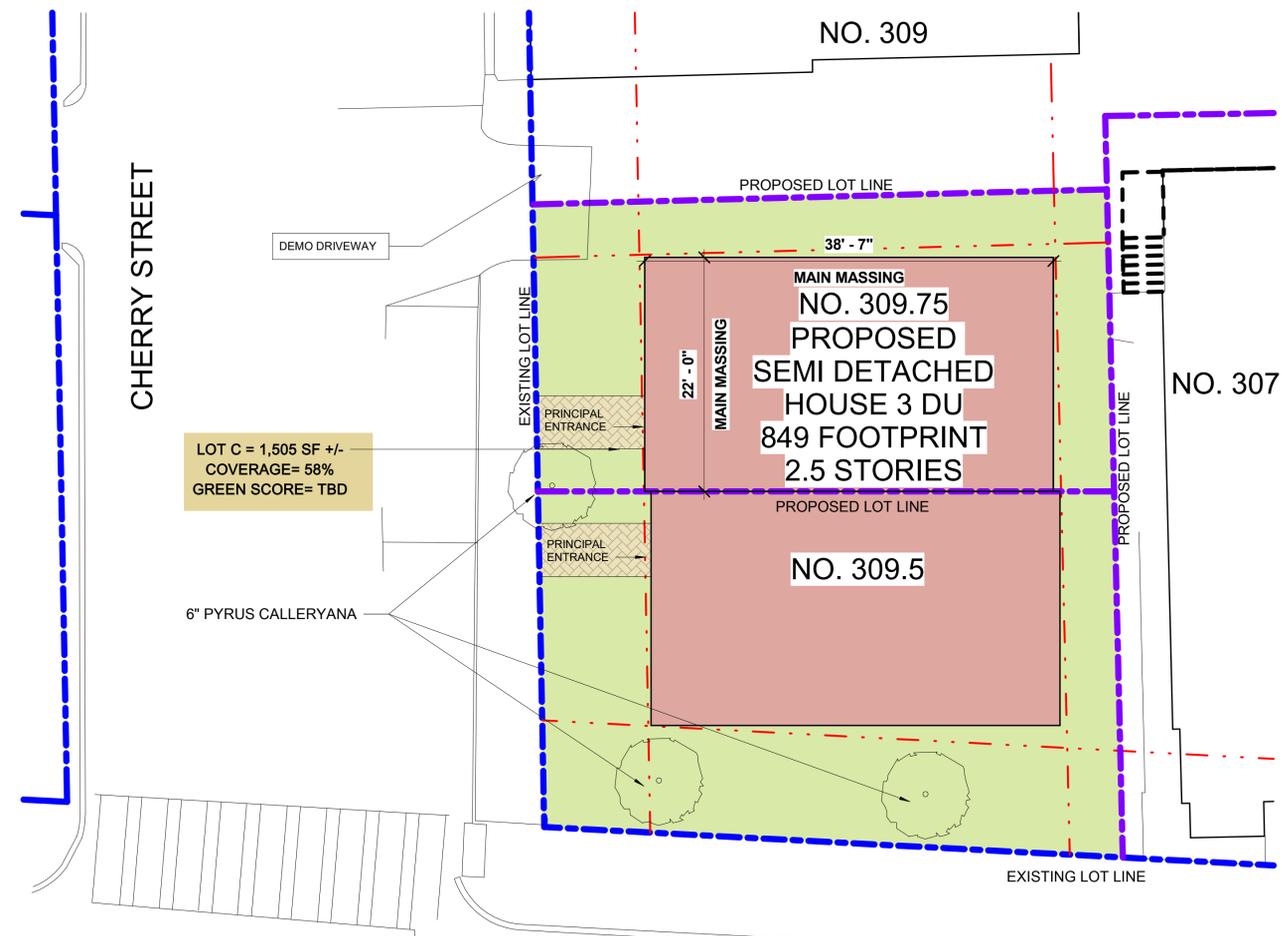
A-020G

307 & 309 HIGHLAND AVE.

ZONING DIMENSIONAL TABLE			
	ALLOWED / REQUIRED	PROPOSED	COMPLIANCE
ZONE	NR ZONE		
BUILDING TYPE	SEMI-DETACHED HOUSE	SEMI-DETACHED HOUSE	COMPLIES
LOT SIZE		1,505 SF ±	
LOT DIMENSIONS			
LOT WIDTH (MIN.)			
NO DRIVEWAY ACCESS	27 FT	27' - 0"	COMPLIES
LOT DEVELOPMENT			
LOT COVERAGE (MAX.)	60% / 905 SF	58% / 866 SF	COMPLIES
GREEN SCORE			
MINIMUM	0.35	DESIGN TO COMPLY	COMPLIES
IDEAL	0.40		
BUILDING SETBACKS			
PRIMARY FRONT (MIN./ MAX.)	10 FT / 20 FT	10'-1" (CHERRY ST.)	COMPLIES
SECONDARY FRONT (MIN./ MAX.)	10 FT / 20 FT	N/A	COMPLIES
SIDE SETBACK (MIN.)			
NO DRIVEWAY ACCESS	5 FT	5'-3"	COMPLIES
REAR SETBACK (MIN.)	20 FT	N/A	N/A
BUILDING SEPARATION (MIN.)	10 FT	N/A	N/A
PARKING SETBACKS			
PRIMARY FRONT SETBACK (MIN.)	20 FT	N/A	N/A
SECONDARY FRONT SETBACK (MIN.)	10 FT	N/A	N/A
MAIN MASSING			
FACADE BUILD OUT (MIN.)	50% / 13'-6"	22'-0"	COMPLIES
WIDTH (MIN./ MAX.)	22 FT / 28 FT	22'-0"	COMPLIES
DEPTH (MIN./MAX.)	24 FT / 48 FT	38'-7"	COMPLIES
GROUND STORY ELEVATION (MIN.)	2 FT	2'-0"	COMPLIES
STORY HEIGHT (MIN. / MAX.)	10 FT / 12 FT	11'-0"	COMPLIES
NUMBER OF STORIES (MAX.)	2.5 STORIES	2.5 STORIES	COMPLIES
ROOF TYPE	FLAT, GABLE, HIP, MANSARD	MANSARD	COMPLIES
FACADE COMPOSITION			
GROUND STORY FENESTRATION (MIN. / MAX.)	15% / 50%	DESIGN TO COMPLY	COMPLIES
UPPER STORY FENESTRATION (MIN. / MAX.)	15% / 50%	DESIGN TO COMPLY	COMPLIES
USE & OCCUPANCY			
DWELLING UNITS PER LOT (MAX.)	3 UNITS IN PRINCIPAL STRUCTURE + 1 UNIT IN BACKYARD COTTAGE	3	COMPLIES
OUTDOOR AMENITY SPACE (MIN.)	1 / DU	1 / DU	COMPLIES
PARKING REQUIREMENTS			
BICYCLE			
SHORT-TERM	NONE	NONE	COMPLIES
LONG -TERM	NONE	NONE	COMPLIES
MOTOR VEHICLE	1.0/ DU	NONE	COMPLIES

REFER TO SURVEYOR CERTIFIED PLOT PLAN FOR ALL DIMENSIONS TO PROPERTY LINE

SITE PLAN LEGEND	LOT COVERAGE CALC.
PROPERTY LINE- EXISTING TO REMAIN	
PROPERTY LINE- PROPOSED	
REQUIRED SETBACKS	
EXISTING FOOTPRINT (IMPERVIOUS)	0 SF
PROPOSED FOOTPRINT (IMPERVIOUS)	849 SF
LANDSCAPE AREA (PERVIOUS)	895 SF
PAVER WALKWAY (PERVIOUS)	(33% RUNOFF COEFFICIENT) 53 X .33 = 18 SF
GRAVEL (PERVIOUS)	0 SF
CONC. WALK (IMPERVIOUS)	0 SF
BUILDING COMPONENTS	0 SF
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PROJECT NAME
307 & 309 HIGHLAND AVE.

PROJECT ADDRESS
307 & 309 HIGHLAND AVE
SOMERVILLE, MA 02144

CLIENT
TED & MARK SILVA

ARCHITECT

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TELEPHONE: 617-591-8682

CONSULTANTS:

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REGISTRATION

Project number 25087
Date 11/17/2025
Drawn by RR
Checked by TC
Scale As indicated

No.	Description	Date

ZONING SKETCH- 309.75 HIGHLAND AVE.
A-020H
307 & 309 HIGHLAND AVE.