

374 Somerville Ave Somerville, MA Proposed Addition and Renovation

4-Jun-18

Zoning Table

ZONING DISTRICT: CCD-55 & Union Square Overlay District

| Data | Existing | Proposed | Allowed | |
|---|---|--|--|---|
| Use | 1st Floor - Retail & Office 2nd Floor - Office | 1st Floor - Retail & Office 2nd - 4th Floors - Condominiums | 1st Floor - Retail & Office upper floors - office or resi | |
| # Dwelling Units | 0 | 4 | 1 per 685 sf = 6.64 | Section 6.8 - Union Square Overlay District |
| Lot Area | 4,550 sf | 4,550 sf | | |
| Lot Area / # dwelling units | NA | 1,137.5 sf | 685 sf | Section 6.8 - Union Square Overlay District |
| Gross Floor Area of Footprints of All Buildings | 3,133 sf | 3,342 sf | | |
| Ground Coverage | 69% | 73% | 80% | |
| Landscaped Area | 9.0% | 15.6% | 10% min | |
| Pervious Area | 9.0% | 15.6% | | |
| Net Floor Area (sum of usable square feet) | 5,800 sf | 7,042 sf | | |
| Floor Area Ratio | 1.27 | 1.55 | 3.00 | |
| Building Height | 28'-11" | 46'-6" | 55' | |
| Front Yard Setback | 0 | 0 | NA | |
| Rear Yard Setback | 24'-9" | 20'-1" | 20' setback up to 35', 35' setback from 35' up to 55' in height | |
| Side Yard Setback - left | front portion = 0, rear portion = 5' | front portion = 0, rear portion = 3'-10" | NA | |
| Side Yard Setback - right | 0 | 0 | NA | |
| Street Frontage | 45'-6" | 45'-6" | 30' min | |
| # of Parking Spaces | 4 | 2 | current use requires: 5.6 spaces proposed use requires: 6 spaces | Section 9.17 (CCDs) residential - 1 per unit office - 1/800 sf retail - 1/1500sf |
| # Bicycle Parking Spaces | 0 | 3 | Resi - 1 for every two units = 2 spaces Non resi - 1 additional space | Section 9.15 |
| # of Loading Spaces | 0 | 0 | 0 | |