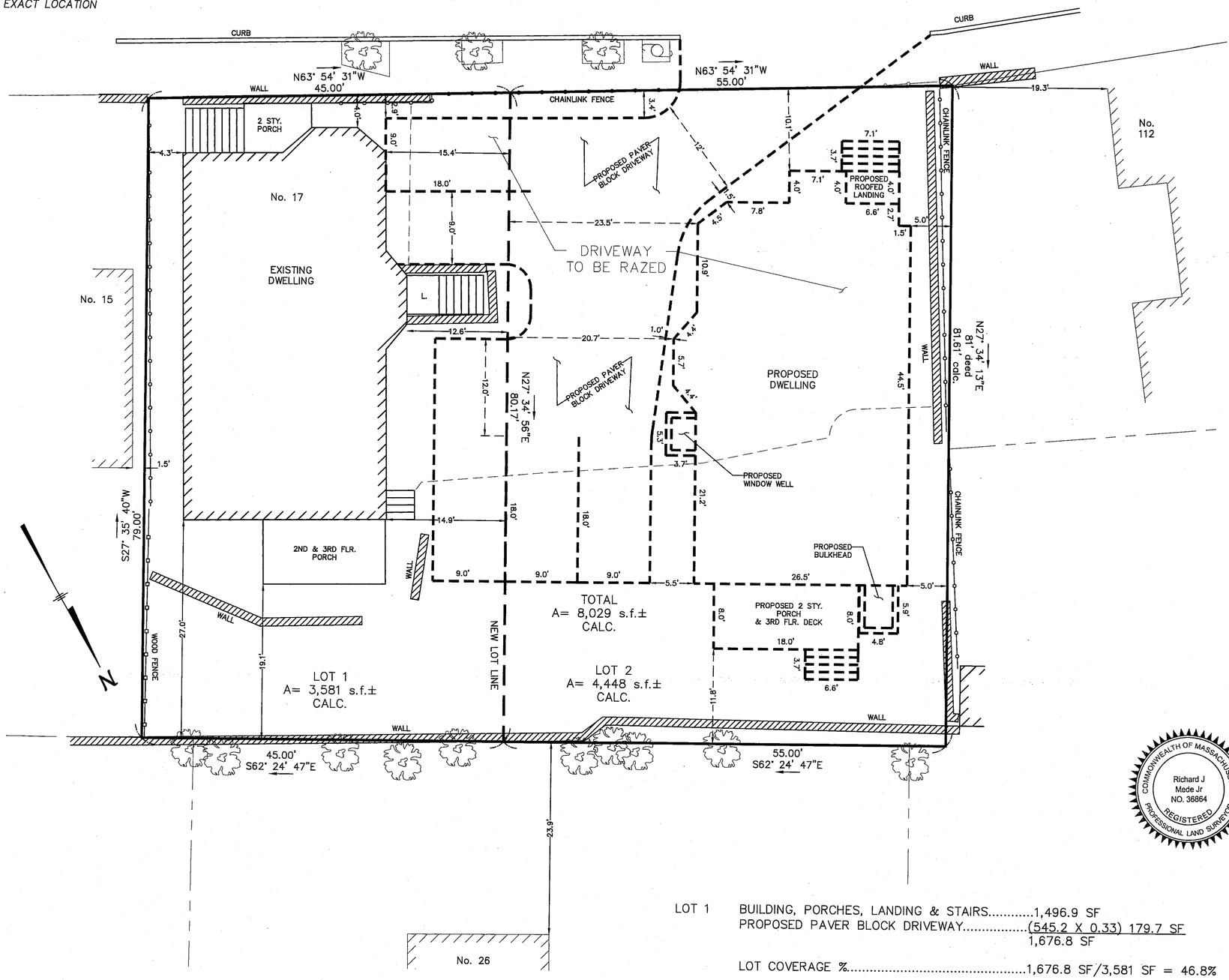
## Narrative Description:

A lot splitting permit for 17 Oliver Street is being requested. Two new lots will be created, Lot 1 and Lot 2. The existing dwelling on site will remain on the newly created lot 1. A proposed building with outdoor improvements such driveway and landscape will be constructed on the new lot 2.

*NOTE:
LOCATION OF FENCES SHOWN ARE APPROXIMATE AND ARE FOR AESTHETIC PURPOSES ONLY. A DETAILED LOCATION WOULD BE REQUIRED FOR THE EXACT LOCATION




APPROVED PER ARTICLES 10.1 AND 15 OF THE SOMERVILLE ZONING ORDINANCE

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

ENDORSEMENT OF THIS PLAN DOES NOT INDICATE COMPLIANCE WITH THE ZONING ORDINANCES OF THE CITY OF SOMERVILLE.

TITLE REFERENCE: BOOK 83978 PAGE 290

PLAN REFERENCE: PLAN No. 341 OF 1987
PLAN No. 540 OF 1929

TIES FROM BUILDINGS TO PROPERTY LINES ARE MEASURED TO THE CORNER BOARD.

SURVEYOR'S CERTIFICATION:

TO: LORENZO DIBENEDETTO

I CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

THE FIELD WORK WAS COMPLETED ON: APRIL 1, 2026
DATE OF PLAN: APRIL 6, 2026
REV. DATE OF PLAN: AUGUST 17, 2026 (PROPOSED STRUCTURES)
REV. DATE OF PLAN: OCTOBER 15, 2026 (PROPOSED STRUCTURES)

COMMONWEALTH OF MASSACHUSETTS
Richard J Mede Jr
NO. 36864
REGISTERED PROFESSIONAL LAND SURVEYOR

RICHARD J. MEDE, JR. P.L.S. DATE: 10/15/2026

LOT 1 BUILDING, PORCHES, LANDING & STAIRS.....1,496.9 SF
PROPOSED PAVER BLOCK DRIVEWAY.....(545.2 X 0.33) 179.7 SF
1,676.8 SF

LOT COVERAGE %.....1,676.8 SF/3,581 SF = 46.8%

LOT 2 PROPOSED BUILDING. PORCHES,
WINDOW WELLS, LANDINGS & STAIRS.....1,564.9 SF
PROPOSED PAVER BLOCK DRIVEWAY.....(1,286.4 X 0.33) 424.5 SF
1,989.4 SF

LOT COVERAGE %.....1,989.4 SF/ 4,448 SF = 44.7%

CURRENT ZONE: NR (TRIPLE DECKER)

| | REQUIRED | PROPOSED LOT 1 | PROPOSED LOT 2 |
|---|---|---|---|
| AREA | NONE | 3,581 s.f.± | 4,448 s.f.± |
| FRONTAGE | NONE | 45.00' | 55.00' |
| LOT WIDTH | 36 | 45.00' | 55.00' |
| FRONT YARD | MIN 10/MAX 20 | 4.0' | 10.1' |
| SIDE YARD | 3 TOTAL 12 | 4.3' TOTAL 16.9' | 5.0' TOTAL 25.7' |
| REAR YARD | 20 | 19.1' | 11.8' |
| LOT COV % | 60% MAX | 46.8% | 44.7% |

# ASSESSORS MAP 104 BLOCK B LOT 23
# LOT SPLIT PLAN OF LAND
## 17 OLIVER STREET
# SOMERVILLE, MASS.
## (MIDDLESEX COUNTY)

FOR REGISTRY USE ONLY

0 10 40
5 20
SCALE: 1" = 10'

PREPARED BY:
MEDFORD ENGINEERING & SURVEY
ANGELO B. VENEZIANO ASSOCIATES
15 HALL STREET, MEDFORD, MA 02155
781-396-4466 fax: 781-396-8052

REV. DATE: OCTOBER 15, 2026
REV. DATE: AUGUST 17, 2026
DATE: APRIL 06, 2026

| FIELD | DRAW | CALC. | CHECK | FILE No. |
|---|---|---|---|---|
| DN | JTE/CAV | JTE | RJM | 22874 |

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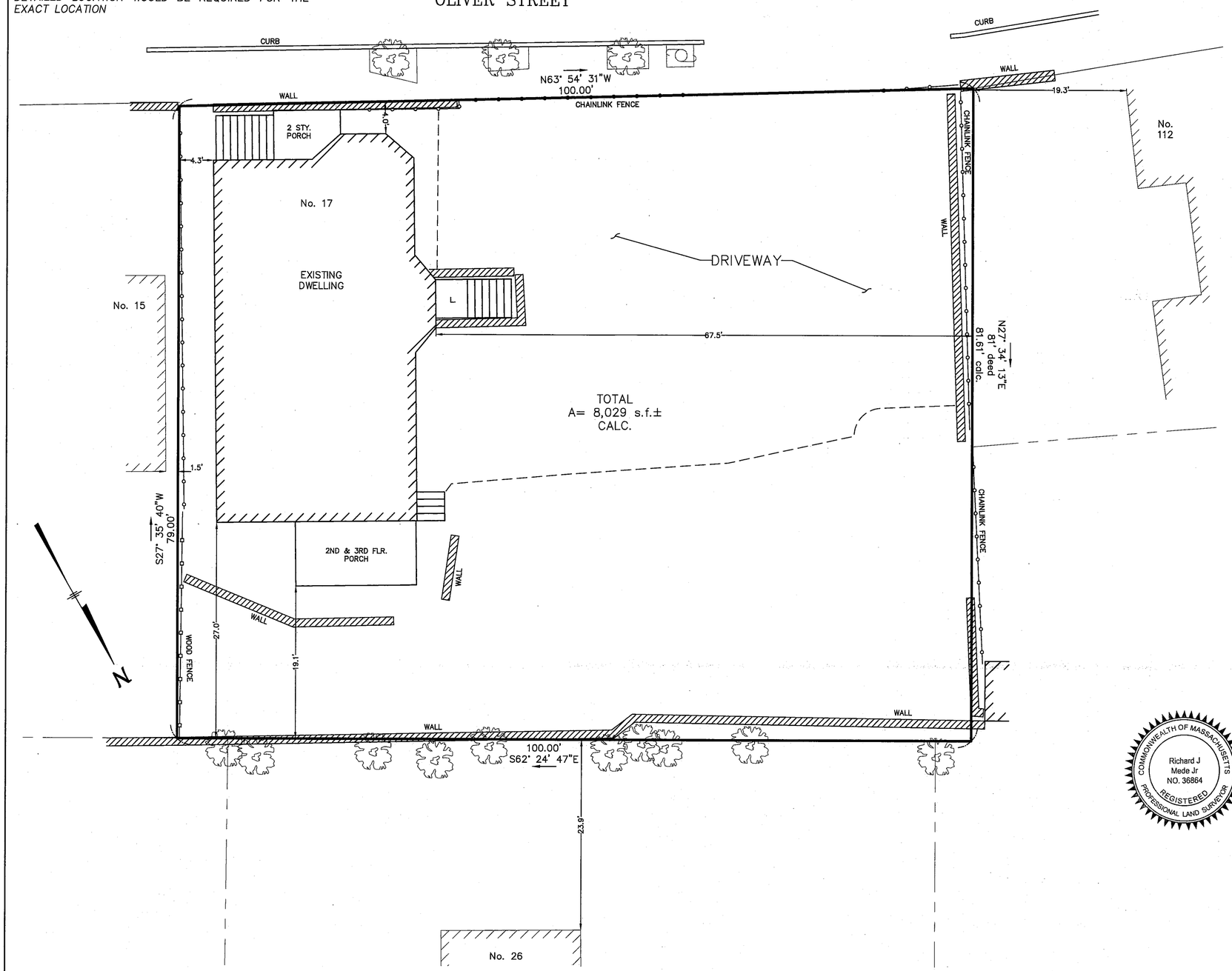


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COMMONWEALTH OF MASSACHUSETTS
Richard J Mede Jr
NO. 36864
REGISTERED PROFESSIONAL LAND SURVEYOR

10/15/2026
RICHARD J. MEDE, JR. P.L.S. DATE:

CURRENT ZONE: – NR (TRIPLE DECKER)

| | REQUIRED | EXISTING |
|---|---|---|
| AREA | NONE | 3,581 s.f.± |
| FRONTAGE | NONE | 100.00' |
| LOT WIDTH | 36' | 100' |
| FRONT YARD | MIN 10/MAX 20 | 4.0' |
| SIDE YARD | 3 TOTAL 12 | 4.3' TOTAL 71.8 |
| REAR YARD | 20' | 19.1' |
| LOT COV. % | 60% MAX | 56.4% |

# ASSESSORS MAP 104 BLOCK B LOT 23
# SOMERVILLE
# LAND TITLE SURVEY
## 17 OLIVER STREET
# SOMERVILLE, MASS.
## (MIDDLESEX COUNTY)


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