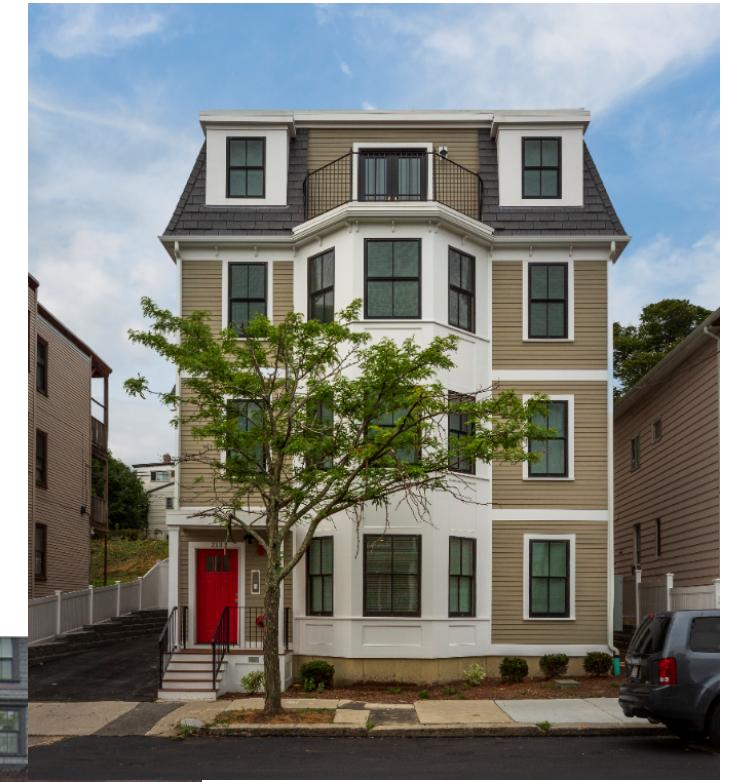


95-97 Addison Street



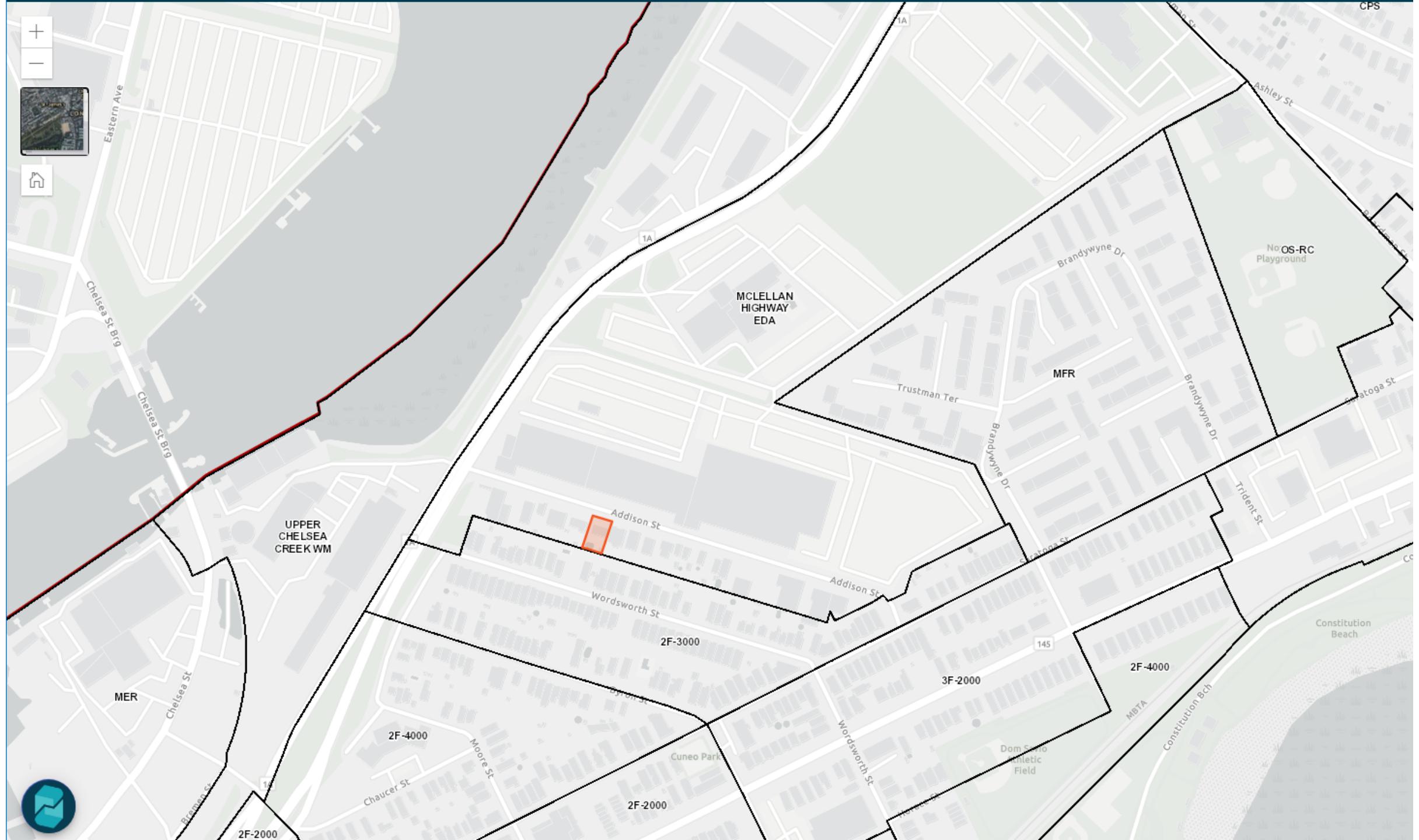
Ascalon Industries, Inc.
Traditional Homes and Green Innovations

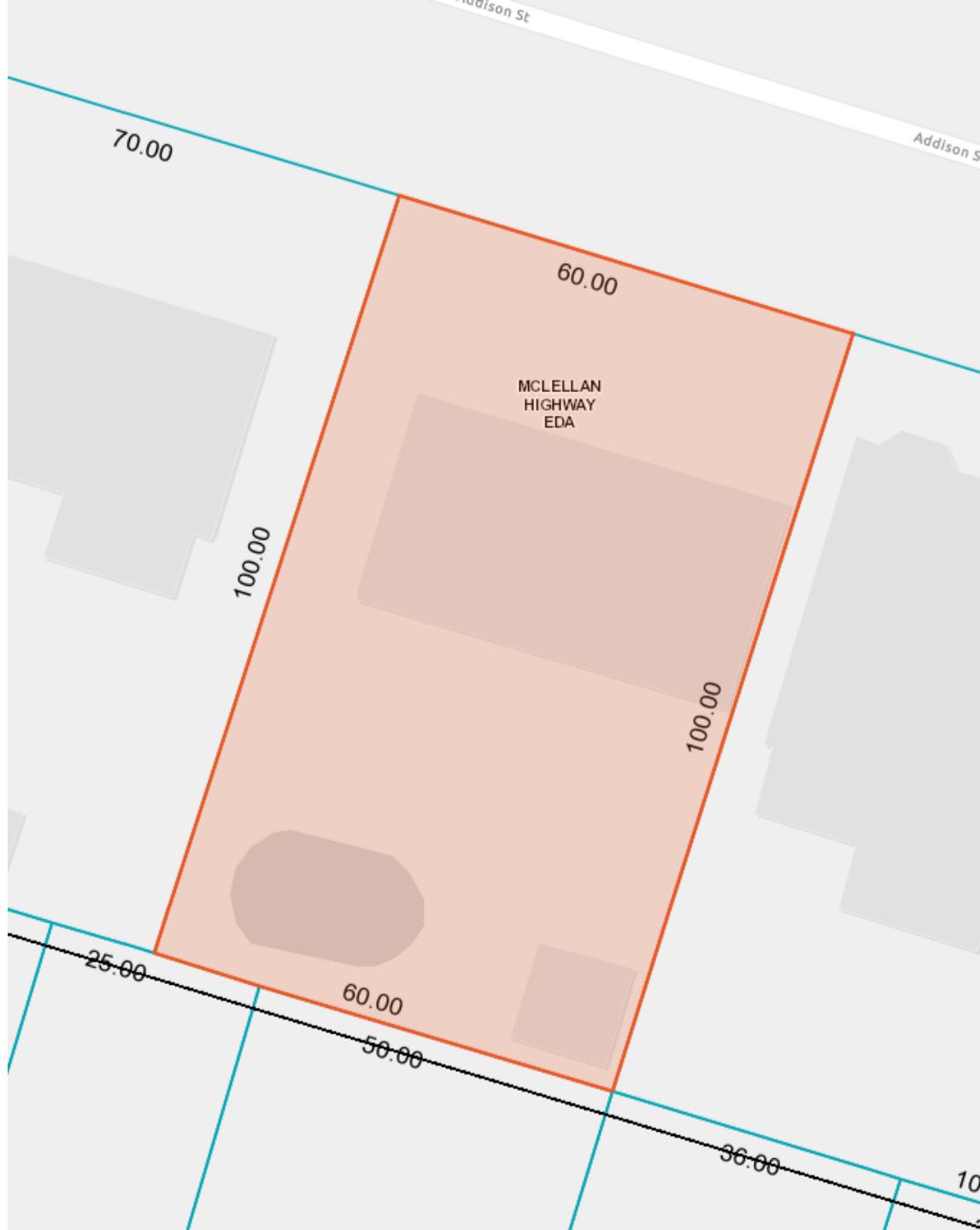
Harbor View Neighborhood Association Meeting
September 14, 2020



Portfolio (partial)







Zoning Chart – Project History

MCLELLAN HIGHWAY EDA	GROSS SQ. FT.	LOT AREA MIN.	LOT WIDTH	LOT FRONTAGE	FAR	HEIGHT	OPEN SPACE	FRONT YARD	SIDE YARD	REAR YARD	PARKING RATIO
REQUIRED		-	-	-	2.0	45	-	-	-	20	2.0/unit
Version 1: 12 Units* 12-Parking July 28, 2020	13,568	6,000	-	-	2.26	42	-	-	-	20	12 (1.0)
Version 2: 10 Units** 12-Parking September 14, 2020	10,112	6,000	-	-	1.69	32	-	-	-	20	12 (1.2)

* 2 Affordable Units

** 1 Affordable Unit

Zoning Chart – Project History

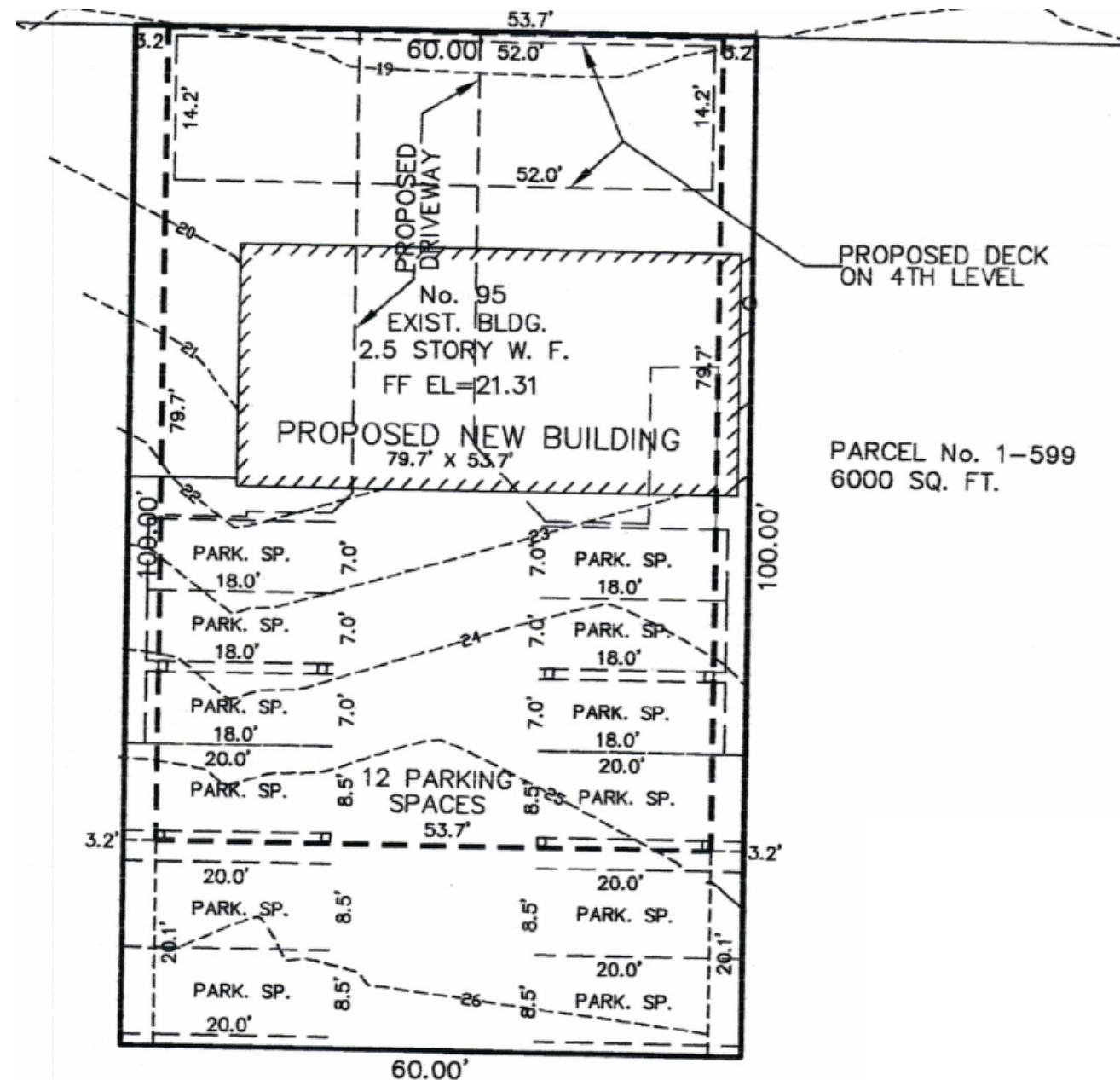


Version 1:
12 Units, 12-Parking
42' High; 2.26 FAR
July 28, 2020



Version 2:
10 Units, 12-Parking
32' High; 1.69 FAR
September 14, 2020

Site Plan



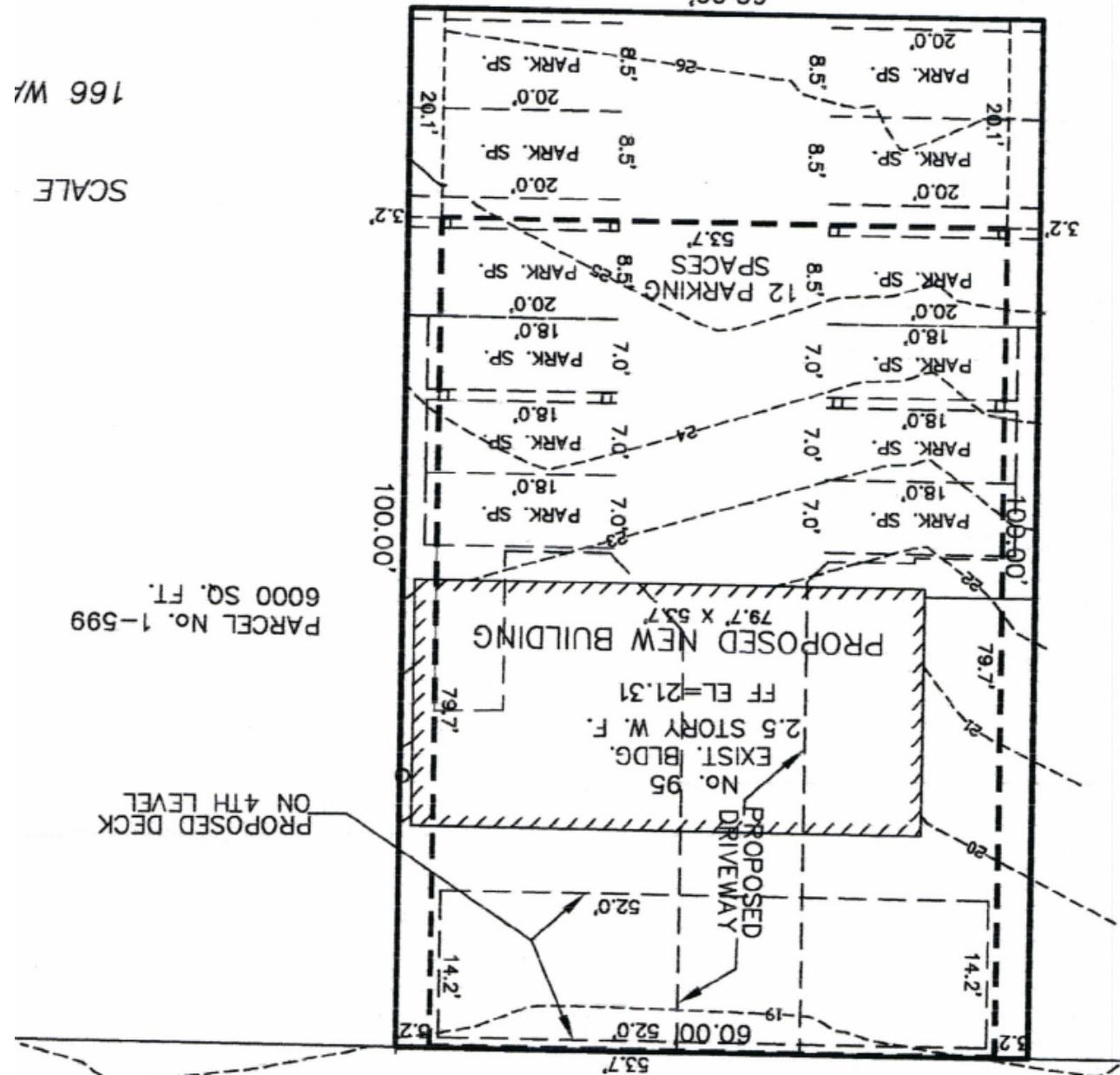
Site Plan

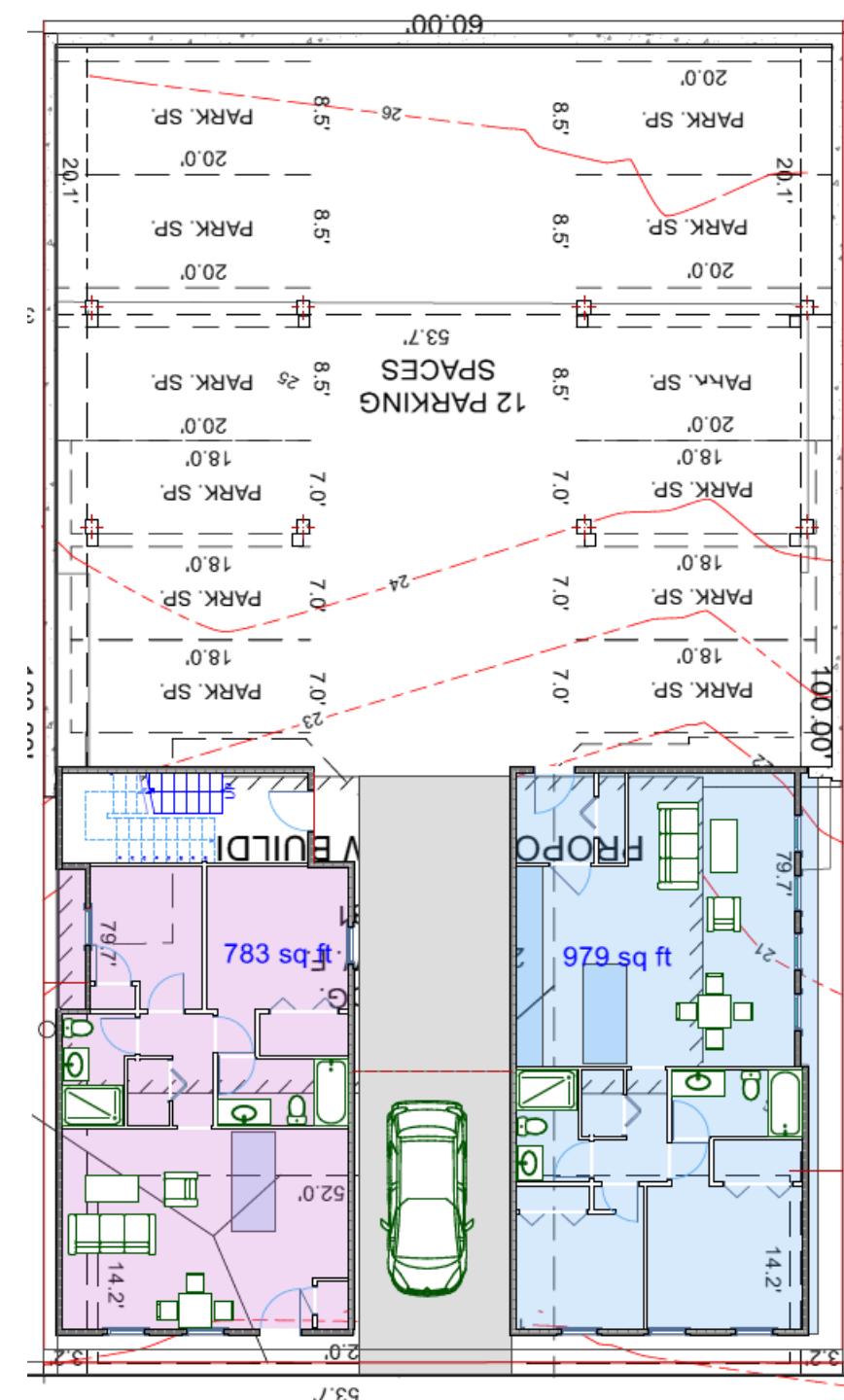
7M 99 L

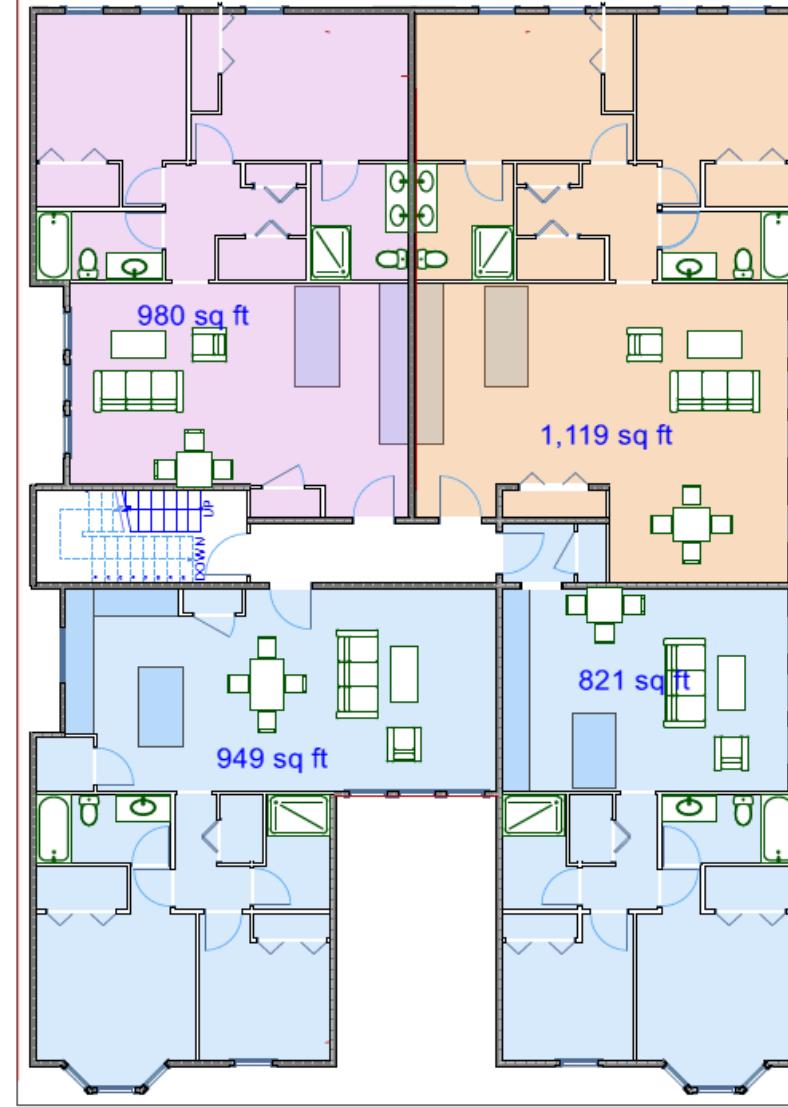
SCALE

PARCEL No. 1-599

OPPOSED DECK 4TH LEVEL









Community Benefits

ISSUE	DESCRIPTION
Affordability	Create one (1) affordable unit (80 – 100 percent AMI)
TBD	List to be increased pursuant to public comments

Community Process

DATE	DESCRIPTION
5/12/2020	File plans with ISD
7/28/2020	Virtual meeting with area residents
9/14/2020	Harborview Neighborhood Association
TBD	City of Boston Abutters Meeting (virtual)
TBD	Zoning Board of Appeal Meeting



THANK YOU!