

ZBA APPLICATION
5-UNIT DEVELOPMENT
0 DANE ST, SOMERVILLE, MA 02143

0 DANE ST, SOMERVILLE, MA 02143

2016 NOV 30 AM 1:00

PETER
QUINN
ARCHI
TECTS

ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
259 ELM STREET, SUITE 301
SOMERVILLE, MA 02144
PH 617-354-3889

SEAL



CONSULTANT

PROJECT

UNIT DEVELOPMENT

DANE STREET
OMERVILLE, MA 02143

PREPARED FOR

A TEAM SOMERVILLE
LLC

70 CHESTNUT HILL AVENUE
BRIGHTON, MA 02135

DRAWING TITLE

TITLE SHEET

SCALE AS NOTED

REVISION	DATE
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BA REV 1	24 OCT 2016
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PROGRESS	24 JUN 2016
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SHEET

T1.1



DANE STREET ELEVATION

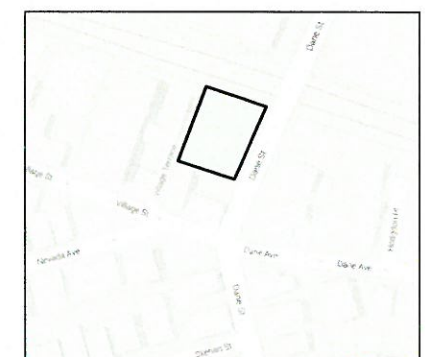
PREPARED BY:

ARCHITECT

**PETER QUINN
ARCHITECTS LLC**
259 ELM ST, STE 301
SOMERVILLE, MA 02144
PH (617) 354 3989

SURVEYOR

LAND MAPPING, INC.
10 ANDREWS SQ, STE 201B
SOUTH BOSTON, MA
PH (857) 544-3061



LOCUS PLAN



T1.1

T1.1

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN COMPLIANCE WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS.

I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIP, AND THE LINES OF STREETS AND WAYS ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

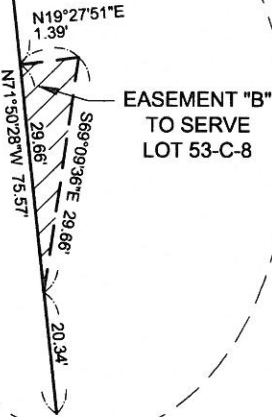
Patrick J. Roseingrave
Patrick J. Roseingrave
Professional Land Surveyor



PLAN REFERENCE

- South Middlesex Registry of Deeds:
 - Plan Book 8 Plan 48
 - Book 2624 Page End
 - Book 7152 Page 562
 - Book 12799 Page 467
- City Survey Notebooks:
 - Notebook 30A Pages 238-239
 - Notebook 44 Pages 76-77
- State Highway Layouts:
 - 1992 Layout # 7052

EASEMENT "B" DETAIL
(NOT TO SCALE)



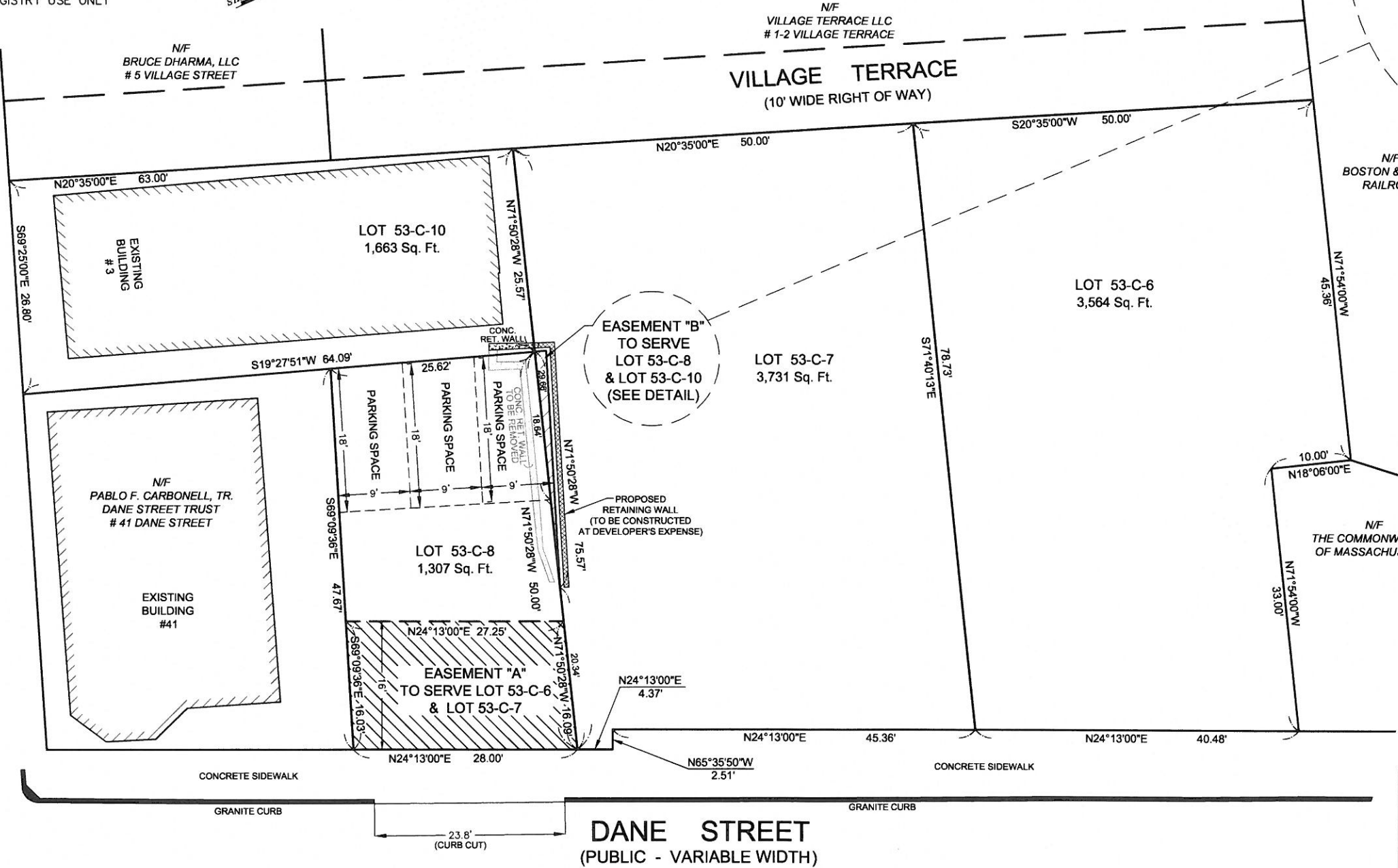
EASEMENT "B" TO SERVE LOT 53-C-8

GENERAL NOTES:

- **Assessors Ref.:**
 - Map 53 Block C Lots 6, 7, 8 & 10)
- **Registered Owners:**
 - Massachusetts Bay Transportation Authority (LOT 53-C-6 & LOT 53-C-7)
 - Brendon P. Boot (LOT 53-C-8 & LOT 53-C-10)
- **Deed Ref.:**
 - Book 62706, Page 456 (LOT 53-C-8 & LOT 53-C-10)

FOR REGISTRY USE ONLY

VILLAGE STREET



EXISTING EASEMENT SERVING COMMONWEALTH OF MASS.:
* ALL OF THE PARCEL 53-C-6 & 53-C-7 ARE PART OF THE EASEMENT GRANTED TO THE COMMONWEALTH OF MASSACHUSETTS (PLAN #433 OF 1975 RECORDED IN BOOK 12799 PAGE 467)

DANE STREET
(PUBLIC - VARIABLE WIDTH)

GRAPHIC SCALE



(IN FEET)
1 inch = 10 ft.

Plan of Land

Dane Street
Somerville, MA 02143

Plan Prepared By:



10 Andrew Sq. Suite 201B
South Boston, MA 02127
Tel. 857-544-3061
Date: February 17, 2016



LEVEL	NSF
ROOF LVL	309
THIRD LVL	2595
SECOND LVL	3575
STREET LVL	506
LOWER LVL	2584
TOTAL	9.569



DIMENSIONAL TABLE - RES C ZONING DISTRICT

ITEM	ALLOWED/ REQUIRED	EXISTING	PROPOSED	COMPLIANCE
MIN LOT SIZE (SF)	7,500	±7,295	±7,295	EXISTING NON-CONFORMITY, NO CHANGE
USE	PER §7.11	NONE	5 UNIT RES	REQUIRES SP
MIN LOT AREA / UNIT WITH 1-9 UNITS (SF)	875	N/A	1,459 (5 UNITS)	COMPLIES
MAX GROUND COVERAGE (%)	70	0	±44 ±48	COMPLIES
MIN LANDSCAPED AREA (% OF LOT)	25	0	34 37	COMPLIES
PERVIOUS AREA (% OF LOT)	30	0	±32 ±35	COMPLIES
FLOOR AREA RATIO (FAR)	2.0	0	1.3	COMPLIES
NET FLOOR AREA (NSF)	1,585	0	9,569	COMPLIES
MAX HEIGHT (FT/ STORIES)	40 / 3	0 / 0	±37.4 / 3	COMPLIES
MIN FRONT YARD (FT)	10 (SEE 3/Z1.1)	NA	10 (SEE 3/Z1.1)	COMPLIES
MIN SIDE YARD - LEFT (FT)	10	N/A	10.4	COMPLIES
MIN SIDE YARD - RIGHT (FT)	10	N/A	10	COMPLIES
MIN REAR YARD (FT)	14**	N/A	14	COMPLIES
MIN FRONTAGE (FT)	50	±90.2	±90.2	COMPLIES
MIN NO. OF PARKING SPACES	9	0	9 (5 STD + 4 CMPCT)	COMPLIES (REQUIRES SP FOR COMPACT %)
MIN NO. BIKE PARKING SPACES	0	0	10	COMPLIES

*NUMBER OF REQUIRED PARKING SPACE PER \$9.5

FOR (3) 1 OR 2-BR UNITS, (2) 3-BR UNITS:

(3) 1 OR 2-BR UNITS AT 1.5 PER UNIT = $3 \times 1.5 = 4.5$

(2) 3-BR UNITS AT 2 PER UNIT = $2 \times 2 = 4$

9 REQ'D

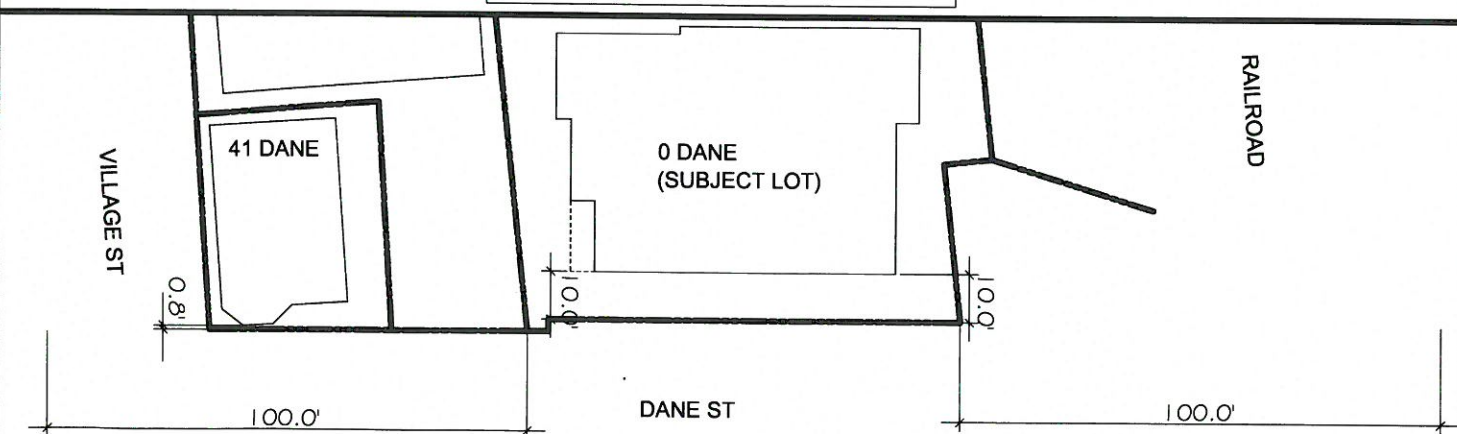
****REAR YARD REDUCTION PER §8.6.13**

FOR EVERY FOOT THE LOT DEPTH IS LESS THAN 100' MULTIPLY BY 3"/FOOT FOR AMOUNT OF REDUCTION

$$100' - 76' = 24'$$

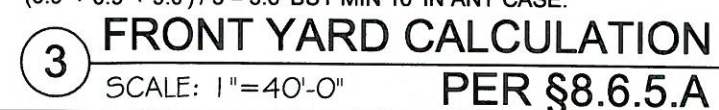
24' X 3"/FOOT = 72" = 6' REDUCTION

20' MIN REAR YARD - 6' REDUCTION = 14' REDUCED REAR YARD REQUIREMENT



PER §8.6.5.A - FRONT YARD MAY BE THE AVERAGE FRONT YARD OF NEIGHBORS 100' EACH SIDE OF SUBJECT LOT:

(0.9' + 0.9' + 9.0') / 3 = 3.6' BUT MIN 10' IN ANY CASE.



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PH 617-354-3989

SEAL

CONSULTANT

PROJECT

UNIT DEVELOPMENT

DANE STREET
OMERVILLE, MA 02143

PREPARED FOR

A TEAM SOMERVILLE
LLC

70 CHESTNUT HILL AVENUE
RIGHTON, MA 02135

DRAWING TITLE

MONITORING COMPLIANCE

SCALE AS NOTED

REVISION	DATE
BA REV 1	24 OCT 2016
PROGRESS	24 JUN 2016
DRAWN BY	REVIEWED BY
JS/MY	PQ

SHEET

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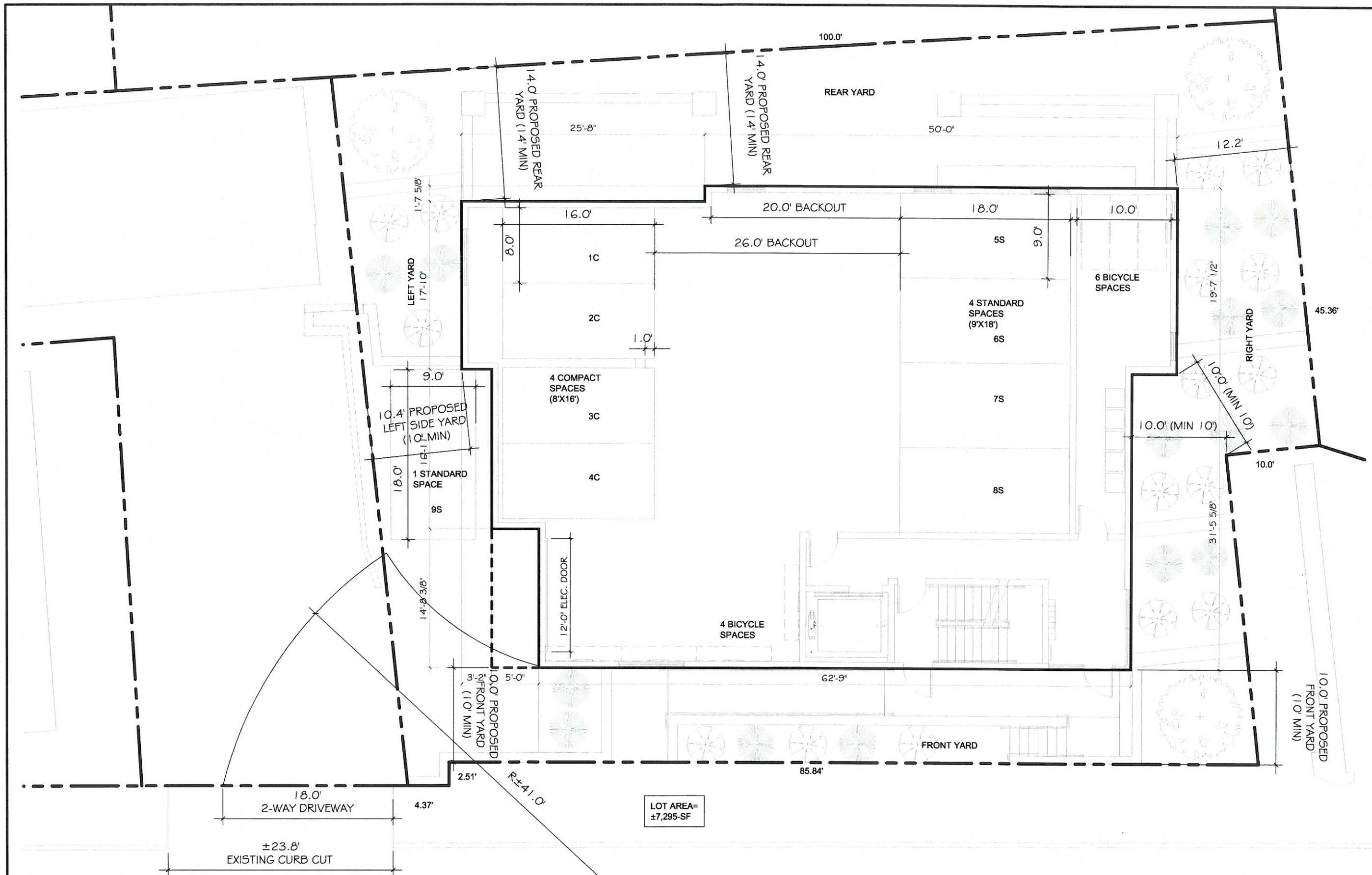


PERVIOUS AREA $\frac{2,582 \text{ SF}}{7,295 \text{ LOT SF}} = 35\%$ ~~32%~~

 LOT COVERAGE $\frac{3,501 \text{ SF}}{7,295 \text{ LOT SF}} = 48\%$

Z1.2

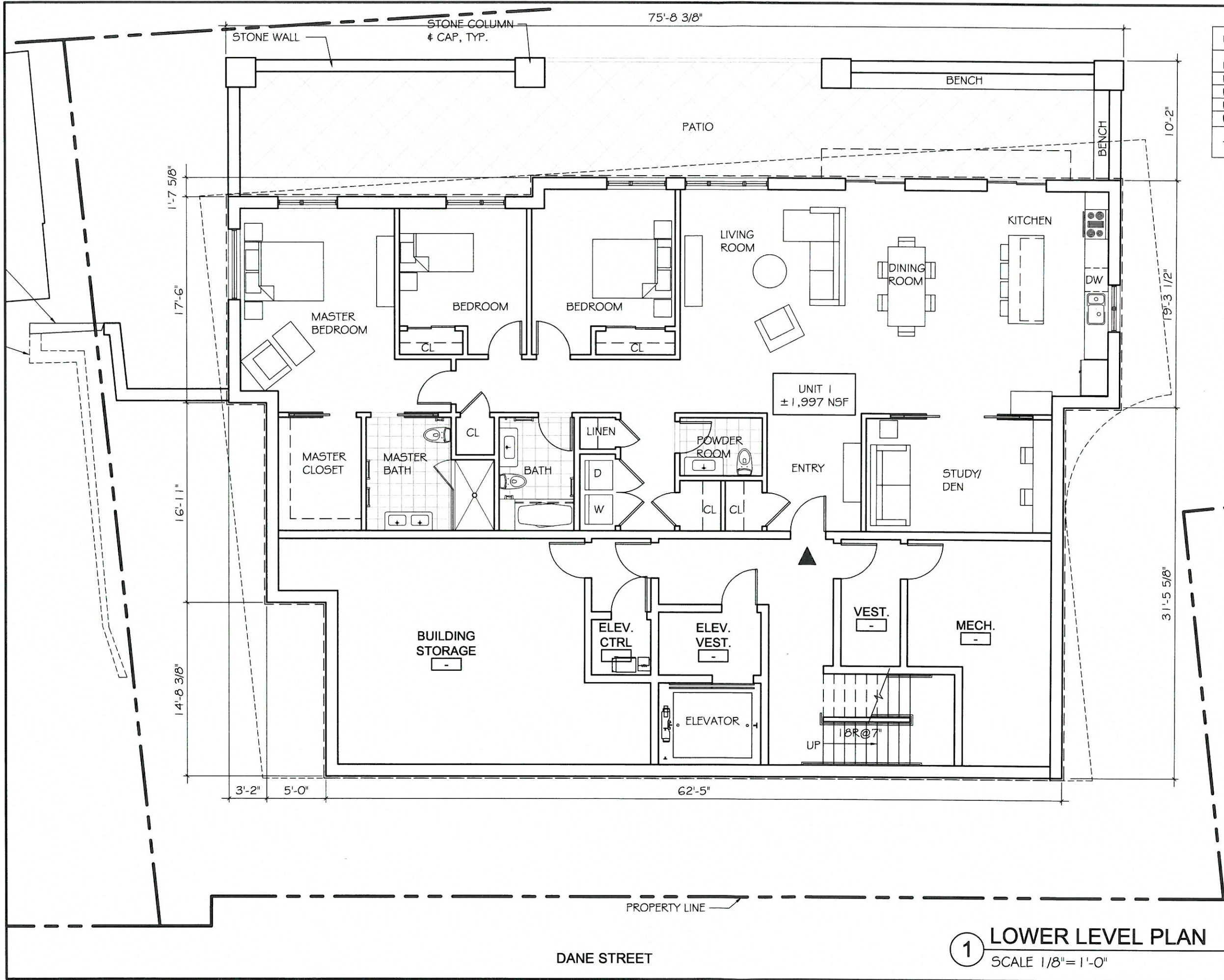
SHEET



1 **DIMENSIONAL SITE PLAN**
SCALE 1" = 10'-0"

BASED ON PLAN OF LAND BY LAND
MAPPING, INC. 10 ANDREW SQUARE, STE
201B, SOUTH BOSTON, MA 02127, DATED 19
JUNE 2014 REVISED 16 MAR 2016.





UNIT AREA CALCULATION	
UNIT 1	1,997 NSF
UNIT 2	993 NSF
UNIT 3	1,000 NSF
UNIT 4	959 NSF
UNIT 5	1,695 NSF
TOTAL	6,644 NSF

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5 UNIT
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SOMERVILLE, MA 02143

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BRIGHTON, MA 02135

DRAWING TITLE

LOWER LEVEL
PLAN

SCALE AS NOTED

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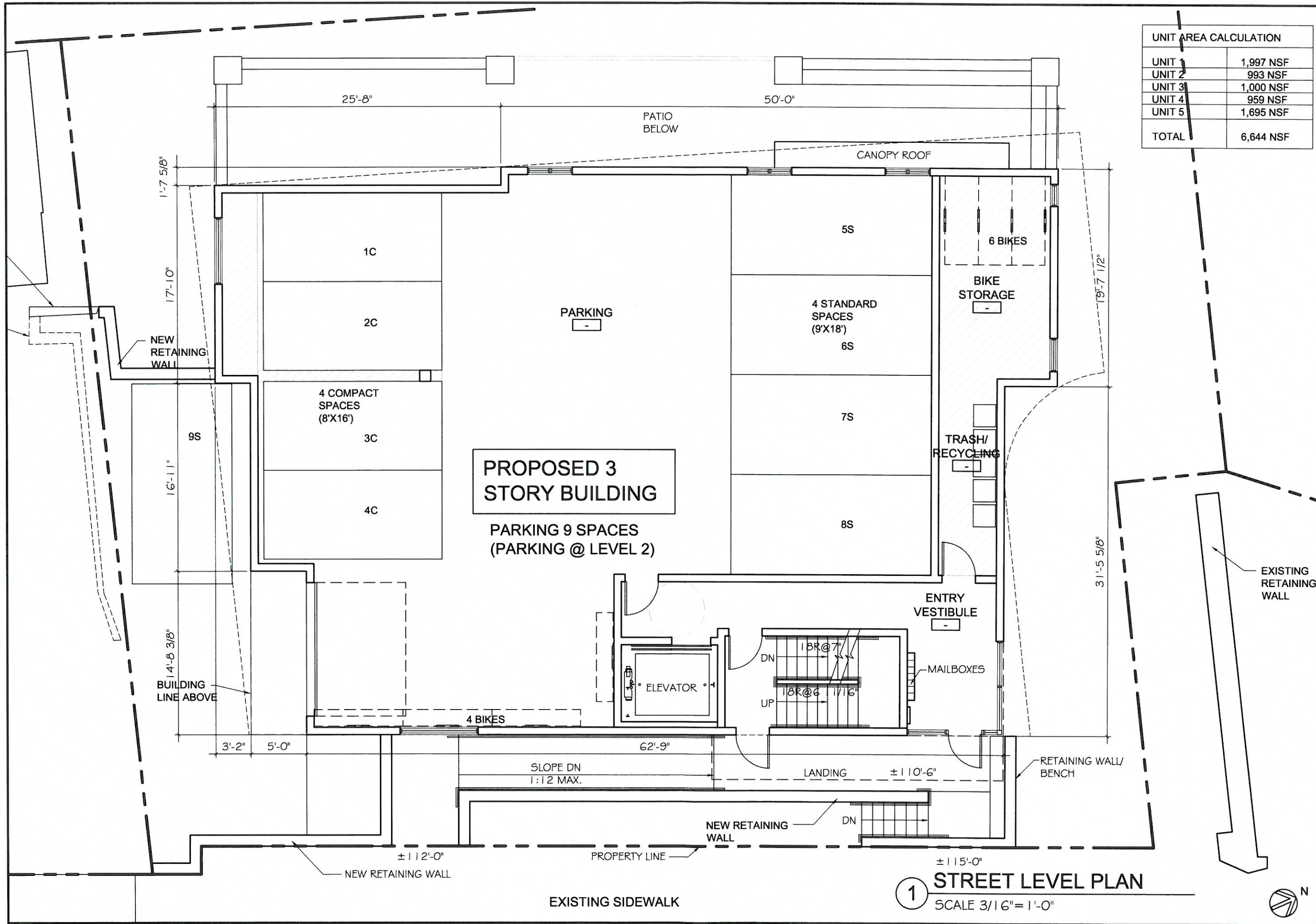
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SHEET

1 LOWER LEVEL PLAN
SCALE 1/8" = 1'-0"



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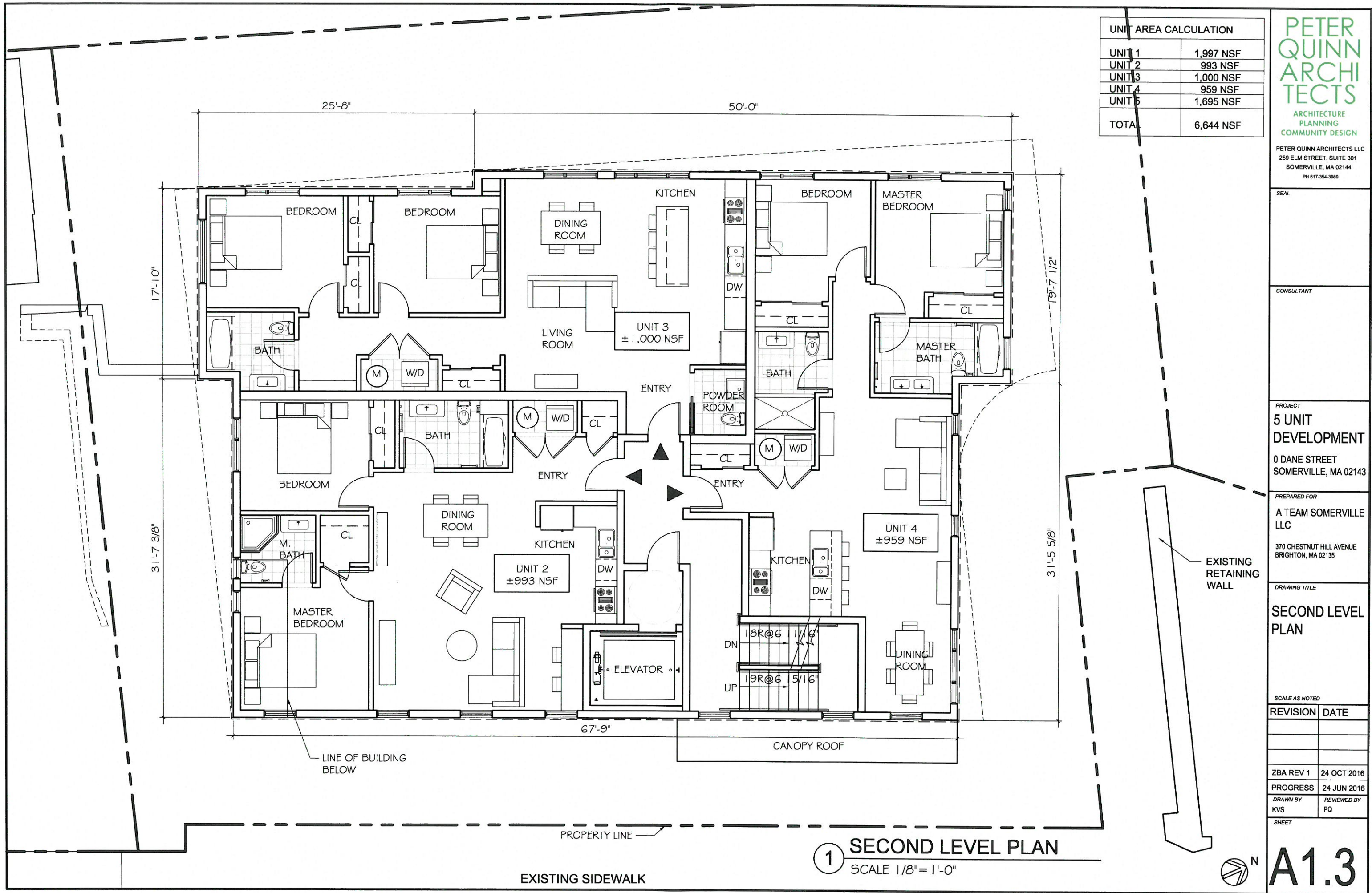
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UNIT 3	1,000 NSF
UNIT 4	959 NSF
UNIT 5	1,695 NSF
TOTAL	6,644 NSF

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SEAL	
CONSULTANT	
PROJECT 5 UNIT DEVELOPMENT 0 DANE STREET SOMERVILLE, MA 02143	
PREPARED FOR A TEAM SOMERVILLE LLC 370 CHESTNUT HILL AVENUE BRIGHTON, MA 02135	
DRAWING TITLE STREET LEVEL PLAN	
SCALE AS NOTED	
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SHEET	

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UNIT AREA CALCULATION	
UNIT 1	1,997 NSF
UNIT 2	993 NSF
UNIT 3	1,000 NSF
UNIT 4	959 NSF
UNIT 5	1,695 NSF
TOTAL	6,644 NSF

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SOMERVILLE, MA 02143

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370 CHESTNUT HILL AVENUE
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DRAWING TITLE
SECOND LEVEL PLAN

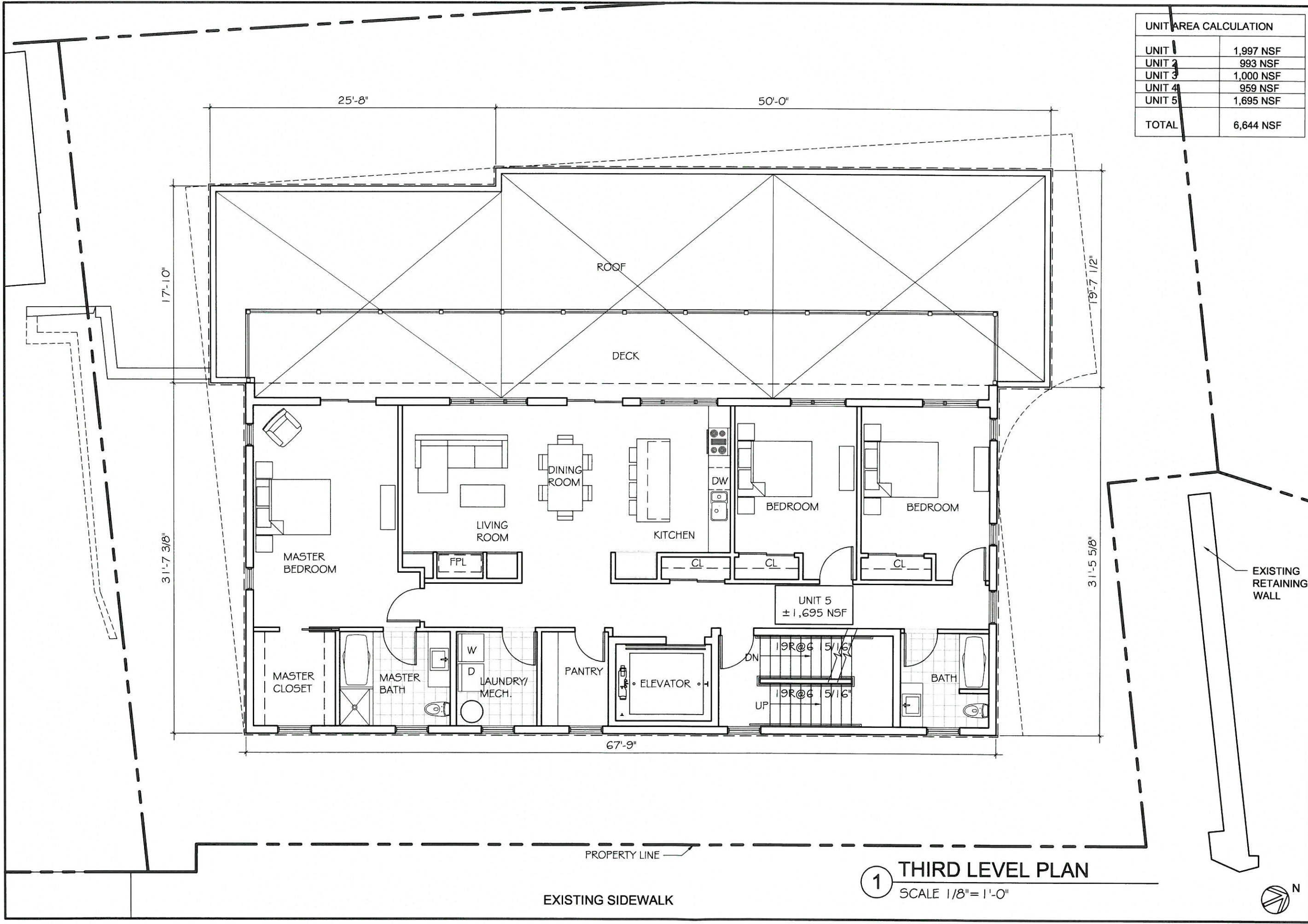
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SHEET

1
SCALE 1/8" = 1'-0"

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UNIT AREA CALCULATION	
UNIT 1	1,997 NSF
UNIT 2	993 NSF
UNIT 3	1,000 NSF
UNIT 4	959 NSF
UNIT 5	1,695 NSF
TOTAL	6,644 NSF

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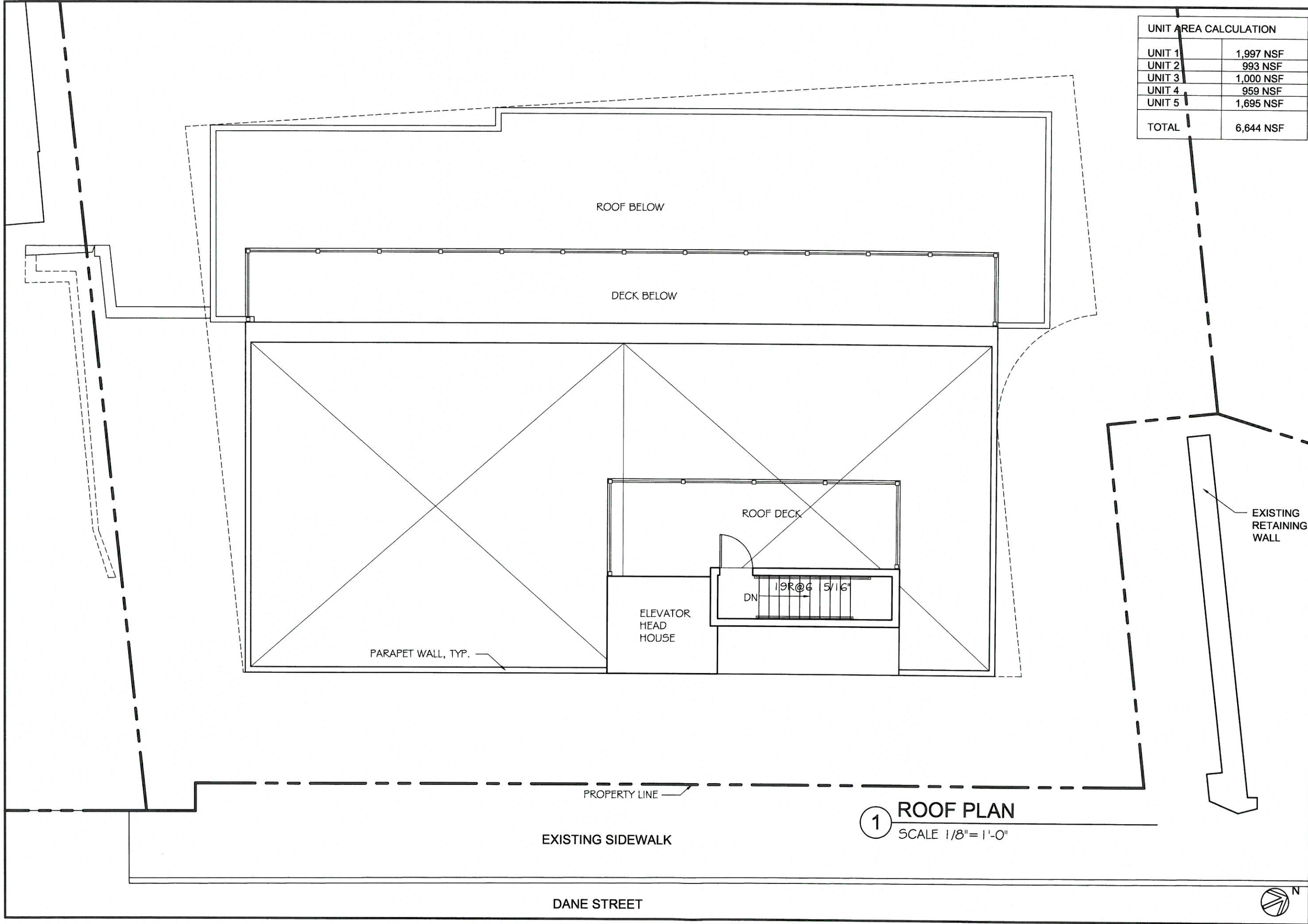
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THIRD LEVEL PLAN

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SHEET	

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1 THIRD LEVEL PLAN
SCALE 1/8" = 1'-0"



UNIT AREA CALCULATION	
UNIT 1	1,997 NSF
UNIT 2	993 NSF
UNIT 3	1,000 NSF
UNIT 4	959 NSF
UNIT 5	1,695 NSF
TOTAL	6,644 NSF

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370 CHESTNUT HILL AVENUE
BRIGHTON, MA 02135

DRAWING TITLE
ROOF PLAN

SCALE AS NOTED	
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SHEET	

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① DANE STREET ELEVATION
SCALE: 1/8"=1'-0"

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DRAWING TITLE

DANE STREET
ELEVATION

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2 RIGHT (NORTH) SIDE ELEVATION
SCALE: 1/8"=1'-0"

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DRAWING TITLE

RIGHT SIDE
ELEVATION

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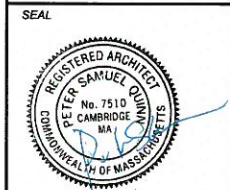
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3 VILLAGE TERRACE ELEVATION
SCALE: 1/8"=1'-0"

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CONSULTANT

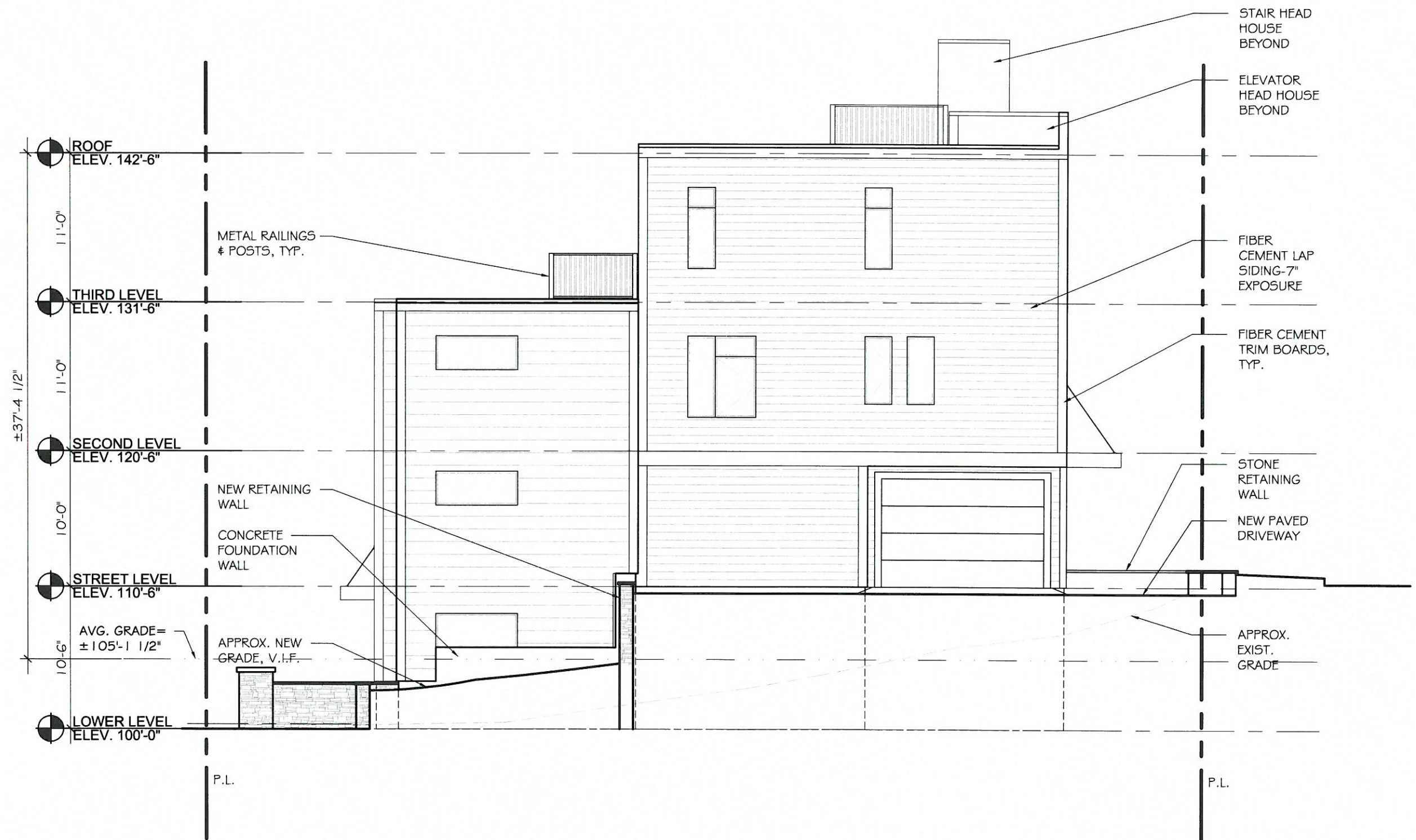
PROJECT
5 UNIT
DEVELOPMENT
0 DANE STREET
SOMERVILLE, MA 02143

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370 CHESTNUT HILL AVENUE
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VILLAGE TERR.
ELEVATION

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SHEET	

A2.3



4 LEFT (SOUTH) SIDE ELEVATION
SCALE: 1/8"=1'-0"

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LEFT SIDE
ELEVATION

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SHEET

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