

A street view photograph of a residential neighborhood. In the foreground, a dark blue hatchback is parked on the left, and a dark green hatchback is parked on the right. The background features several two-story houses with light-colored siding and white trim. The sky is blue with scattered white clouds. A utility pole with multiple wires is visible in the center-left.

# 85 & 87 HORACE STREET

## Project Information

### Proposal:

To subdivide the existing lot at 87 Horace Street and erect a single-family home on the new lot at 85 Horace Street

### Lot Size:

2,433 SF - New Lot Size for 85 Horace Street  
-Existing lot size is 6,250 SF

Zoning Subdistrict  
2F-2000

## PROJECT TEAM

### Homeowner

- Adam & Deana Fetherston

### Legal

- Drago + Toscano, LLP

### Architecture

- Choo & Company, Inc.

## BPDA Zoning Viewer



Existing Conditions – 87 Horace Street



# PROPOSED SUBDIVISION AND CONSTRUCT NEW SINGLE FAMILY HOME

## 87-85 HORACE STREET EAST BOSTON, MASSACHUSETTS

KEY	
	WALL TYPES (SEE A-3.2)
	1 HOUR CLG. ABOVE (SEE A-3.2)
	FAN
	NEW WALL
	EX'G WALL TO REMAIN
	WALL TO BE REMOVED
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR

## CODE ANALYSIS

### 87 HORACE STREET

EXISTING TO REMAIN:  
TYPE 5B CONSTRUCTION

EXISTING TO REMAIN:  
R-2 USE GROUP (THREE-FAMILY)

EXISTING TO REMAIN: 3 1/2 STORIES

## CODE ANALYSIS

### 87A HORACE STREET

PROPOSED: TYPE 5B CONSTRUCTION

PROPOSED: R-3 USE GROUP  
(SINGLE-FAMILY)

PROPOSED: 3 STORIES

ZONING CODE ANALYSIS	
<b>87 HORACE STREET</b>	
Zoning District: EAST BOSTON NEIGHBORHOOD 2F-2000	
Article: 53	

Use Regulations: Section Table	
Existing	Proposed
THREE-FAMILY	THREE-FAMILY
FORBIDDEN	FORBIDDEN

Dimensional Regulations: Table				
	Code Requirement	Existing Condition	Proposed Project	Notes
	2F-2000	THREE-FAMILY	THREE-FAMILY	NO CHANGE
Lot Area Minimum	2000 SF	-	-	-
Min Lot Area per Addt'l Dwelling Units	N/A	-	-	-
Total Required Lot Size	2000 SF	6250 SF	3815 SF+/-	SUBDIVISION
Min Required Lot Width and Frontage	25'	62.5'	38'-2" +/-	SUBDIVISION
Max FAR	0.8	<b>0.89</b>	<b>1.44</b>	SUBDIVISION
Max Building Height / Stories	2 1/2 STORIES 35 FEET	<b>3 1/2 STORIES 36-10"+/-</b>	<b>NO CHANGE</b>	-
Min Front Yard	5'-0"	7.3'	NO CHANGE	-
Left Min Side Yard	2'-6"	<b>1.8'</b>	<b>NO CHANGE</b>	-
Right Min Side Yard	2'-6"	31.9'	7.5'	SUBDIVISION
Min Rear Yard	30'-0"	35.9'	NO CHANGE	-
Rear Yard Max. Occupancy	25%	-	-	-

Overlays:	Parking:
IPOD	EX'G 2 SPACES <b>PROPO SPACES</b>

Other Non-Dimensional Zoning Issues:

ZONING CODE ANALYSIS	
<b>85 HORACE STREET</b>	
Zoning District: EAST BOSTON NEIGHBORHOOD 2F-2000	
Article: 53	

Use Regulations: Section Table	
Existing	Proposed
THREE-FAMILY	SINGLE-FAMILY
FORBIDDEN	ALLOWED

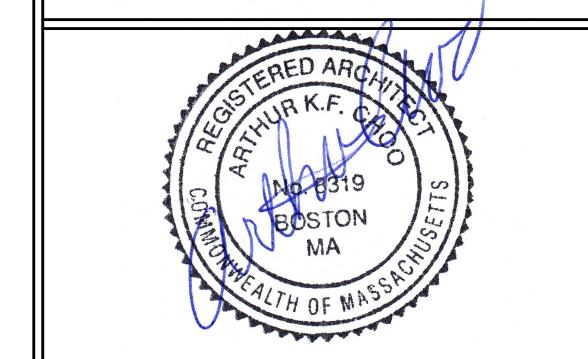
Dimensional Regulations: Table				
	Code Requirement	Existing Condition	Proposed Project	Notes
	2F-2000	THREE-FAMILY	SINGLE-FAMILY	SUBDIVISION
Lot Area Minimum	2000 SF	-	-	-
Min Lot Area per Addt'l Dwelling Units	N/A	-	-	-
Total Required Lot Size	2000 SF	6250 SF	2435 SF+/-	SUBDIVISION
Min Required Lot Width and Frontage	25'	62.5'	<b>24'-4" +/-</b>	SUBDIVISION
Max FAR	0.8	<b>0.89</b>	<b>0.96</b>	SUBDIVISION
Max Building Height / Stories	2 1/2 STORIES 35 FEET	<b>3 1/2 STORIES 36-10"+/-</b>	<b>3 STORIES 30'-0"</b> <b>+/-</b>	-
Min Front Yard	5'-0"	7.3'	7.4'	SUBDIVISION
Left Min Side Yard	2'-6"	<b>1.8'</b>	3.0'	SUBDIVISION
Right Min Side Yard	2'-6"	31.9'	<b>1.6'</b>	SUBDIVISION
Min Rear Yard	30'-0"	35.9'	37.8'	SUBDIVISION
Rear Yard Max. Occupancy	25%	-	-	-

Overlays:	Parking:
IPOD	REQUIRED - 1 SPACE PROVIDED - 1 SPACE

Other Non-Dimensional Zoning Issues:

Location  
**PROPOSED SUBDIVISION & CONSTRUCT SINGLE FAMILY 85-87 HORACE STREET EAST BOSTON, MA**

**Choo & Company, Inc.**  
One Billings Road Quincy, MA 02171  
617-786-7727 fax 617-786-7715



No. Revision Date  
    
    
  

Project No: 2020063  
Scale: AS NOTED  
Date: 06-30-2020  
Drawn By: DRM

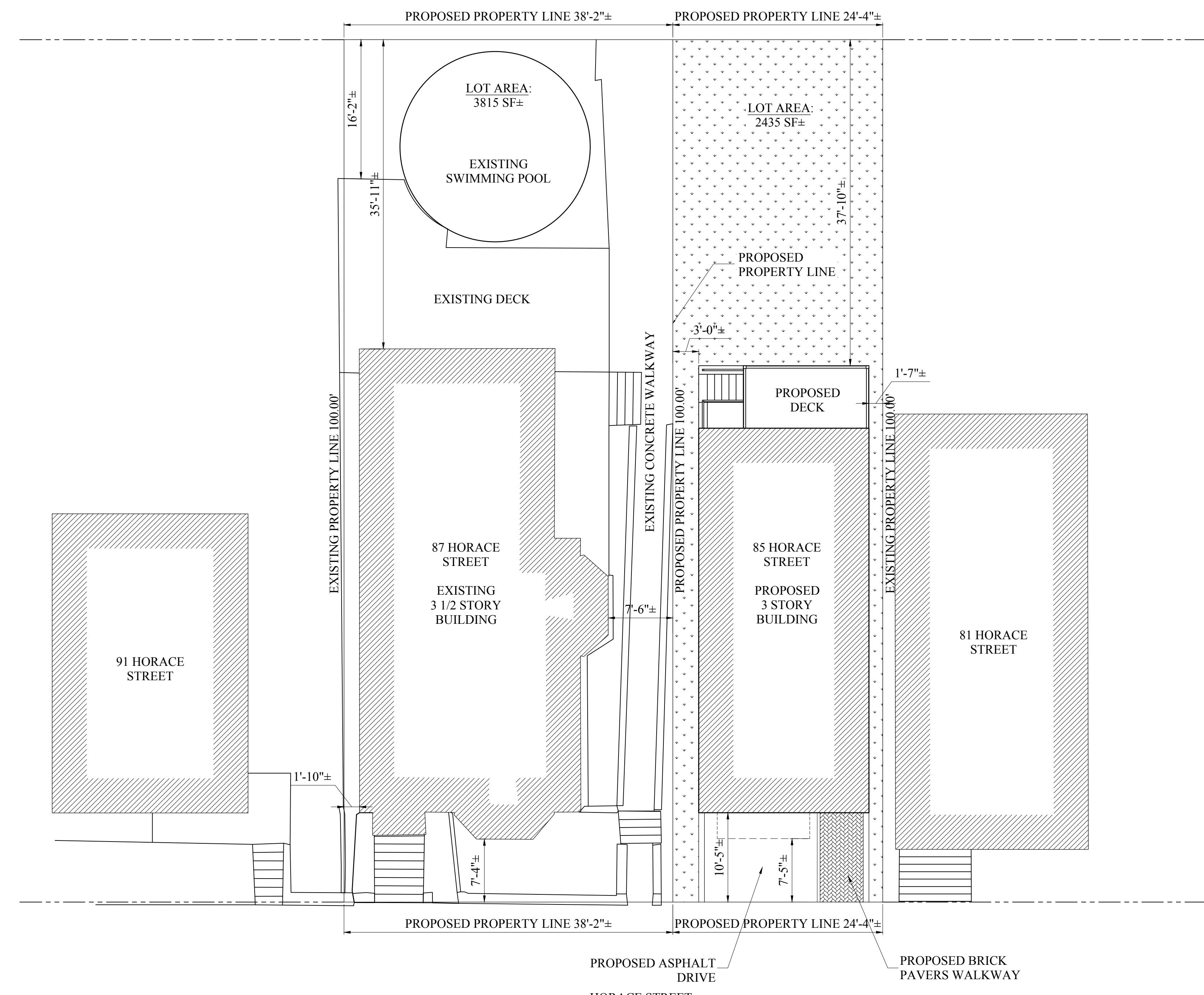
Drawing Name

**COVER SHEET**

Sheet No. A-0

**GENERAL NOTES**

- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL PERMITS REQUIRED FOR THIS PROJECT.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, SEQUENCING, SCHEDULING AND SAFETY FOR THIS PROJECT.
- ALL WORK SHALL BE PERFORMED IN CONFORMANCE TO THE MASSACHUSETTS STATE BUILDING CODE AND ALL OTHER APPLICABLE CODES AND LAWS.
- THE CONTRACTOR SHALL VISIT THE SITE AND BE THOROUGHLY AQUATINTED WITH THE PROJECT PRIOR TO SUBMITTING A PRICE. ADDITIONAL MONEY WILL NOT BE GRANTED FOR WORK NOT CLARIFIED PRIOR TO BIDDING.
- THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN DRAWINGS SPECIFICATIONS OR FIELD CONDITIONS TO THE ARCHITECT IMMEDIATELY.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY WORK DAMAGED BY HIS FORCES WHILE PERFORMING THIS CONTRACT.
- THE CONTRACTOR SHALL WARRANT HIS WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL COMPLETION.

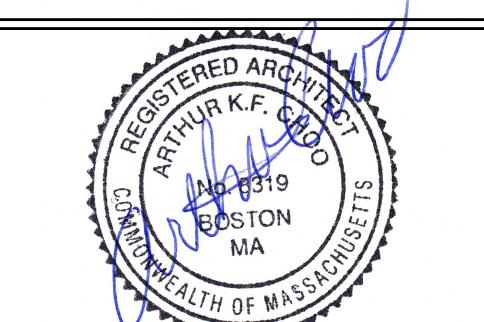


ARCHITECT LANDSCAPE PLAN  
1/8" = 1'-0"

PROPOSED SUBDIVISION &  
CONSTRUCT SINGLE FAMILY  
85-87 HORACE STREET  
EAST BOSTON, MA

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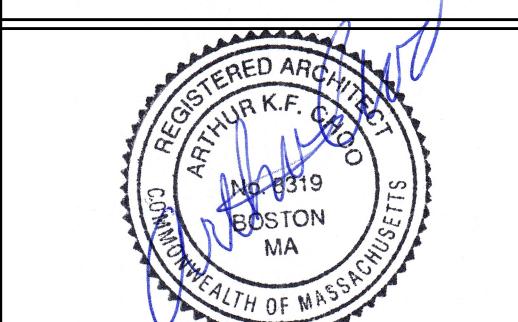
Drawing Name  
**ARCHITECT  
LANDSCAPE  
PLAN**

Sheet No.  
**A-1.0**

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CONSTRUCT SINGLE FAMILY  
85-87 HORACE STREET  
EAST BOSTON, MA**

**Choo  
& Company, Inc.**

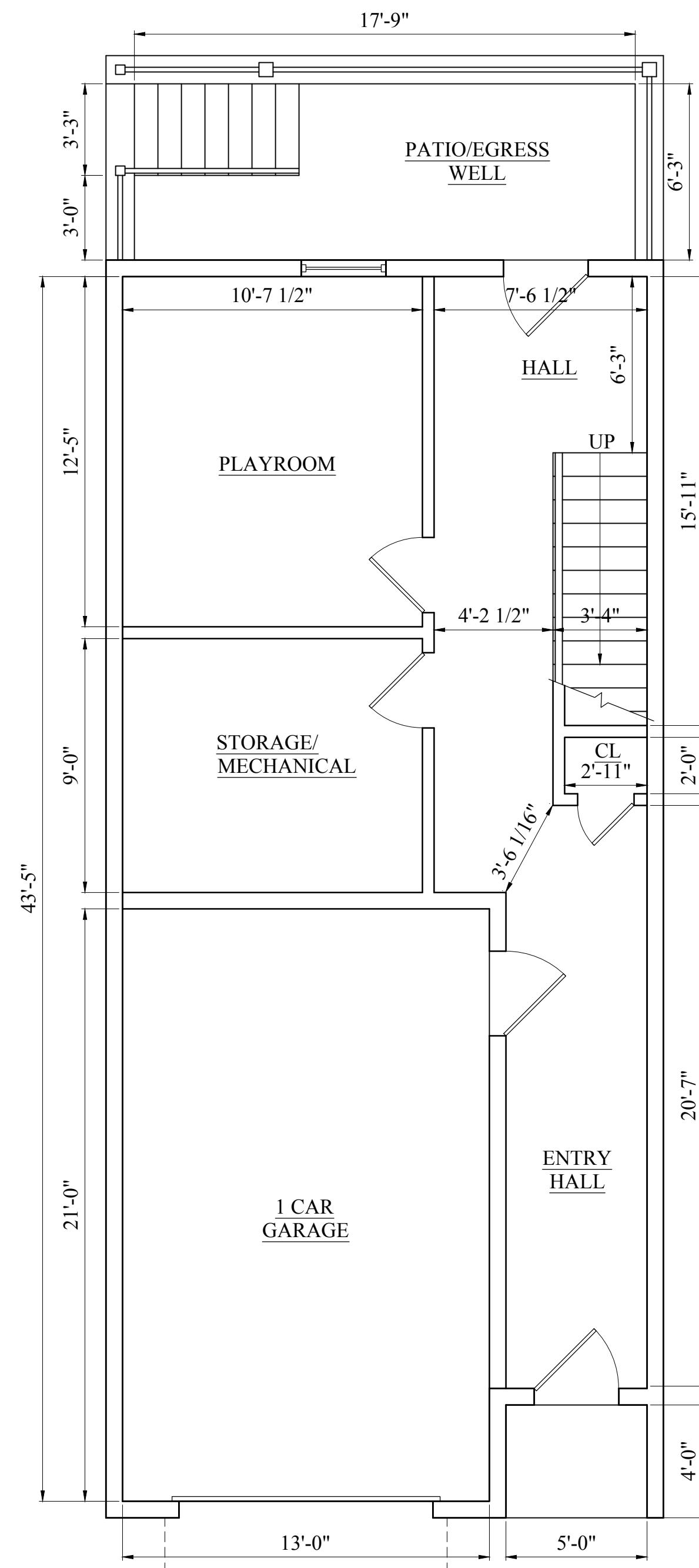
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Drawing Name:   
Sheet No.

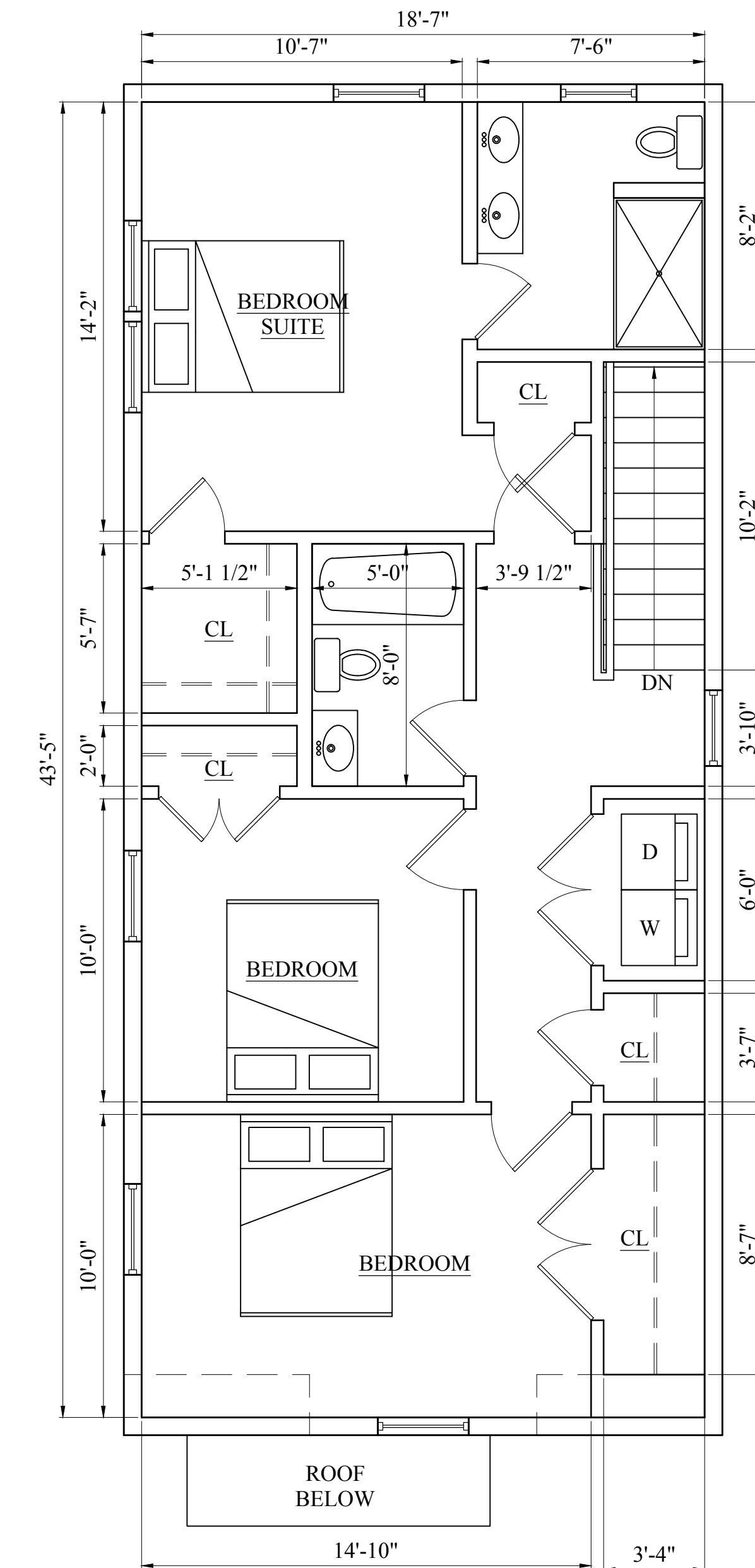
**PROPOSED  
FLOOR PLANS**



HORACE STREET



HORACE STREET



HORACE STREET

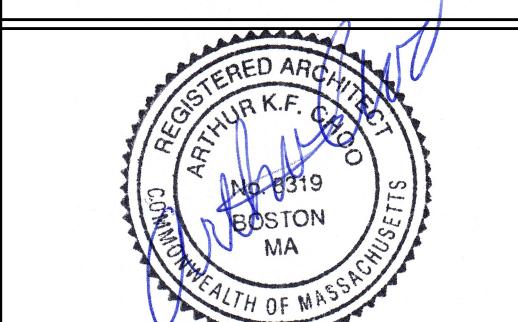
Location:

A-1

PROPOSED SUBDIVISION &  
CONSTRUCT SINGLE FAMILY  
85-87 HORACE STREET  
EAST BOSTON, MA

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Drawing Name

**PROPOSED  
ELEVATIONS**

Sheet No.

A-21

