



BASED OF CERTIFIED PLOT PLAN
 PREPARED BY:
 MEDFORD ENGINEERING & SURVEY
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 15 HALL ST. MEDFORD, MA 02155
 DATED: APRIL 3, 2008

15 PARK PLACE
DIMENSIONAL TABLE (RESIDENTIAL-RB DISTRICT)
SOMERVILLE BUILDING PERMIT APPLICATION, 2-UNITS ATTACHED

DISTRICT / FB	EXISTING CONDITIONS	REQUESTED CONDITIONS	ORDINANCE REQUIREMENTS / ALLOWED	
MINIMUM LOT SIZE	3,960-SF	3,960-SF	ORDINANCE REQUIREMENTS / ALLOWED 7,500-SF	EXISTING NON CONFORMING
MINIMUM LOT AREA / DWELLING UNIT	N/A	1,980-SF / UNIT	1,980-SF / UNIT	COMPLIES
MAXIMUM CIRCULAR COVERAGE (%)	N/A	50.0%	MAX 50%	COMPLIES
LANDSCAPE AREA / MINIMUM PERCENT OF LOT	N/A	44.2%	MIN. 25%	COMPLIES
FLOOR AREA RATIO	N/A	3,740-SF / 3,960-SF = 0.94	1.0	COMPLIES
MAXIMUM HEIGHT / STORIES / FT	N/A	3 STORIES / 33.6 FT	3 STORIES / 40.0 FT MAX.	COMPLIES
MINIMUM FRONT YARD (FT)	-4'-1'3"	15'0"	15'0"	COMPLIES
MINIMUM SIDE YARDS (FT)	+/-0.0' LEFT SIDE	0.0' (EXISTING) 10.0' (NEW) LEFT S.Y.	10.0' MIN. LEFT SIDE (3-STY) 10.0' MIN. RIGHT SIDE (3-STY)	EXISTING NON CONFORMING NEW COMPLIES
MINIMUM REAR YARDS (FT)	+/-0.0'	10'0"	10'0" W/ REAR YARD REDUCTION FOR SHALLOW LOTS. (100'-80' = 40X3" = 120' OR 10' REDUCTION	COMPLIES
MINIMUM FRONTAGE (FT)	66'0"	66'0"	50'0"	COMPLIES
NO. OF DWELLING UNITS	N/A	2 UNITS	2 @ 1,500-SF OF LOT AREA PER UNIT	COMPLIES
NO. OF PARKING SPACES	3 SPACES	3 SPACES	1.5 FOR 2 BEDROOM UNIT X 2 = 3	COMPLIES

CONSULTANT

PROJECT

**15 PARK PL
TWO UNIT DEVELOPMENT
SOMERVILLE, MA**

PREPARED FOR

KEITH GLOVER
15 LINDEN AVE.
SOMERVILLE, MA 02143

DRAWING TITLE

ZONING COMPLIANCE

SCALE AS NOTED

REVISION / ISSUE DATE

SP-REV-2	22 JUNE 2010
SP-REV-1	27 OCT 2009
APPL REV	30 JULY 2009
ISD APPL	18 MAY 2009
DRAWN BY SH	REVIEWED BY PQ

SHEET

A-O