

SOMERVILLE ZBA APPLICATION

ALTERATION TO EXISTING NONCONFORMING 3-UNIT RESIDENTIAL BUILDING

8-10 APPLETON ST, SOMERVILLE, MA 02144



FRONT ELEVATION

ZONING SUMMARY

PRIOR TO THIS SPECIAL PERMIT APPLICATION, A BUILDING PERMIT WAS ISSUED TO ALLOW RECONSTRUCTION OF THE RAZED THREE-UNIT BUILDING AT 8-10 APPLETON ST.

THE APPLICANT IS REQUESTING CHANGES TO THE RECONSTRUCTION DESIGN PRIOR TO COMMENCING ACTUAL CONSTRUCTION. CHANGES WOULD BE REQUIRED UNDER ARTICLE 4.4.1 - ALTERATIONS TO A NON-CONFORMING STRUCTURE. THE PROPOSED CHANGES INCLUDE THE FOLLOWING.

- PROPOSED REAR PORCH AT THE THIRD FLOOR.
- NEW SIDE ENTRY, STEPS, AND LANDING FOR FIRST FLOOR UNIT.
- ENLARGED AND REDESIGNED FRONT PORCH, STEPS, AND LANDING.
- WINDOW ENLARGEMENTS AND ADJUSTMENTS.
- ADDITION OF A SKYLIGHT.
- PROPOSED ADDITIONAL NSF IN BASEMENT FLOOR FOR FAMILY ROOM AND BATHROOM

PREPARED BY:

ARCHITECT

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

SURVEYOR

DESIGN
CONSULTANTS, INC.
120 MIDDLESEX AVE
SOMERVILLE, MA 02145
PH (617) 776-3350

LIST OF DRAWINGS	ZBA	
	11 OCT 2017	
GENERAL		
T1.1	TITLE SHEET	X
T1.2	EXISTING CONDITION PHOTOS	X
	CERTIFIED PLOT PLAN	X
Z1.1	ZONING COMPLIANCE	X
Z1.2	ZONING COMPLIANCE	X
Z1.3	ZONING COMPLIANCE	X

ARCHITECTURAL		
A0.1	ARCHITECTURAL SITE PLAN & SITE DETAILS	X
A1.0	BASEMENT FLOOR PLAN	X
A1.1	FIRST FLOOR PLAN	X
A1.2	SECOND FLOOR PLAN	X
A1.3	THIRD FLOOR PLAN	X
A1.4	ROOF PLAN	X
A2.1	PROPOSED FRONT ELEVATION	X
BP2.1	APPROVED FRONT ELEVATION	X
A2.2	PROPOSED RIGHT ELEVATION	X
BP2.2	APPROVED RIGHT ELEVATION	X
A2.3	PROPOSED REAR ELEVATION	X
BP2.3	APPROVED REAR ELEVATION	X
A2.4	PROPOSED LEFT ELEVATION	X
BP2.4	APPROVED LEFT ELEVATION	X



LOCUS PLAN

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PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
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PH 617-354-3989

SEAL



CONSULTANT

PROJECT

ALTERING EXISTING
NONCONFORMING
3-UNIT STRUCTURE

8-10 APPLETON STREET
SOMERVILLE, MA

PREPARED FOR

BOSTON INVESTMENTS

SOMERVILLE, MA

DRAWING TITLE

TITLE SHEET

SCALE AS NOTED

REVISION DATE

ZBA APPL 11 OCT 2017

DRAWN BY MY REVIEWED BY PQ

SHEET

T1.1

8-10 APPLETON STREET, SOMERVILLE

PRIOR TO FIRE (BUILDING RAZED)



BIRD EYE VIEW



RIGHT SIDE VIEW



FRONT VIEW



REAR VIEW
POST-FIRE VIEW



LEFT SIDE VIEW



BIRD EYE VIEW 2

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8-10 APPLETON STREET
SOMERVILLE, MA

PREPARED FOR

TRIO
ENTERPRISES
LLC
SOMERVILLE, MA

DRAWING TITLE

PRE-FIRE
CONDITION
PHOTOS

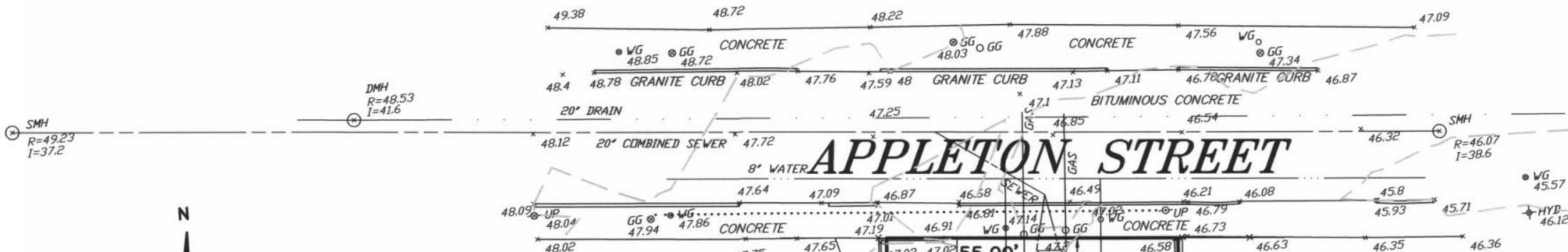
SCALE AS NOTED

REVISION	DATE

ZBA APPL	11 OCT 2017
DRAWN BY DM	REVIEWED BY PQ

SHEET

T1.2



LEGEND

DMH DRAIN MANHOLE
 HYD HYDRANT
 GG GAS GATE
 R/W RETAINING WALL
 SMH SEWER MANHOLE
 • 2T24 2 24" TREES
 UP UTILITY POLE
 WG WATER GATE
 WSF WOOD STOCKADE FENCE
 OVERHEAD WIRE
 * 43.31 SPOT GRADE ELEVATION

UNDERGROUND UTILITIES WERE COMPILED FROM AVAILABLE RECORD PLANS OF UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE ONLY. BEFORE DESIGN AND CONSTRUCTION CALL "DIG SAFE" 1-800-322-4844. SOME DATA IS CONFLICTING AND CAN ONLY BE VERIFIED BY EXCAVATION.

OWNER: TRIO ENTERPRISES, LLC

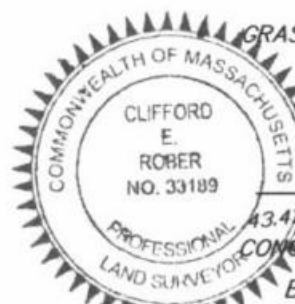
CERTIFIED PLOT PLAN
#8-10 APPLETON STREET
 IN
SOMERVILLE, MA
 (MIDDLESEX COUNTY)

SCALE: 1"= 20' DATE: 2/24/2017



ROBER SURVEY
 1072A MASSACHUSETTS AVENUE
 ARLINGTON, MA 02476
 (781) 648-5533
 5132PP3.DWG

I HEREBY CERTIFY THAT THE BUILDING IS
 LOCATED AS SHOWN.



CLIFFORD E. ROBER, PLS DATE 2/24/17

THIS PLAN MAY HAVE BEEN ALTERED IF
 THE SIGNATURE IS NOT SIGNED IN BLUE.

PART LOTS 13 & 14

5,500± S.F.

55.00'

LOT B

PART LOTS 15 & 16

PART LOT 10

PART LOT 9

NOTE: ELEVATIONS ARE BASED ON CITY OF SOMERVILLE DATUM.

Z:\DCADD\WGSA\Applenton-8-10\ZBA Appl\Applenton 8-Zoning-170310.dwg, Z1.1, 10/17/2017 9:23:52 AM

DIMENSIONAL TABLE - RA ZONING DISTRICT

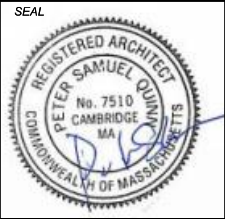
ITEM	ALLOWED/ REQUIRED	BUILDING PERMIT ISSUED TO ALLOW RECONSTRUCTION	PROPOSED	COMPLIANCE
USE	PER §7.11	RESIDENTIAL	RESIDENTIAL	COMPLIES
NUMBER OF DWELLING UNITS	2	3	NO CHANGE	EXISTING NONCONFORMITY
LOT SIZE (SF) MIN	10,000	5,500	NO CHANGE	EXISTING NONCONFORMITY
LOT AREA / UNIT MIN WITH 1-9 UNITS (SF)	2,250	1,833	NO CHANGE	EXISTING NONCONFORMITY
GROUND COVERAGE (%) MAX	50	±34	±35	COMPLIES
LANDSCAPED AREA MIN (% OF LOT)	25	±36	±35	COMPLIES
PERVIOUS AREA MIN (% OF LOT)	35	±55	±53	COMPLIES
NET FLOOR AREA (NSF)	4,125	±4,273	±5,576	REQUIRES RELIEF
FLOOR AREA RATIO MAX (FAR)	0.75	0.78	1.01	REQUIRES RELIEF
HEIGHT MAX (FT/ STORIES)	35 / 2.5	±34.8 / 2.5	NO CHANGE	COMPLIES
FRONT YARD MIN (FT)	15	9.6	6.8	REQUIRES RELIEF
REAR YARD MIN (FT)	20	40.6	NO CHANGE	COMPLIES
SIDE YARD MIN - LEFT (FT)	9	5.5	NO CHANGE	EXISTING NONCONFORMITY
SIDE YARD MIN - RIGHT (FT)	8	10.7	NO CHANGE	COMPLIES
FRONTAGE MIN (FT)	50	55	NO CHANGE	COMPLIES
NO. OF PARKING SPACES MIN		3	NO CHANGE	NO CHANGE
MIN NO. BIKE PARKING SPACES	0	0	0	COMPLIES

ALL DIMENSIONS ARE APPROXIMATE & PENDING PLOT PLAN VERIFICATION.
SEE SITE PLAN AND PLOT PLAN.

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COMMUNITY DESIGN

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PH 617-354-3989



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8-10 APPLETON STREET
SOMERVILLE, MA

PREPARED FOR

BOSTON INVESTMENTS

SOMERVILLE, MA

DRAWING TITLE

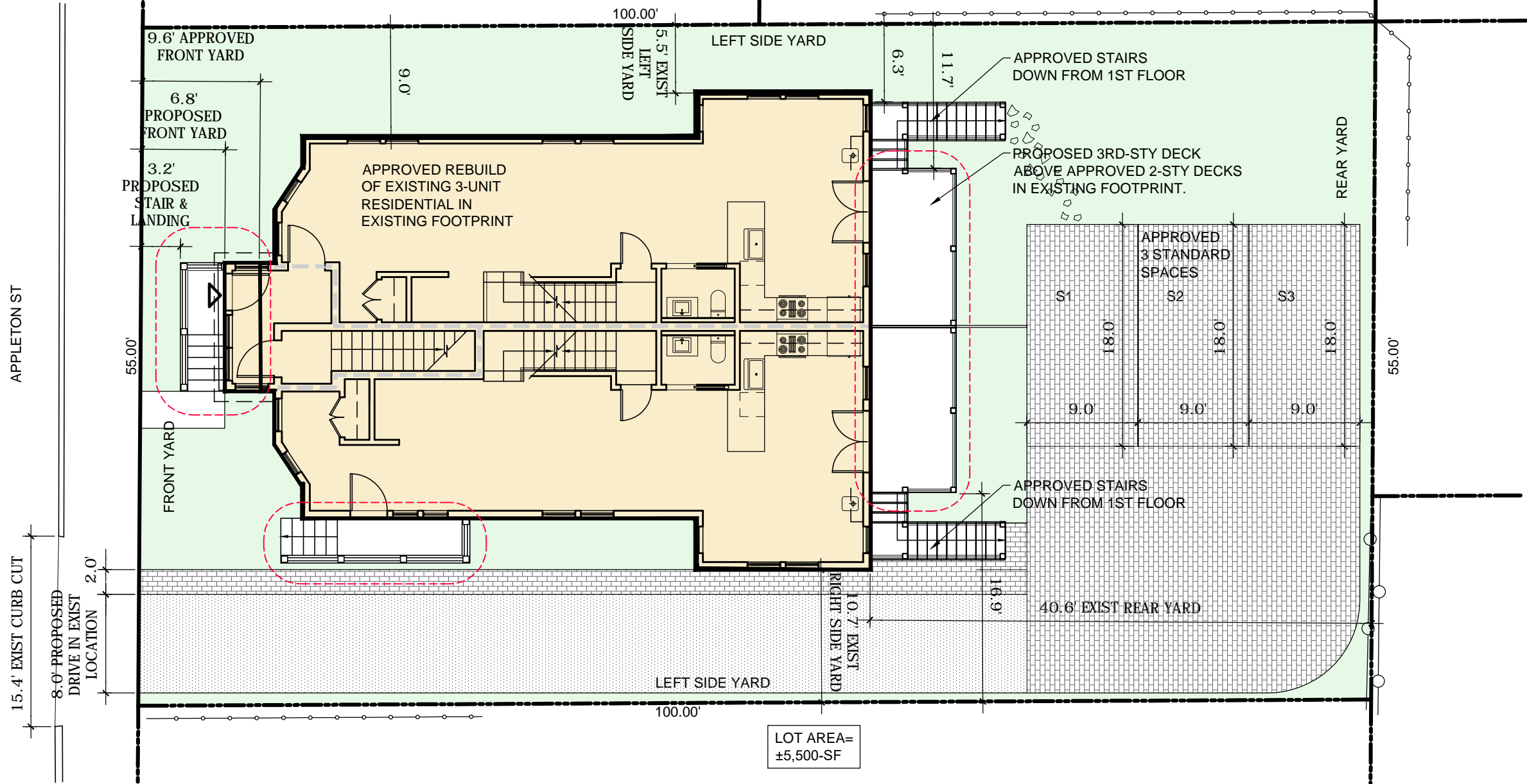
ZONING
COMPLIANCE

SCALE AS NOTED	
REVISION	DATE
ZBA APPL	11 OCT 2017
DRAWN BY MY	REVIEWED BY PQ

SHEET

Z1.1

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1 DIMENSIONAL SITE PLAN

SCALE: 1"=10'-0"

BASED ON PLOT PLAN BY ROBER SURVEY, 072A
MASSACHUSETTS AVE, ARLINGTON, MA 02476
DATED 24 FEB 2017.

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COMPLIANCE

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REVISION	DATE
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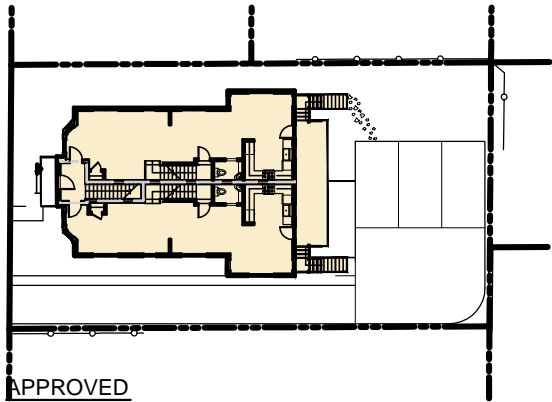
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DRAWN BY MY	REVIEWED BY PQ
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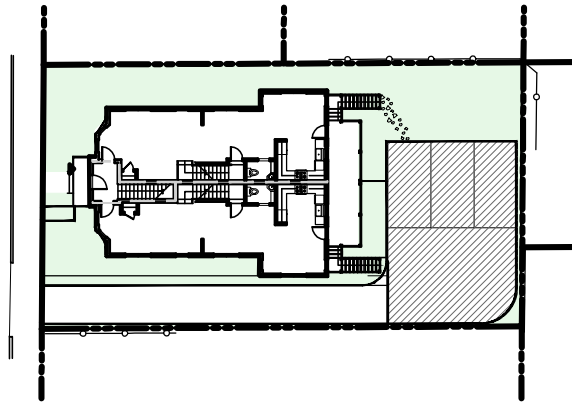
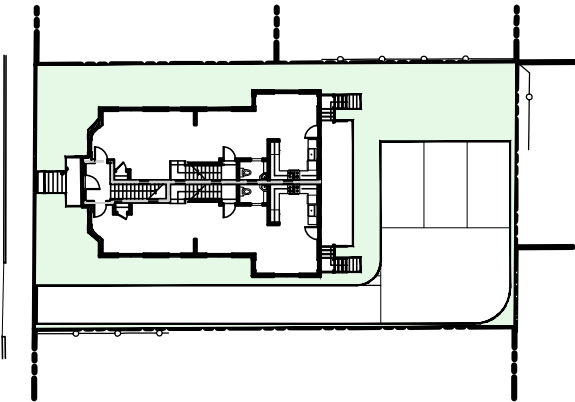
SHEET

Z1.2

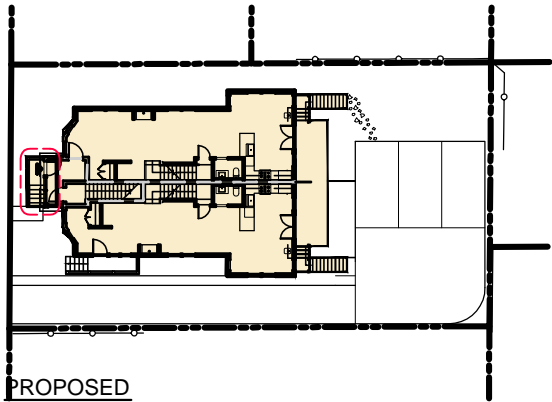
BUILDING PERMIT
ISSUED TO
ALLOW
RECONSTRUCTION



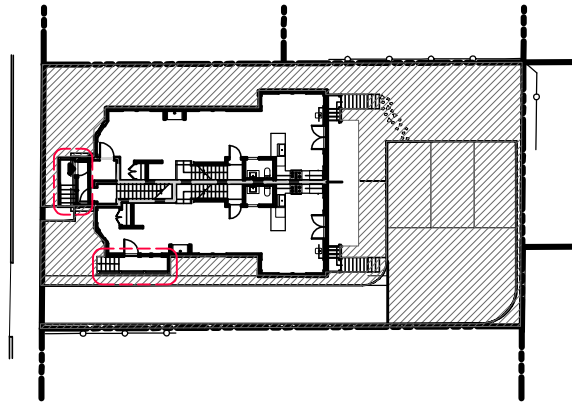
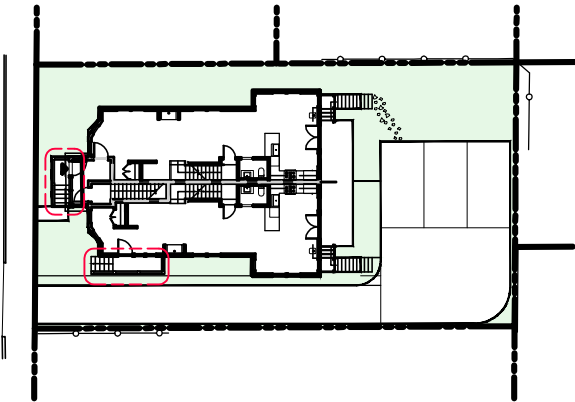
GROUND COVERAGE $\frac{1,889 \text{ SF}}{5,500 \text{ LOT SF}} = 34\%$



PROPOSED



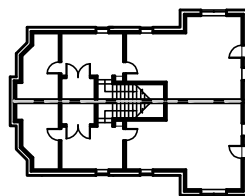
GROUND COVERAGE $\frac{1,916 \text{ SF}}{5,500 \text{ LOT SF}} = 35\%$



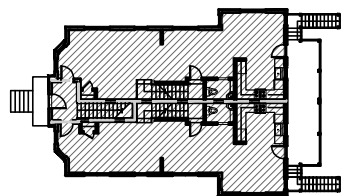
1 SITE AREAS

SCALE: 1"= 40'-0"

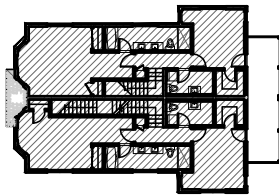
BUILDING PERMIT
ISSUED TO
ALLOW
RECONSTRUCTION



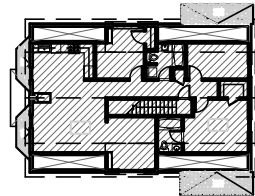
ALL MECH & STORAGE
BASEMENT: 0-NSF



1ST FLOOR: 1,592-NSF

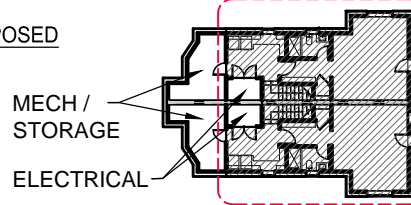


2ND FLOOR: 1,565-NSF

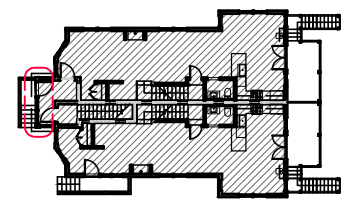


ATTIC FLOOR: 1,116-NSF

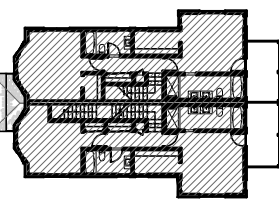
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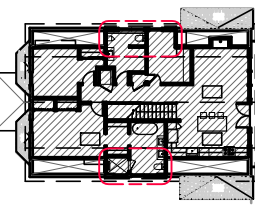
BASEMENT: 1,238-NSF



1ST FLOOR: 1,617-NSF



2ND FLOOR: 1,565-NSF



ATTIC FLOOR: 1,156-NSF

NET SQUARE FOOTAGE SUMMARY

FLOOR	APPROVED NSF	PROPOSED NSF
3RD FL	1,116	1,156
2ND FL	1,565	1,565
1ST FL	1,592	1,617
BSMNT	0	1,238
TOTAL	4,273	5,576-NSF



2 NET SQUARE FOOTAGE CALC

SCALE: 1"= 40'-0"



PROPOSED



BUILDING PERMIT TO
ALLOW RECONSTRUCTION

MIDPOINT
ROOF

AVE GRADE

1' (" f6@8; < 9' < H

3 BUILDING HEIGHT

SCALE: 1"= 20'-0"

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PETER QUINN ARCHITECTS LLC
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PH 617-354-3989

SEAL



CONSULTANT

PROJECT

ALTERING EXISTING
NONCONFORMING
3-UNIT STRUCTURE

8-10 APPLETON STREET
SOMERVILLE, MA

PREPARED FOR

BOSTON INVESTMENTS

SOMERVILLE, MA

DRAWING TITLE

ZONING
COMPLIANCE

SCALE AS NOTED

REVISION DATE

ZBA APPL 11 OCT 2017

DRAWN BY

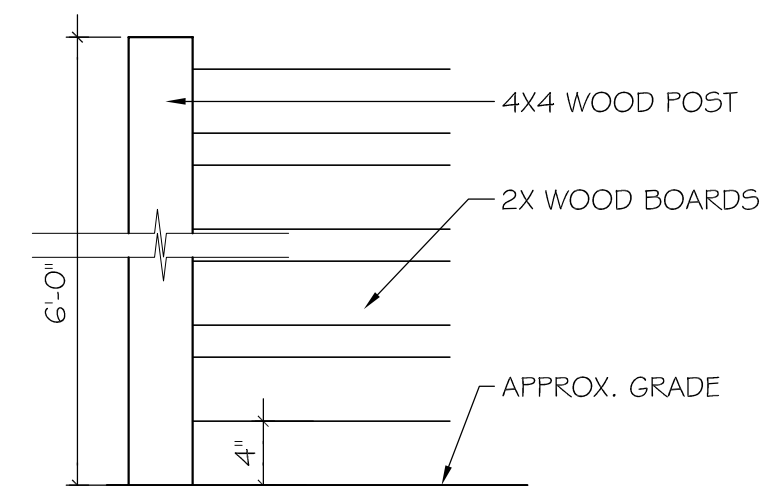
MY

SHEET

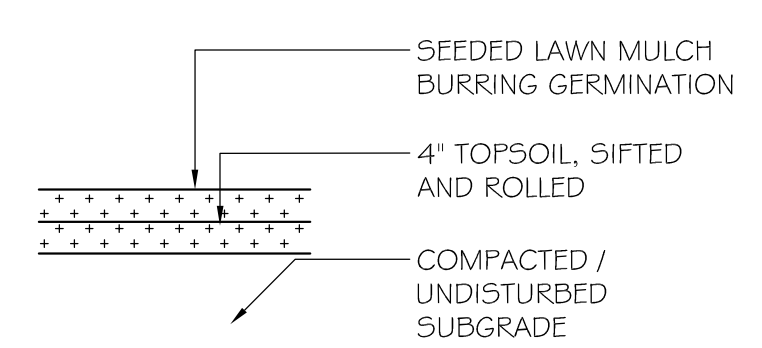
REVIEWED BY

PQ

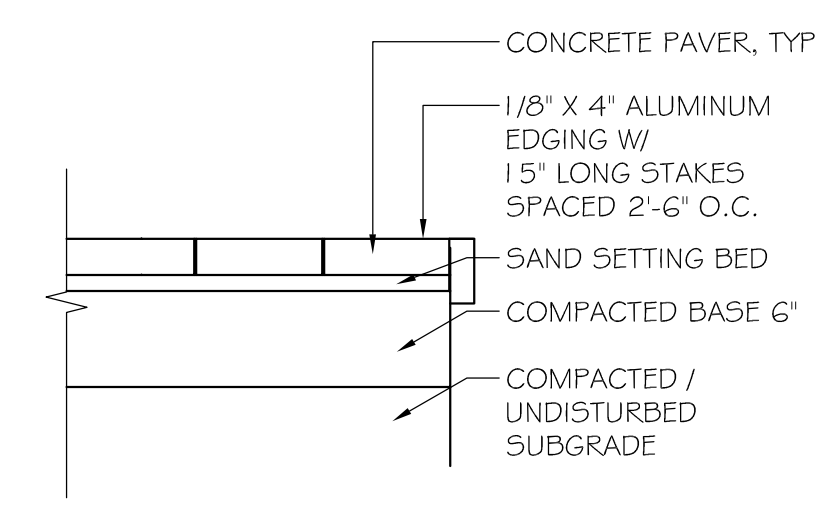
Z1.3



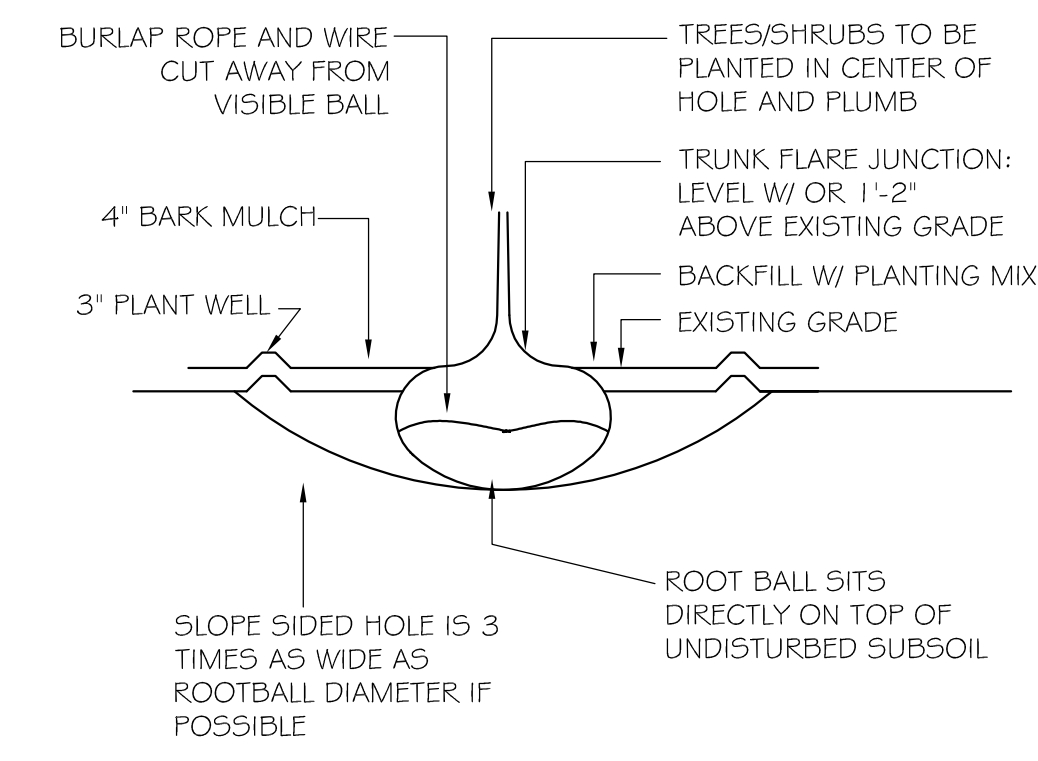
5 FENCE DETAIL
SCALE 1"=1'-0"



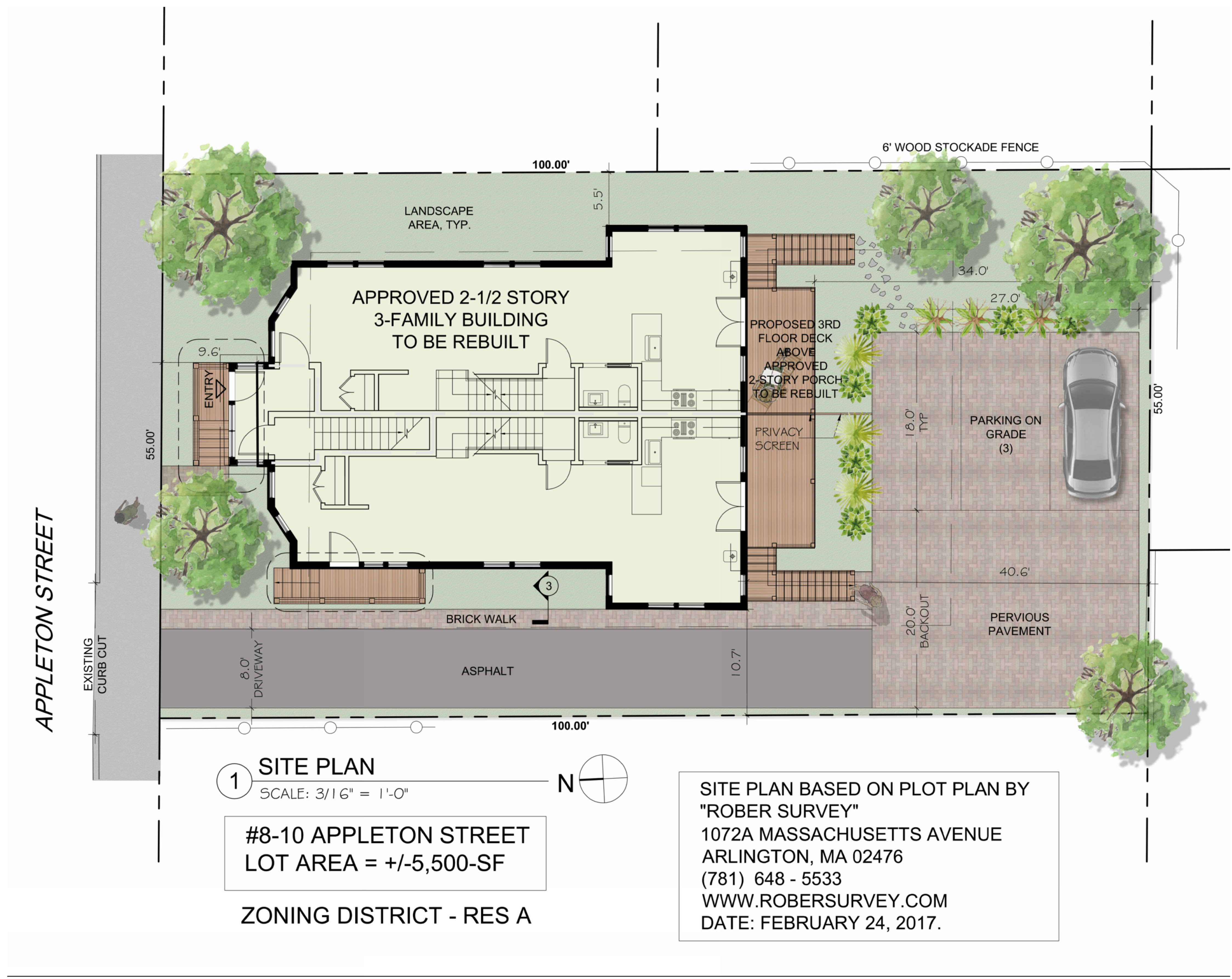
4 SEEDED AREAS
SCALE 1"=1'-0"



3 UNIT PAVER WALK
SCALE 1"=1'-0"



2 TYPICAL PLANTING DETAIL
N.T.S.



1 SITE PLAN
SCALE: 3/16" = 1'-0"

#8-10 APPLETON STREET
LOT AREA = +/-5,500-SF

ZONING DISTRICT - RES A

SITE PLAN BASED ON PLOT PLAN BY
"ROBER SURVEY"
1072A MASSACHUSETTS AVENUE
ARLINGTON, MA 02476
(781) 648 - 5533
WWW.ROBERSURVEY.COM
DATE: FEBRUARY 24, 2017.

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PETER QUINN ARCHITECTS LLC
259 ELM STREET, SUITE 301
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PH 617-354-3989 FAX 617-868-0280



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ALTERATION TO
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3-UNIT STRUCTURE

8-10 APPLETON STREET
SOMERVILLE, MA

PREPARED FOR

BOSTON INVESTMENTS

402A HIGHLAND AVENUE
SOMERVILLE, MA 02144-2511

DRAWING TITLE

PROPOSED
ARCHITECTURAL
SITE PLAN AND
SITE DETAILS

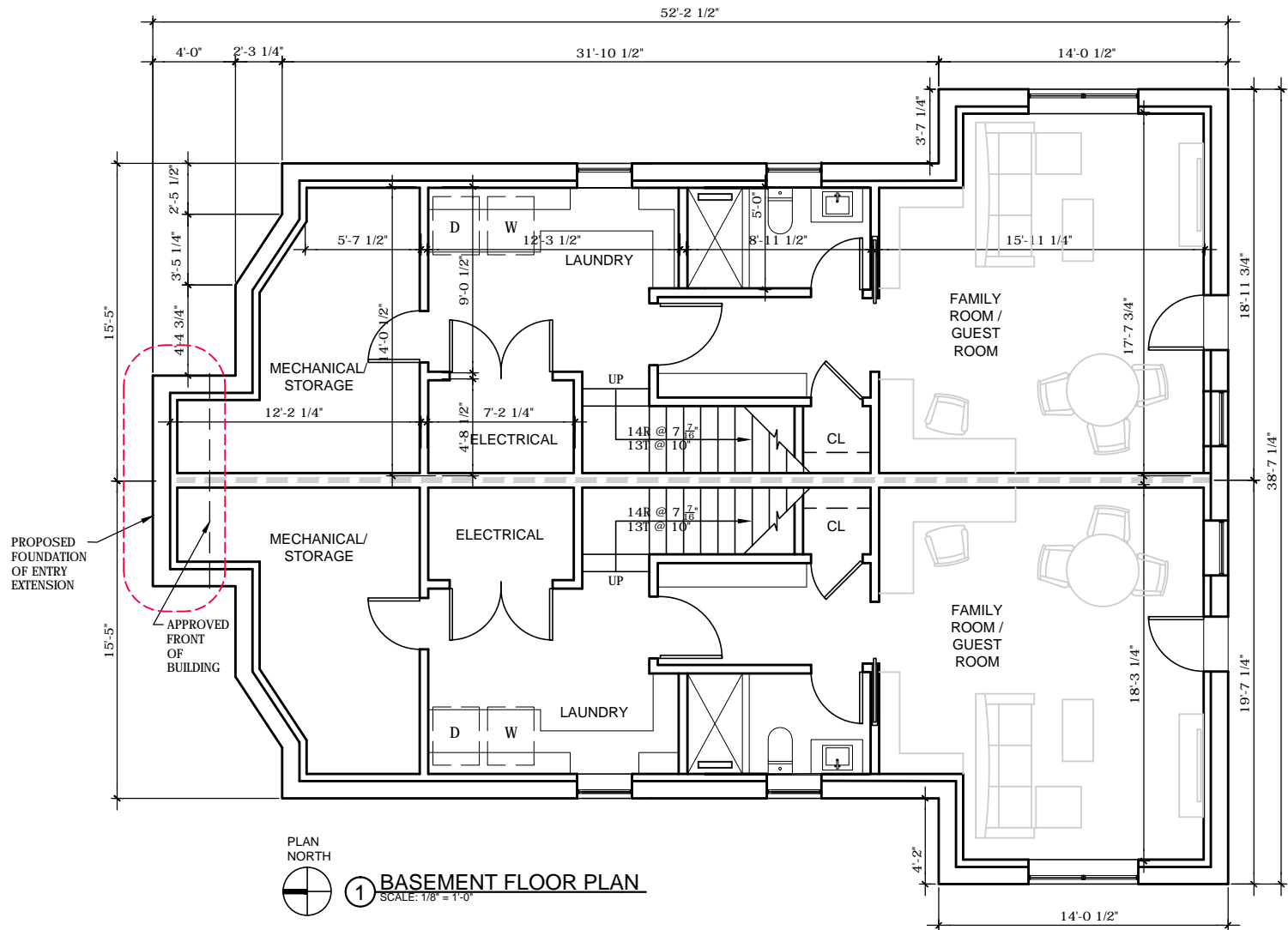
SCALE AS NOTED

REVISION / ISSUE	DATE
ZBA	11 OCT 2017
DRAWN BY DM	REVIEWED BY PQ

SHEET

A0.1

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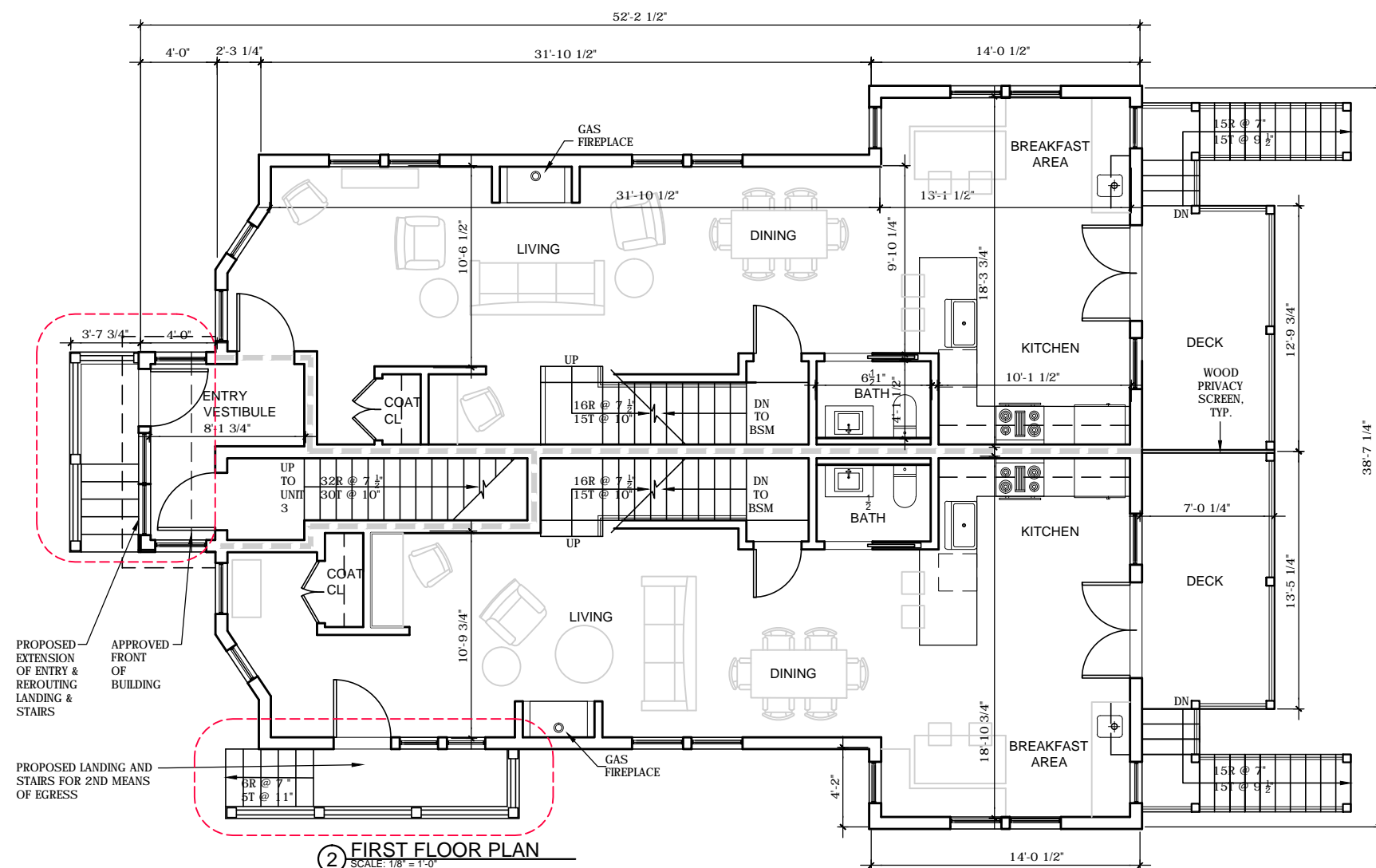
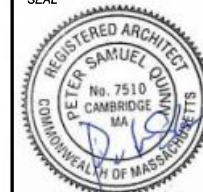
PROPOSED
BASEMENT
FLOOR PLAN

SCALE AS NOTED

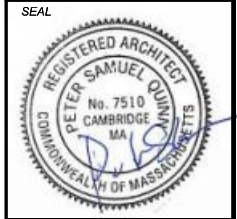
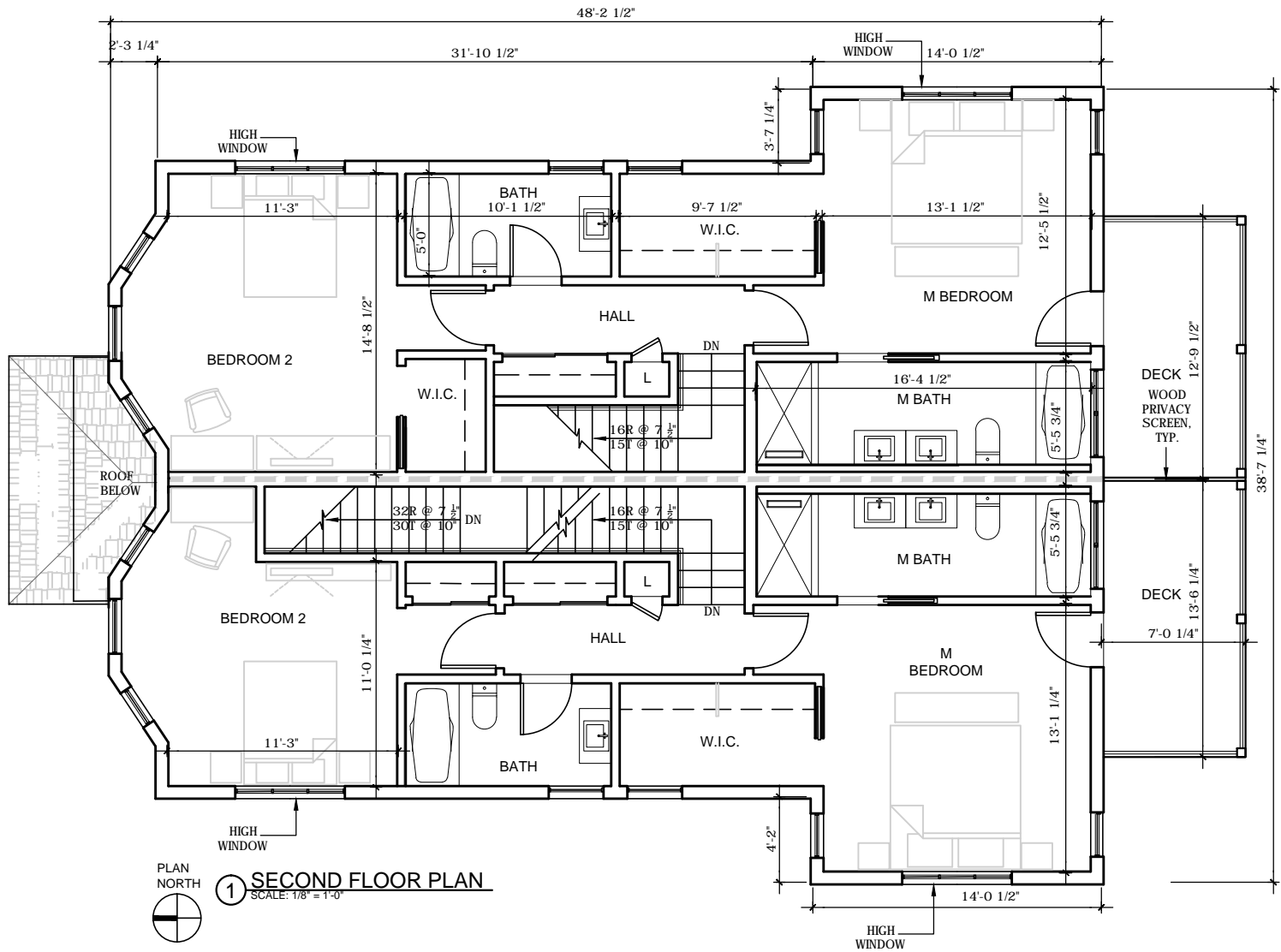
REVISION	DATE
ZBA APPL	11 OCT 2017
DRAWN BY ELM	REVIEWED BY PQ

SHEET

A1.0



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DRAWING TITLE
PROPOSED
SECOND
FLOOR PLAN

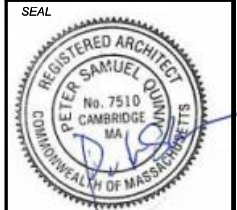
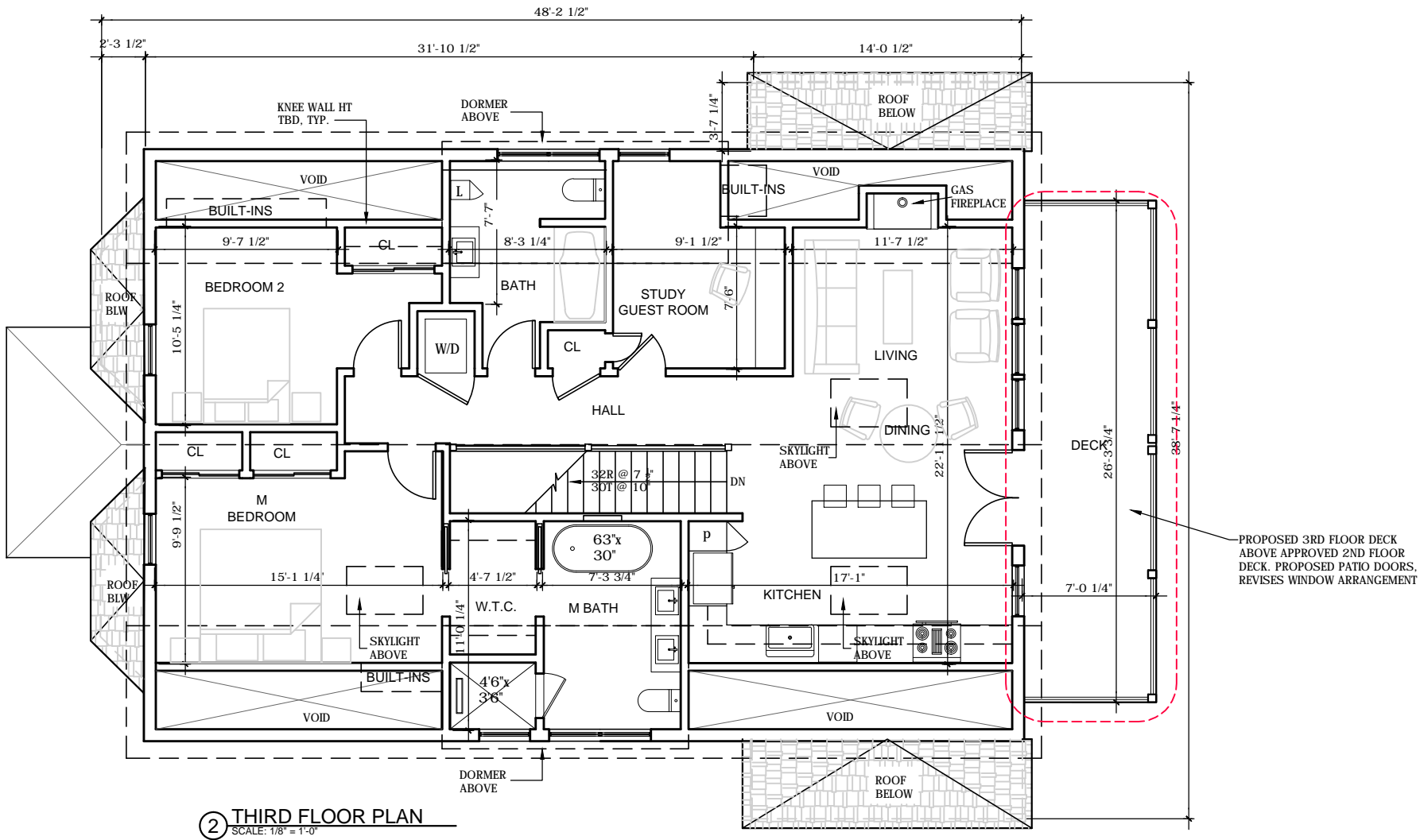
SCALE AS NOTED

REVISION	DATE
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DRAWN BY ELM	REVIEWED BY PQ

SHEET

A1.2

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DRAWING TITLE
**PROPOSED
THIRD
FLOOR PLAN**

SCALE AS NOTED

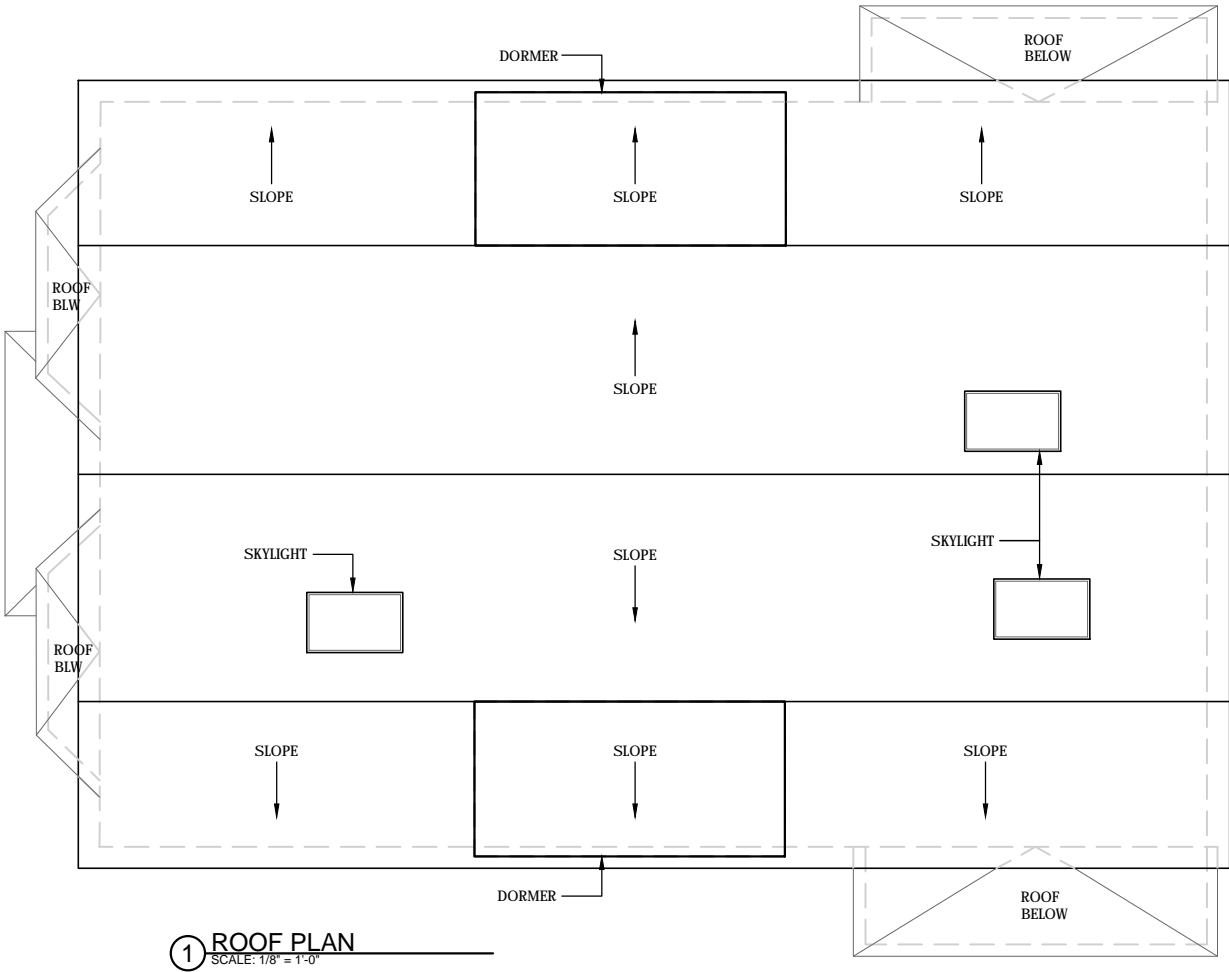
REVISION	DATE
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DRAWN BY ELM	REVIEWED BY PQ

SHEET



A1.3

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DRAWING TITLE

PROPOSED
ROOF PLAN

SCALE AS NOTED

REVISION	DATE
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ZBA APPL	11 OCT 2017
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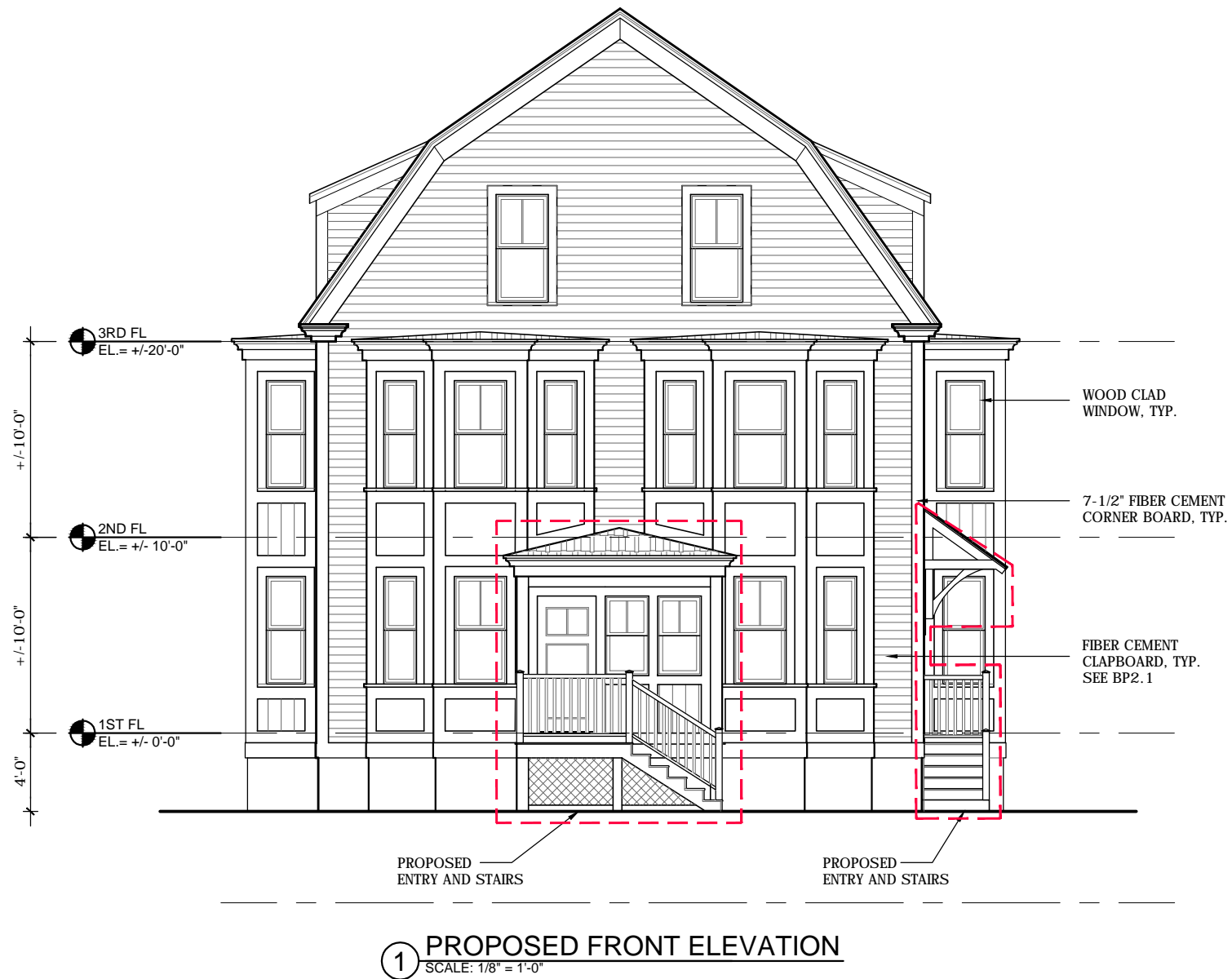
DRAWN BY ELM	REVIEWED BY PQ
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SHEET



A1.4

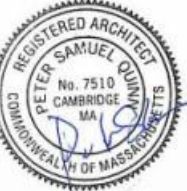
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FRONT
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SHEET

A2.1

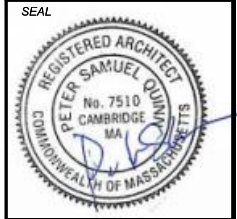
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 **FRONT ELEVATION**
SCALE: 1/8" = 1'-0"
BUILDING PERMIT ISSUED TO ALLOW RECONSTRUCTION

PETER QUINN ARCHITECTS
ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
259 ELM STREET, SUITE 301
SOMERVILLE, MA 02144
PH 617-354-3989



CONSULTANT

PROJECT
**ALTERING EXISTING
NONCONFORMING
3-UNIT STRUCTURE**

8-10 APPLETON STREET
SOMERVILLE, MA

PREPARED FOR

BOSTON INVESTMENTS

SOMERVILLE, MA

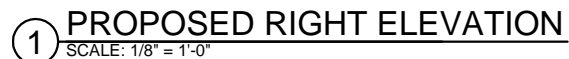
DRAWING TITLE

**BUILDING
PERMIT FOR
RECONSTRUCTION
FRONT
ELEVATION**

SCALE AS NOTED	
REVISION	DATE
ZBA APPL	11 OCT 2017
DRAWN BY ELM	REVIEWED BY PQ

SHEET

BP2.1



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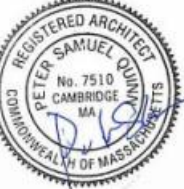
RIGHT ELEVATION
SCALE: 1/8" = 1'-0"
BUILDING PERMIT ISSUED TO ALLOW RECONSTRUCTION

**PETER
QUINN
ARCHI
TECTS**

**ARCHITECTURE
PLANNING
COMMUNITY DESIGN**

PETER QUINN ARCHITECTS LLC
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PH 617-354-3989

SEAL



CONSULTANT

PROJECT

**ALTERING EXISTING
NONCONFORMING
3-UNIT STRUCTURE**

**8-10 APPLETON STREET
SOMERVILLE, MA**

PREPARED FOR

BOSTON INVESTMENTS

SOMERVILLE, MA

DRAWING TITLE

**BUILDING
PERMIT FOR
RECONSTRUCTION
RIGHT
ELEVATION**

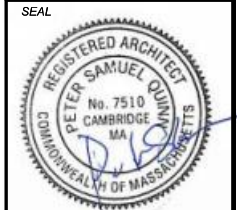
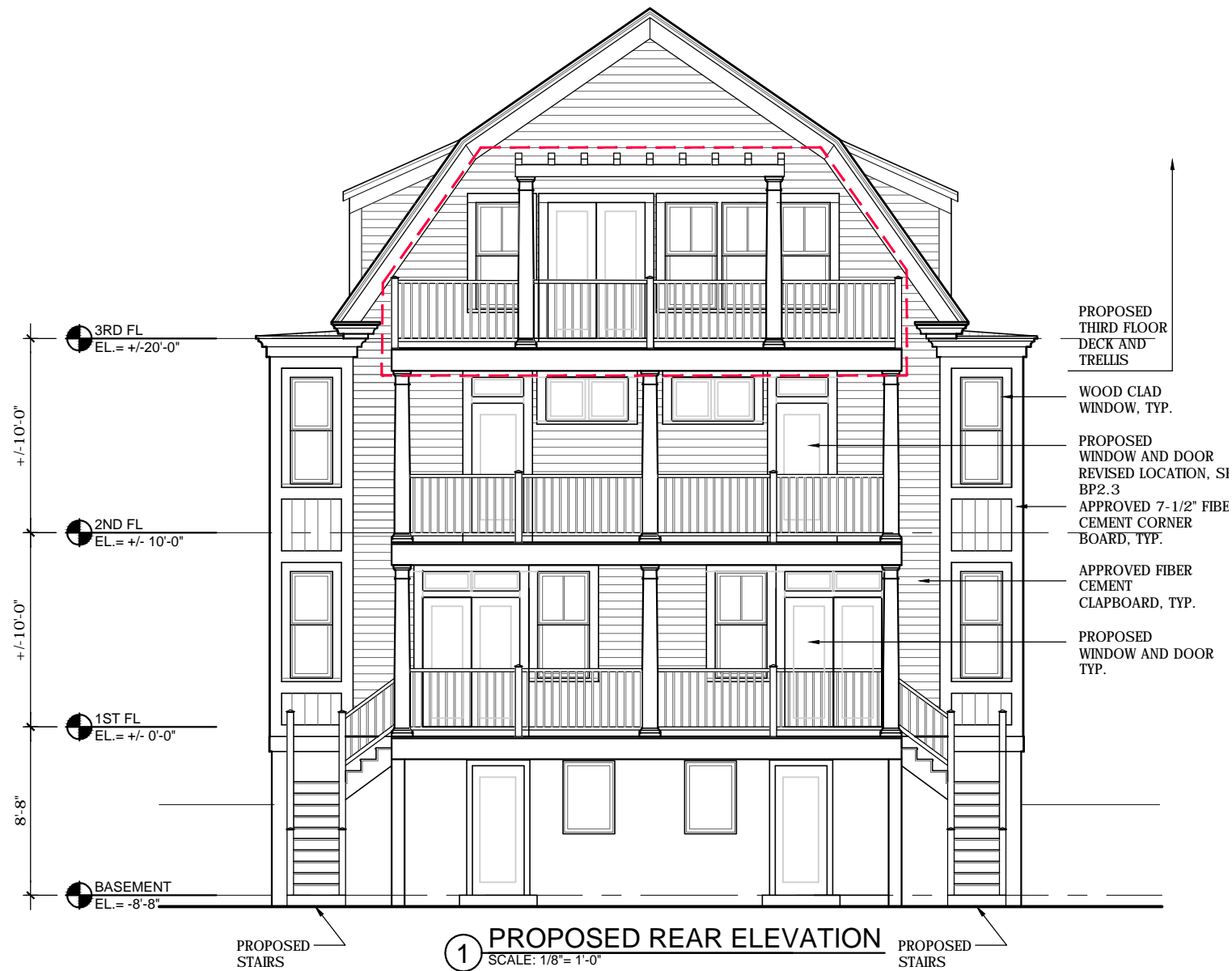
SCALE AS NOTED

REVISION	DATE
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ZBA APPL	11 OCT 2017
DRAWN BY ELM	REVIEWED BY PQ
SHEET	

BP2.2

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PROJECT
**ALTERING EXISTING
NONCONFORMING
3-UNIT STRUCTURE**

8-10 APPLETON STREET
SOMERVILLE, MA

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BOSTON INVESTMENTS

SOMERVILLE, MA

DRAWING TITLE

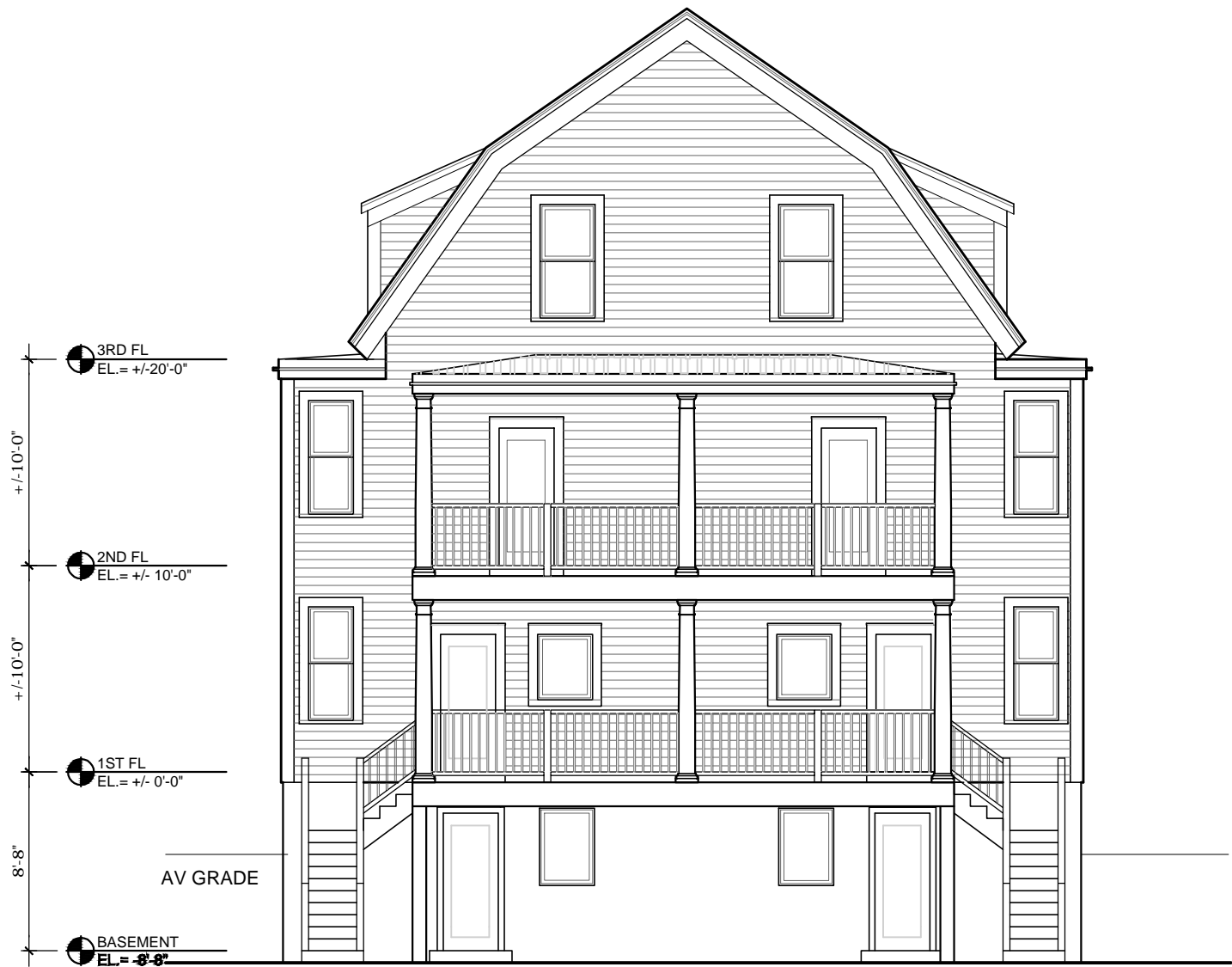
**PROPOSED
REAR
ELEVATION**

SCALE AS NOTED	
REVISION	DATE
ZBA APPL	11 OCT 2017
DRAWN BY ELM	REVIEWED BY PQ

SHEET

A2.3

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REAR ELEVATION

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

BUILDING PERMIT ISSUED TO ALLOW RECONSTRUCTION

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SEAL



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3-UNIT STRUCTURE

8-10 APPLETON STREET
SOMERVILLE, MA

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BOSTON INVESTMENTS

SOMERVILLE, MA

DRAWING TITLE

BUILDING
PERMIT FOR
RECONSTRUCTION
REAR
ELEVATION

SCALE AS NOTED

REVISION	DATE
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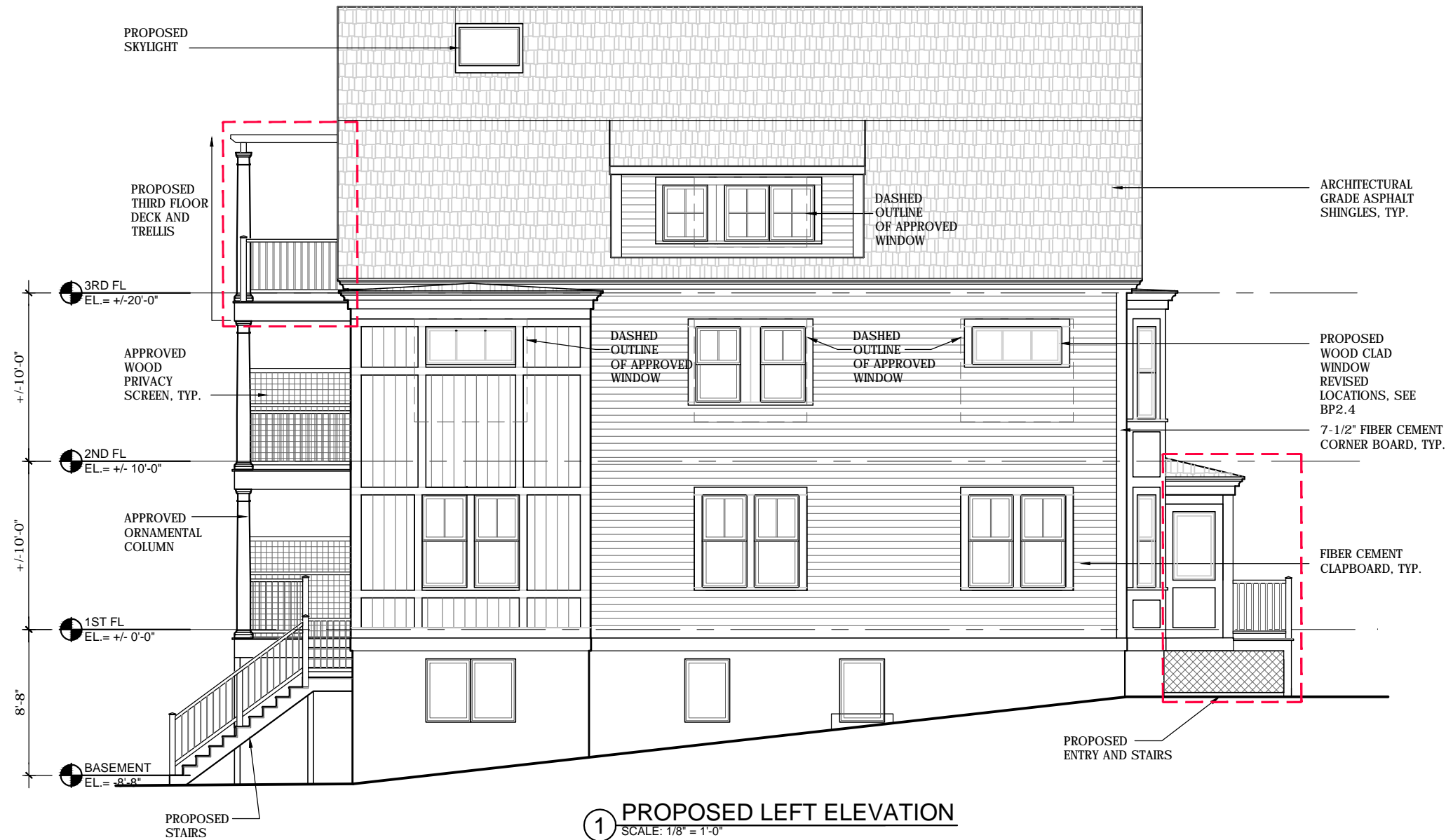
ZBA APPL	11 OCT 2017
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SHEET

BP2.3

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NONCONFORMING
3-UNIT STRUCTURE

8-10 APPLETON STREET
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SOMERVILLE, MA

DRAWING TITLE

PROPOSED
LEFT
ELEVATION

SCALE AS NOTED

REVISION	DATE
ZBA APPL	11 OCT 2017
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SHEET	

ZBA APPL

11 OCT 2017

DRAWN BY
ELM

REVIEWED BY
PQ

SHEET

A2.4

Z:\DCADD\WGSA\Applerton-8-10\ZBA Appl\ELEVATIONS.dwg, BP2.4, 10/17/2017 9:35:18 AM



 **LEFT ELEVATION**
SCALE: 1/8" = 1'-0"
BUILDING PERMIT ISSUED TO ALLOW RECONSTRUCTION

SEAL



CONSULTANT

PROJECT

**ALTERING EXISTING
NONCONFORMING
3-UNIT STRUCTURE**

**8-10 APPLETON STREET
SOMERVILLE, MA**

PREPARED FOR

BOSTON INVESTMENTS

SOMERVILLE, MA

DRAWING TITLE

**BUILDING
PERMIT FOR
RECONSTRUCTION
LEFT
ELEVATION**

SCALE AS NOTED

REVISION	DATE
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ZBA APPL	11 OCT 2017
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DRAWN BY ELM	REVIEWED BY PQ
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SHEET

BP2.4