

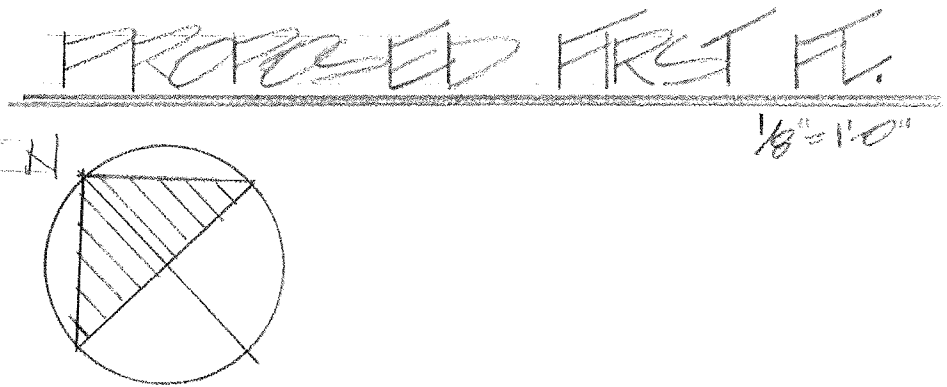
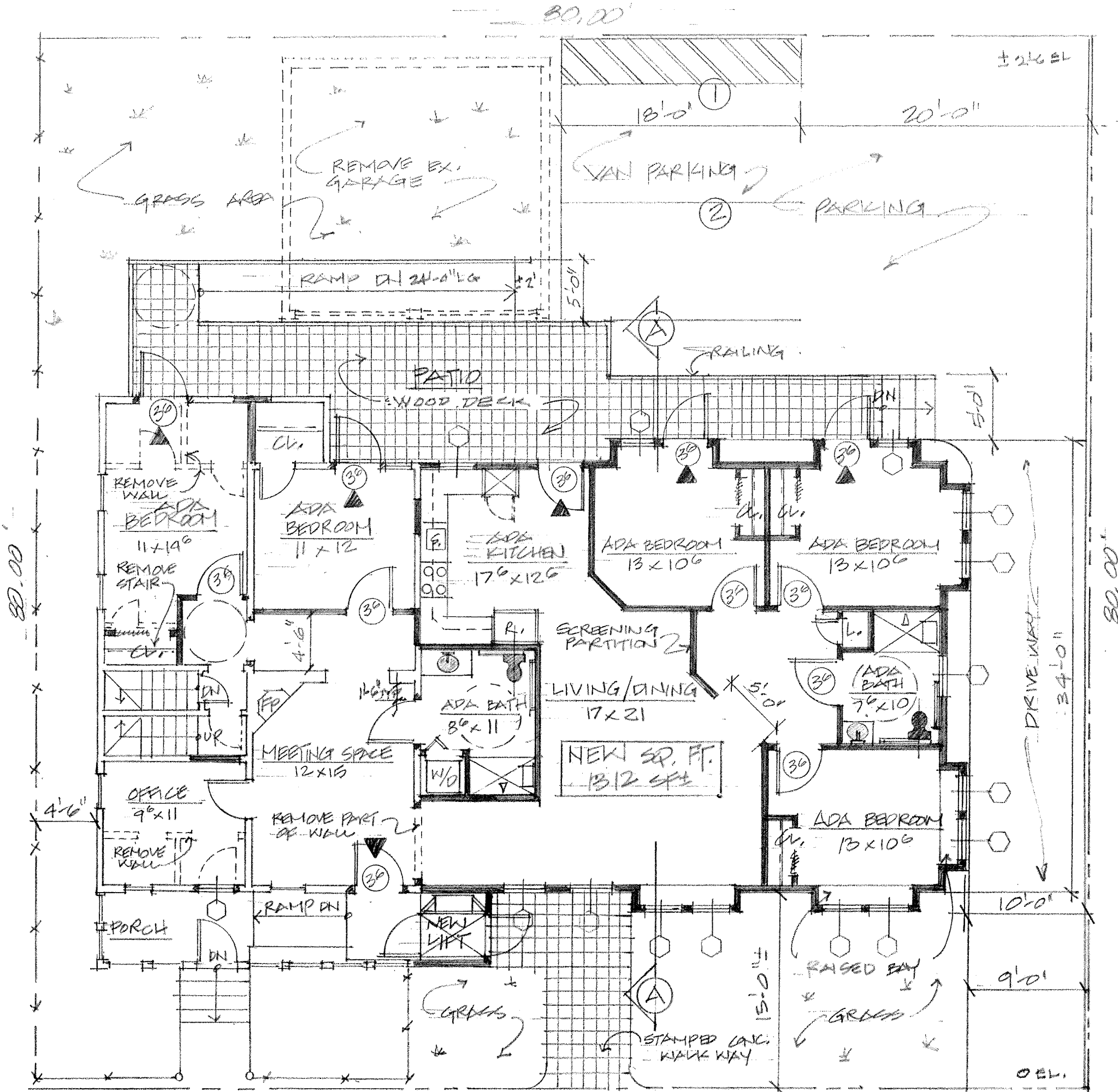


PROPOSED FRONT ELEVATION

1/8" = 1'-0"

Design Partnership Architects INC
85 Brockton Avenue, on Pentucket Lake, Haverhill, MA 01830

1-28-09



PRELIMINARY ZONING ANALYSIS

Property Owner:
Walnut Street Center, Inc.
35 Charlestown Street
Somerville, MA. 02143

Property Location:
27 Jackson Road
Somerville, MA. 02145

RE: New addition off existing right-side of residence, conversion to a 5 bedroom group residence.

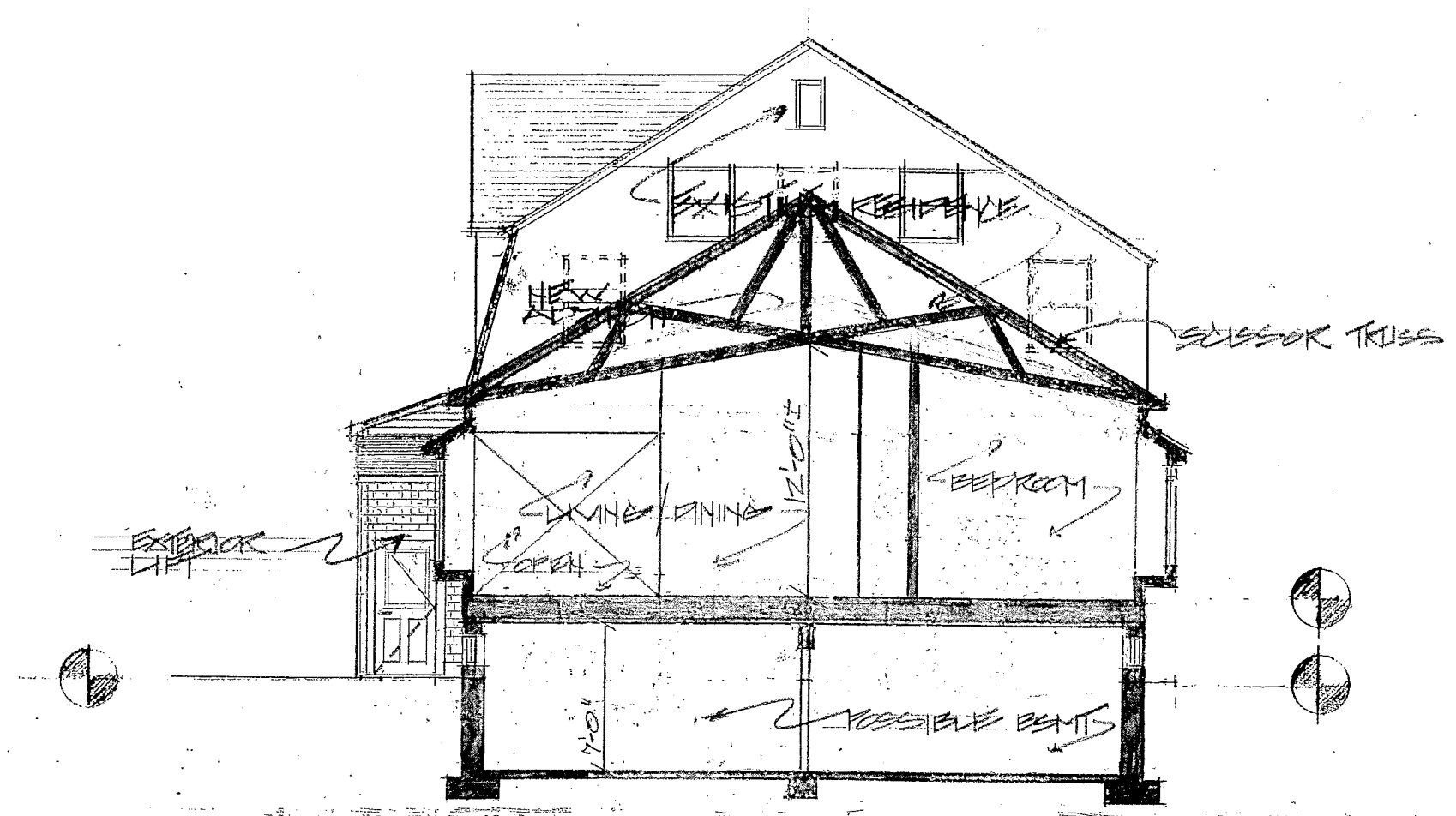
Located in zone RB (RESIDENCE B)
Group residence is permitted

Dimensional Requirements:	REQUIRED	EXISTING	PROPOSED
USE:		Residence	Group Residence
# of Dwelling Units:		1 unit	1 unit
Lot Area:	7,500 SQ. FT.	6,400 SQ. FT.	6,400 SQ. FT.
Lot Area ÷ # of Units:	1,500 min.	6,400 SQ. FT.	6,400 SQ. FT.
Max. Ground Coverage:	50%	1,437.76 SQ. FT.	2,355.72 SQ. FT.
Max. % Ground Coverage:	50%	22%	37%
Min. Landscaped Area:	25%	4,051 SQ. FT.	1,822.53 SQ. FT.
Min. % Landscaped Area:	25%	63%	28.5%
Net Floor Area:		3,654 total SQ. FT.	4,966 total SQ. FT.
Floor Area Ratio:	1.0	.57	.77
Max. Building Height:	3 Stories/40 Feet	3 Stories	EX.3/PROP.1.5 Stories
Min. Front Yard Set Back:	15'	9.2'	15'
Min. Rear Yard Set Back:	20'	27.5'	31'
Min. Side Yard Set Back:	10'	L = 4.57'/R = 50.83'	L = 4.57'/R = 10'
Min. Frontage:	50'	80'	80'
Min. Parking:	2 per unit	2	2

Special Permit needed for Section 8.5 Dimensional Requirements, LOT AREA. Required 7,500 SQ. FT. Existing 6,400 SQ. FT., and for Section 4.4.1 Alteration, Reconstruction, Extension, or Structural Change to a Nonconforming Structure. New Addition is not to be over 25% of the existing Structure. The Proposed New addition is over by 400 ± SQ. FT. Existing Structure = 3,654 SQ. FT. New Addition = 1,312 SQ. FT. 25 % of 3,654 = 913.5. 1312 SQ. FT. - 913.5 = 398.5 over.

Design Partnership Architects INC.
85 Brockton Avenue, on Pentucket Lake, Haverhill, MA 01830

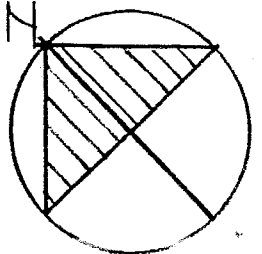
2-18-09 RAISED



PROPOSED SECTION A-A

1/8" = 1'-0"

80.00'

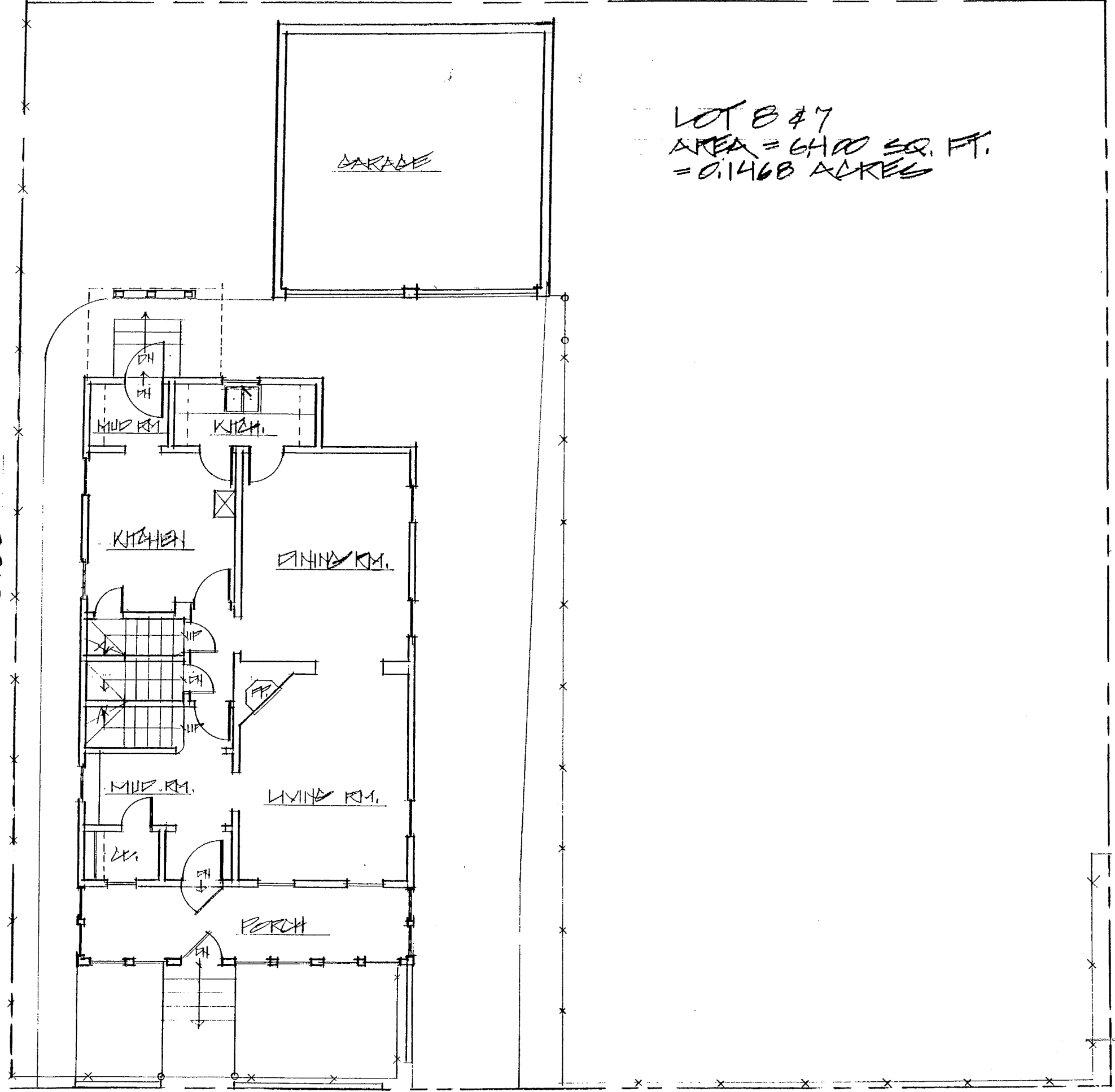


LOT 8 & 7
AREA = 6400 SQ. FT.
= 0.1468 ACRES

80.00'

80.00'

80.00'



EXIST'G FIRST FL./SITE PLAN
1/8" = 1'-0"

LOT 13

LOT 14

LOT 15

Design Partnership Architects INC.
85 Brockton Avenue, on Pentucket Lake, Haverhill, MA 01830

