

ZONING CODE REVIEW:

	ALLOWED / REQUIRED	EXISTING	PROPOSED	COMPLIANCE
ZONE: "RC"	RC	RC	RC	
USE	RESIDENTIAL 1,2,&3-FAMILY STRUCTURES ALLOWED BY RIGHT 4,5,&6-FAMILY STRUCTURES ALLOWED BY SPECIAL PERMIT	(1) 2-FAMILY STRUCTURE (TO REMAIN)	5 DWELLING UNITS (3-FAMILY STRUCTURE + 2-FAMILY STRUCTURE)	DOES NOT COMPLY / SPECIAL PERMIT REQUIRED
MIN. LOT SIZE	7,500 S.F.	5,334 +/- S.F.	5,334 +/- S.F.	DOES NOT COMPLY
MIN. LOT PER UNIT, 1-9 UNITS	875 S.F.; 5,342 S.F. / 1,000 S.F. = 6 UNITS ALLOWED	2 UNITS	5 UNITS	COMPLIES
MAX. GROUND COVERAGE	70% / 3,733 SF	1,030 S.F. / 5,334 S.F. = 19%	1,990 S.F. / 37%	COMPLIES
MIN. LANDSCAPE AREA	25% / 1,334 SF	2,497 S.F. / 5,334 S.F. = 47%	1,366 S.F. / 26%	COMPLIES
MIN. PERVIOUS AREA	30% / 1,600 SF	2,497 S.F. / 5,334 S.F. = 47%	1,667 S.F. / 31%	COMPLIES
MAX. FLOOR AREA RATIO (FAR)	2.0 / 10,668 SF	2,058 S.F. / 5,334 S.F. = 0.39	6,633 S.F. / 5,334 S.F.=1.2	COMPLIES
MAX. BUILDING HEIGHT	40' - 0" AND 3 STORIES	26'-7" AND 2 1/2 STORIES	38' - 6" AND 3 STORIES	COMPLIES
MIN. YARD SETBACKS FRONT	15'-0" OR EXISTING BUILDING ALIGNMENT, MIN. 10'-0"	68'- 11 1/2" (BEACON STREET)	10'-1 3/4" (BEACON STREET)	COMPLIES
SIDE	10'-0" SUM 20'-0" (LEFT) 10'-0" SUM 20'-0" (RIGHT)	LEFT SIDE: 5'-2" RIGHT SIDE: 27'-7"	LEFT SIDE: 5'-2" (EXISTING), 3'-0" (NEW BUILDING) RIGHT SIDE: 10'-3 3/4"	DOES NOT COMPLY COMPLIES
REAR	20'-0"	4"-4 3/4"	4'-4 3/4" (EXISTING) / 10'-0 3/4" (NEW ADDITION)	PRE-EXIST / NO CHANGE
MIN. FRONTAGE	50' - 0"	32'	32'	PRE-EXIST / NO CHANGE
MIN. OFF-STREET PARKING	1.5 PER DWELLING UNIT WITH 1-2 BEDROOMS 2.0 PER DWELLING UNIT WITH 3+ BEDROOMS	4 REQUIRED 3 PROVIDED	9 REQUIRED 4 PROVIDED	DOES NOT COMPLY
BICYCLE PARKING	1 SPACE FOR EVERY 7 DWELLING UNITS = 0 SPACE	0 SPACES	0 SPACES	COMPLIES

EXISTING FLOOR AREAS
(GROSS)

BASEMENT	795 S.F.
FIRST FLOOR	812 S.F.
SECOND FLOOR	795 S.F.
THIRD FLOOR	468 S.F.
TOTAL	2,870 S.F.

PROPOSED FLOOR AREAS
(GROSS)

BASEMENT	1,513 S.F.
FIRST FLOOR	1,817 S.F.
SECOND FLOOR	1,856 S.F.
THIRD FLOOR	1,548 S.F.
TOTAL	6,734 S.F.

PROPOSED FLOOR AREAS
(F.A.R. CALC.)

BASEMENT	1,419 S.F.
FIRST FLOOR	1,739 S.F.
SECOND FLOOR	1,738 S.F.
THIRD FLOOR	1,437 S.F.
TOTAL	6,333 S.F.

PROPOSED UNIT AREAS
(USEABLE):

104 BEACON - UNIT #1	1,527 S.F.
104 BEACON - UNIT #2	1,527 S.F.
5 SMITH- UNIT #1 BASEMENT FIRST FLOOR	1,798 S.F. 757 S.F. 1,041 S.F.
5 SMITH- UNIT #2	895 S.F.
5 SMITH - UNIT #3	715 S.F.

City of Somerville, Zoning Ordinance

§4.4.1. Alteration, Reconstruction, Extension, or Structural Change to a Nonconforming Structure:

As provided in M.G.L. c.40A, §6, as amended, the alteration, reconstruction, extension or structural change to a nonconforming single or two-family residential structure shall not be considered an increase in the nonconforming nature of the structure and shall be permitted as a matter of right upon a determination by the building inspector or the Zoning Administrator under the following circumstances:

(i) Alteration, reconstruction, extension, or structural change to a one- or two-family structure that complies with the dimensional requirements of the zoning ordinance in effect at the time of the application, but is located on a lot with insufficient area, and provided any such alteration, reconstruction, extension or structural change remains in compliance with all current dimensional requirements and does not increase the Gross Floor Area (GFA) of the dwelling by more than twenty-five percent (25%). For the purposes of this definition all percentages of increase shall be cumulative and calculated from square footages existing on the effective date of this ordinance.

(ii) Alteration, reconstruction, extension or structural change to a nonconforming one- or two-family structure not affecting the nonconforming aspect of the one- or two-family structure and where the alteration, reconstruction, extension, or structural change will comply with all current dimensional requirements of the zoning ordinance, and provided any such alteration, reconstruction, extension or structural change does not increase the Gross Floor Area of the dwelling by more than twenty-five percent (25%). For the purposes of this definition all percentages of increase shall be cumulative and calculated from square footages existing on the effective date of this ordinance.

Lawfully existing one- and two-family dwellings which are used only as residences, which are nonconforming with respect to dimensional requirements, may be enlarged, expanded, renovated, or altered by special permit granted by the SPGA in accordance with the procedures of Article 5, when any such enlargement, extension, renovation or alteration increases the nonconforming nature of the structure or the Gross Floor Area of the dwelling is increased by more than twenty-five percent (25%). For the purposes of this definition all percentages of increase shall be cumulative and calculated from square footages existing on the effective date of this ordinance. The SPGA, as a condition of granting a special permit under this Section must find that such extension, enlargement, renovation or alteration is not substantially more detrimental to the neighborhood than the existing nonconforming structure.

LEGEND

LANDSCAPED AREA

PERVIOUS PAVED AREA

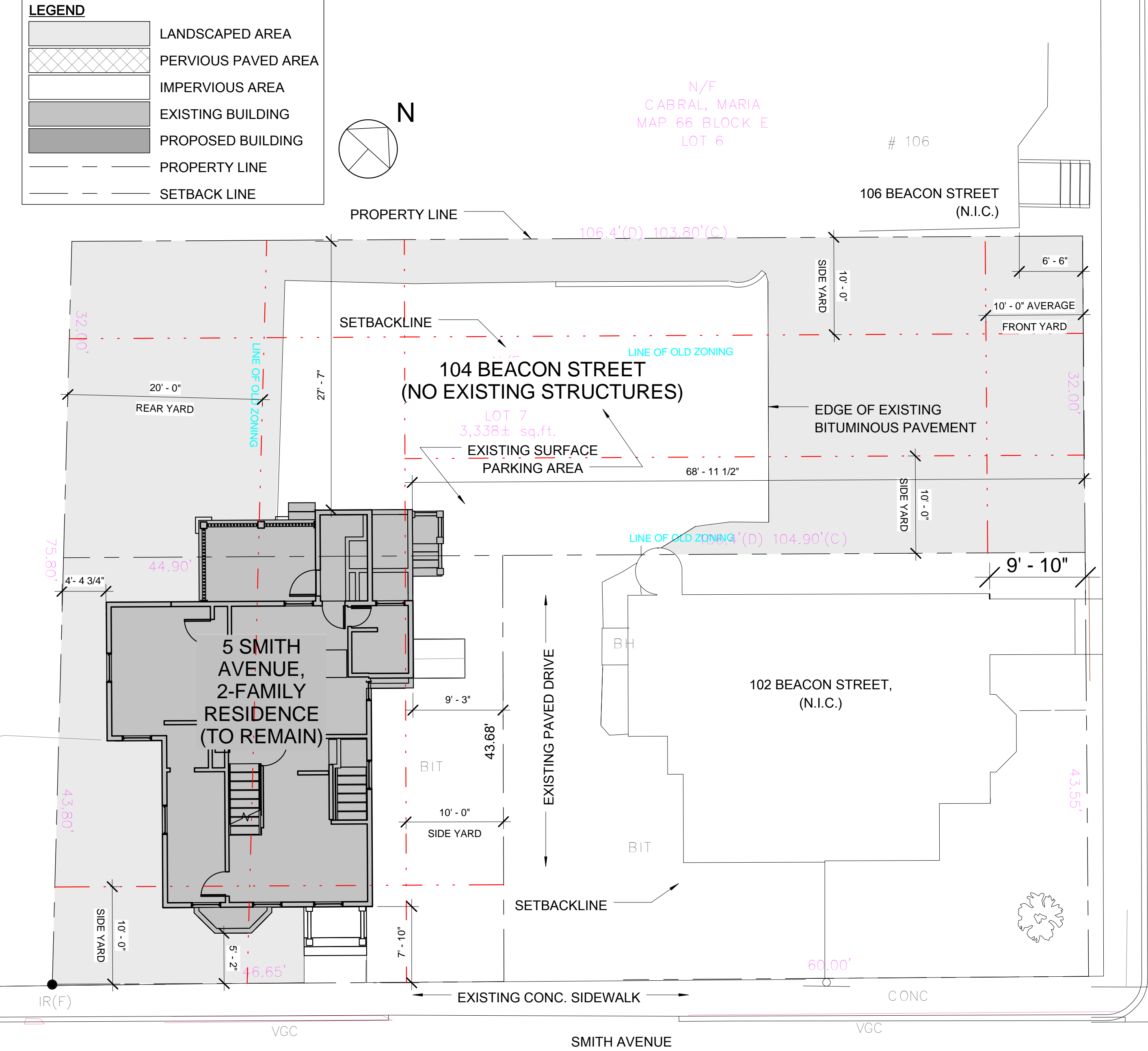
IMPERVIOUS AREA

EXISTING BUILDING

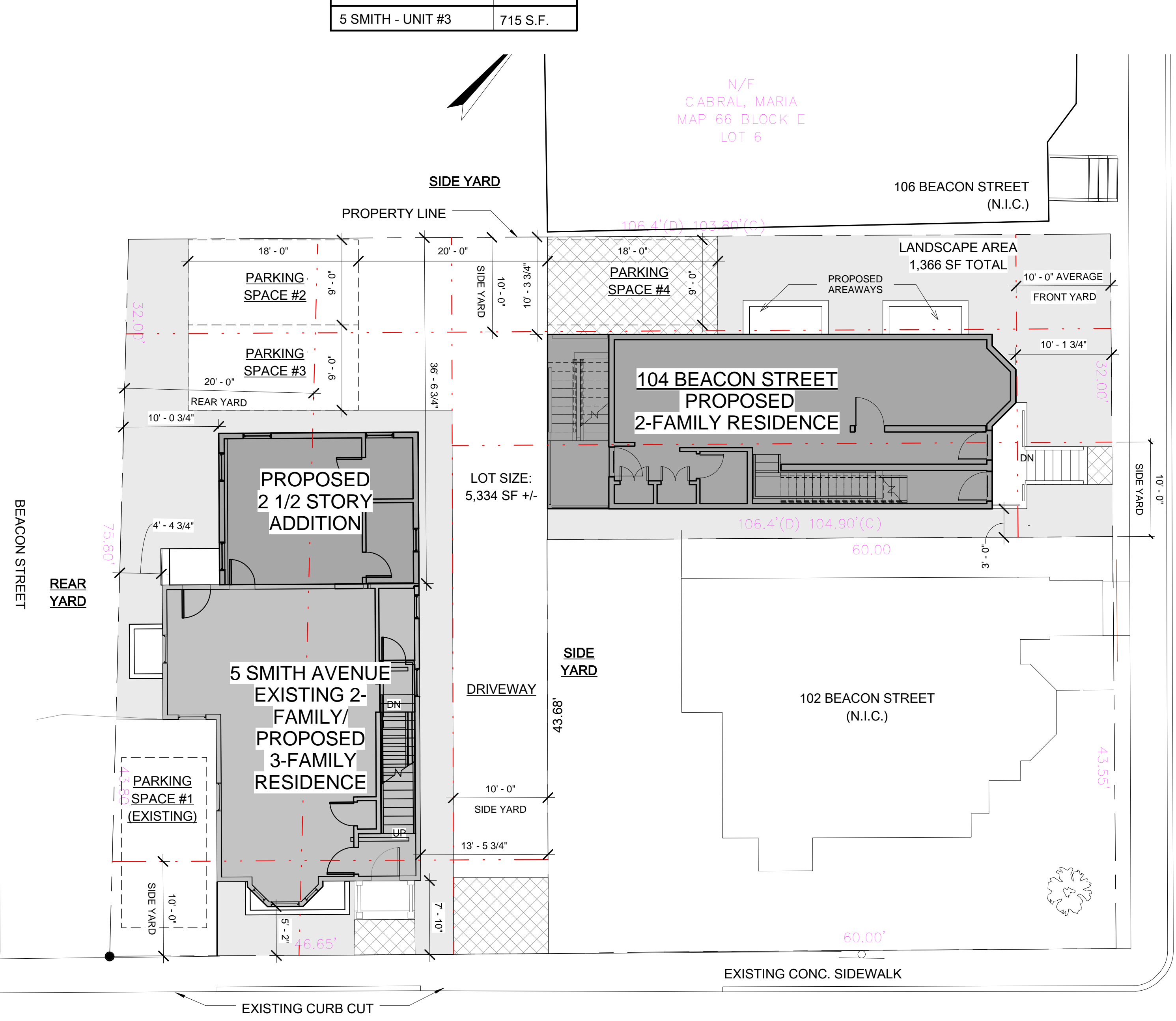
PROPOSED BUILDING

PROPERTY LINE

SETBACK LINE



② Existing Site
1/8" = 1'-0"



③ Proposed Site
1/8" = 1'-0"

PROJECT NAME

BEACON SMITH

PROJECT ADDRESS
5 SMITH AVENUE &
104 BEACON STREET,
SOMERVILLE, MA

CLIENT

MOONS REALTY
TRUST

ARCHITECT



17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682 FAX: 617-591-2086

CONSULTANTS:

COPYRIGHT KDI © 2015
THESE DRAWINGS ARE NOW AND DO
REMAIN THE SOLE PROPERTY OF KHALSA
DESIGN INC. USE OF THESE PLANS OR ANY
FORM OF REPRODUCTION OF THIS DESIGN
IN WHOLE OR IN PART WITHOUT EXPRESS
WRITTEN CONSENT IS PROHIBITED AND
SHALL RESULT IN THE FULLEST EXTENT OF
PROSECUTION UNDER LAW

REGISTRATION



Project number 15057
Date 10-5-2016
Drawn by MCB
Checked by JSK
Scale As indicated

REVISIONS

No.	Description	Date

Zoning Code
Review
ALTERNATE

A-011 B

BEACON SMITH