

August 3, 2020

97 HORACE STREET
EAST BOSTON

HARBORVIEW NEIGHBORHOOD
ASSOCIATION

LORCL
LAW OFFICE OF
RICHARD C. LYNDIS

RICHARD C. LYNDIS
LAW OFFICE OF

PROJECT OVERVIEW

SUBDIVIDE EXISTING 5000 SQUARE FOOT PARCEL (PRE-EXISTING 2 FAMILY TO REMAIN ON 2,887 S.F. PARCEL - NEW PARCEL TO CONTAIN 2,112 S.F.)

PROPOSAL TO ERECT 4 UNIT RESIDENTIAL DWELLING
- WITH FOUR PARKING SPACES

ALL UNITS TO BE 2 BED 2 BATH

INTENDED AS HOME OWNERSHIP (CONDOMINIUM UNITS)

SITE CONTEXT

97 Horace St

Salesian Rectory

SITE CONTEXT

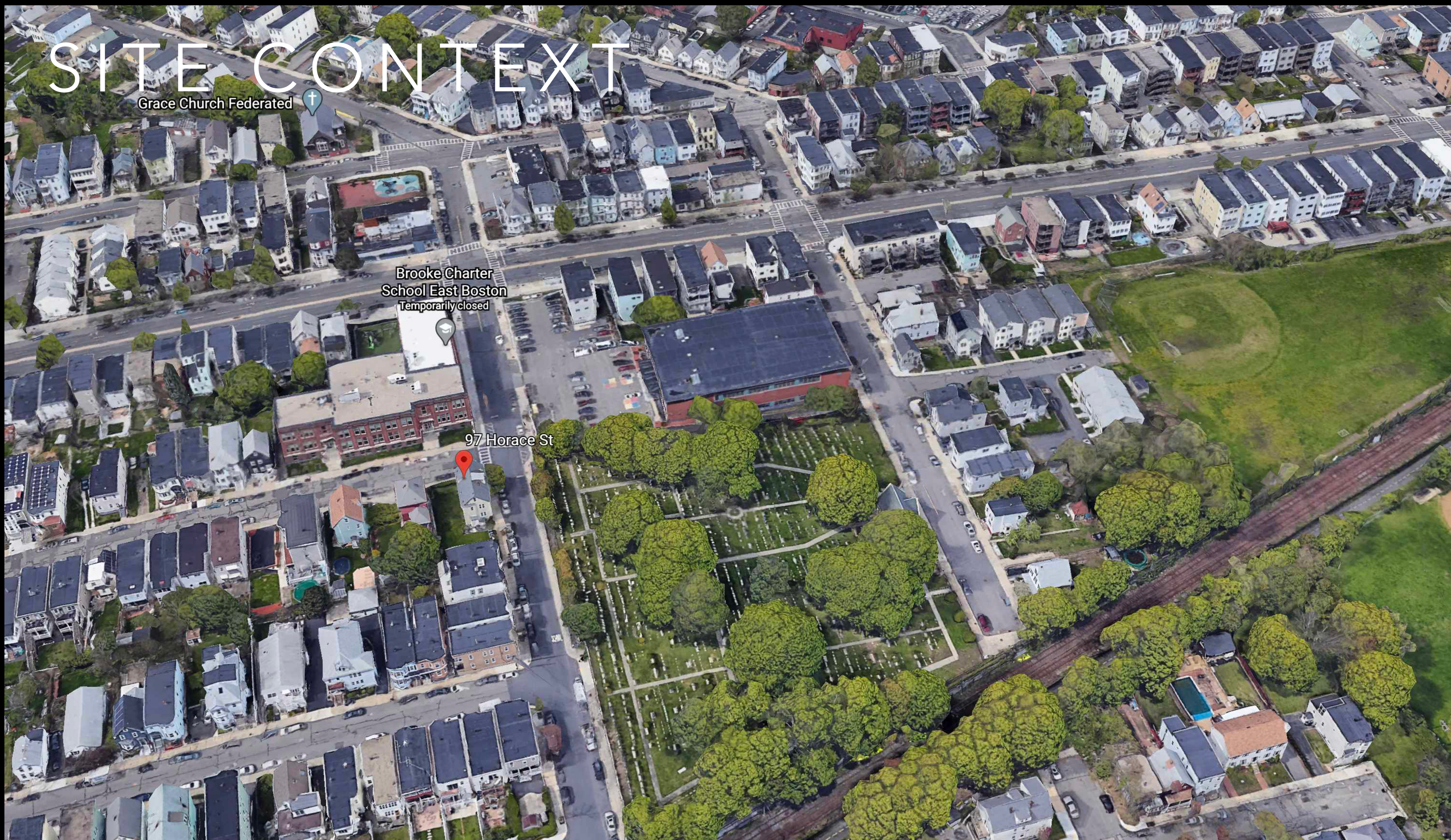
Grace Church Federated



Brooke Charter
School East Boston
Temporarily closed



97 Horace St



SITE CONTEXT



SITE CONTEXT



SITE CONTEXT

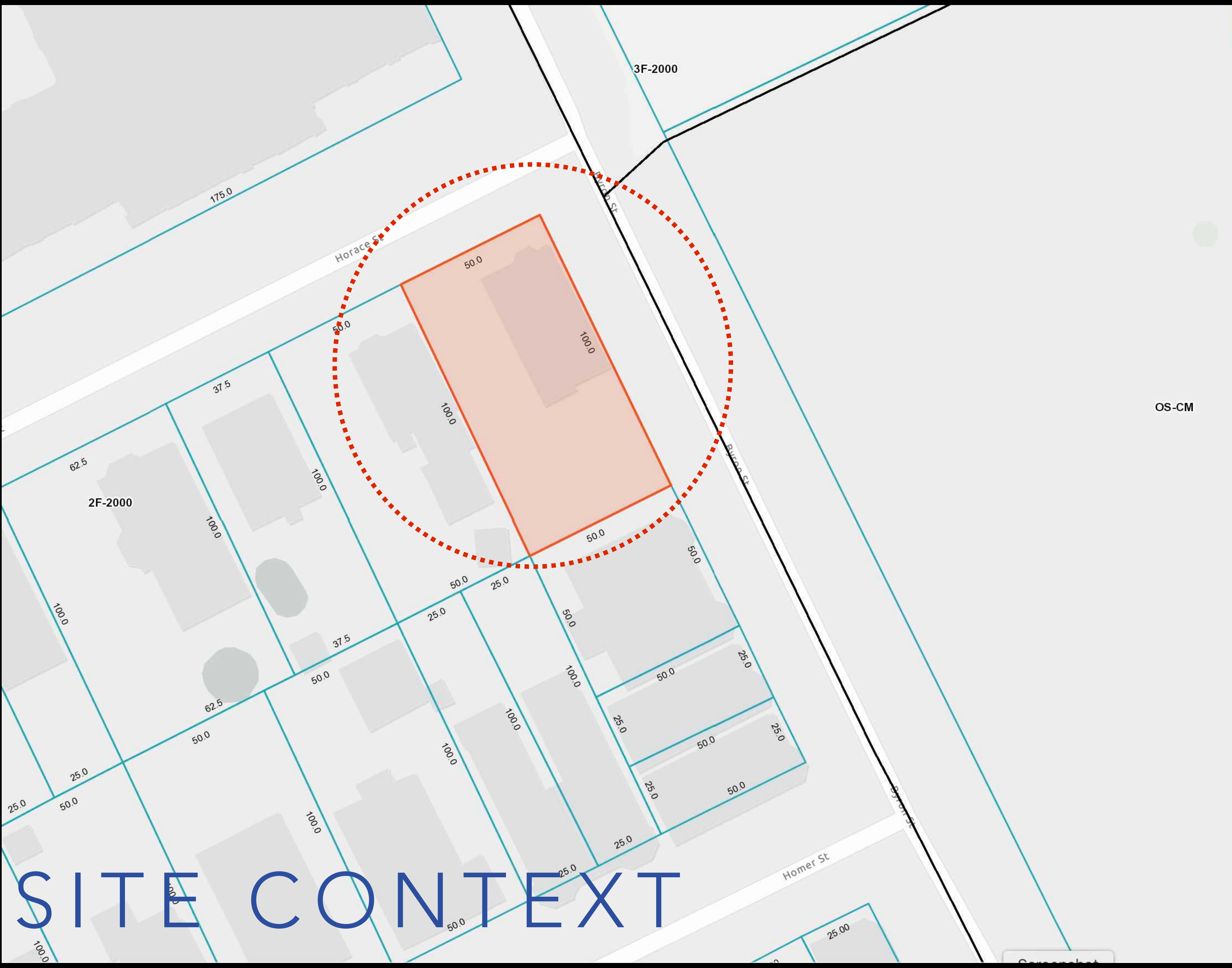




SITE CONTEXT



SITE CONTEXT



0101124000	
See Street View by StreetSmart	
Assessing	
Parcel ID	0101124000
Address	97 HORACE ST, 02128
Owner	DIDOMENICO ANTHONY
Assessor's Report	↗
Property Viewer	↗
Zoning	
Zoning District	East Boston Neighborhood
Zoning SubDistrict	2F-2000
Subdistrict Type	Two-Family Residential
Overlays	Interim Planning Overlay District
Map No.	3A-3C ↗
Article	53 (Table) (Appendix)
Others	
Parking Freeze Zone	East Boston Zone
Parks Design Review	Ordinance 7.4-11

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF FEBRUARY 26, 2020 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS ZONE: X
COMMUNITY PANEL: 25025C0019J
EFFECTIVE DATE: 03-16-2016

PREPARED FOR:
OWNER OF RECORD:
TRICHILO DEVELOPMENT LLC
13 VICTORIA STREET
REVERE, MA 02151

REFERENCES:
DEED: BK 62608; PG 134
PLAN: BK 494; PG END
BK 660; PG END
BK 6570; PG 382
BK 11230; PG END
BK 15758; PG 168
PL 2017 #261
LCC: 1113-A
3525-A
14649-B
16379-A

CITY OF BOSTON ENGINEERING RECORDS:
L-2307 HORACE STREET
FB 1053; PG 36-38
FB 1260; PG 12-15

NOTES:
PARCEL ID: 0101124000

ZONING:
DISTRICT: EAST BOSTON NEIGHBORHOOD
SUB-DISTRICT: 2F-2000
SUB-DISTRICT TYPE: TWO-FAMILY RESIDENTIAL
OVERLAYS: INTERIM PLANNING OVERLAY DISTRICT
MAP No.: 3A-3C

LOT AREA	(MIN.)	REQUIRED	LOT A	LOT B
AREA DW/UNIT	(MIN.)	2,000 SF	2,112.5±SF	2,887.5±SF
LOT WIDTH	(MIN.)	N/A	N/A	N/A
FAR	(MAX.)	25'	25.00'	25.00'
HEIGHT, STORIES	(MAX.)	0.8	N/A	0.8
HEIGHT, FEET	(MAX.)	2.5	N/A	2.5
US. OPEN SPACE, DW/UNIT	(MIN.)	35'	N/A	-
FRONT SETBACK	(MIN.)	350 SF	2,112.5±SF	1,389±SF
SIDE SETBACK	(MIN.)	2.5' (MODAL)	N/A	4.6'
REAR SETBACK	(MIN.)	2.5'	N/A	2.5'
REAR OCC. ACC. DW	(MIN.)	30'	N/A	44.0'
	(MAX.)	25%	N/A	N/A

* = NON-CONFORMING

GROSS FLOOR AREA (GFA) PROVIDED BY ARCHITECT: 2,310±SF

SUBDIVISION PLAN

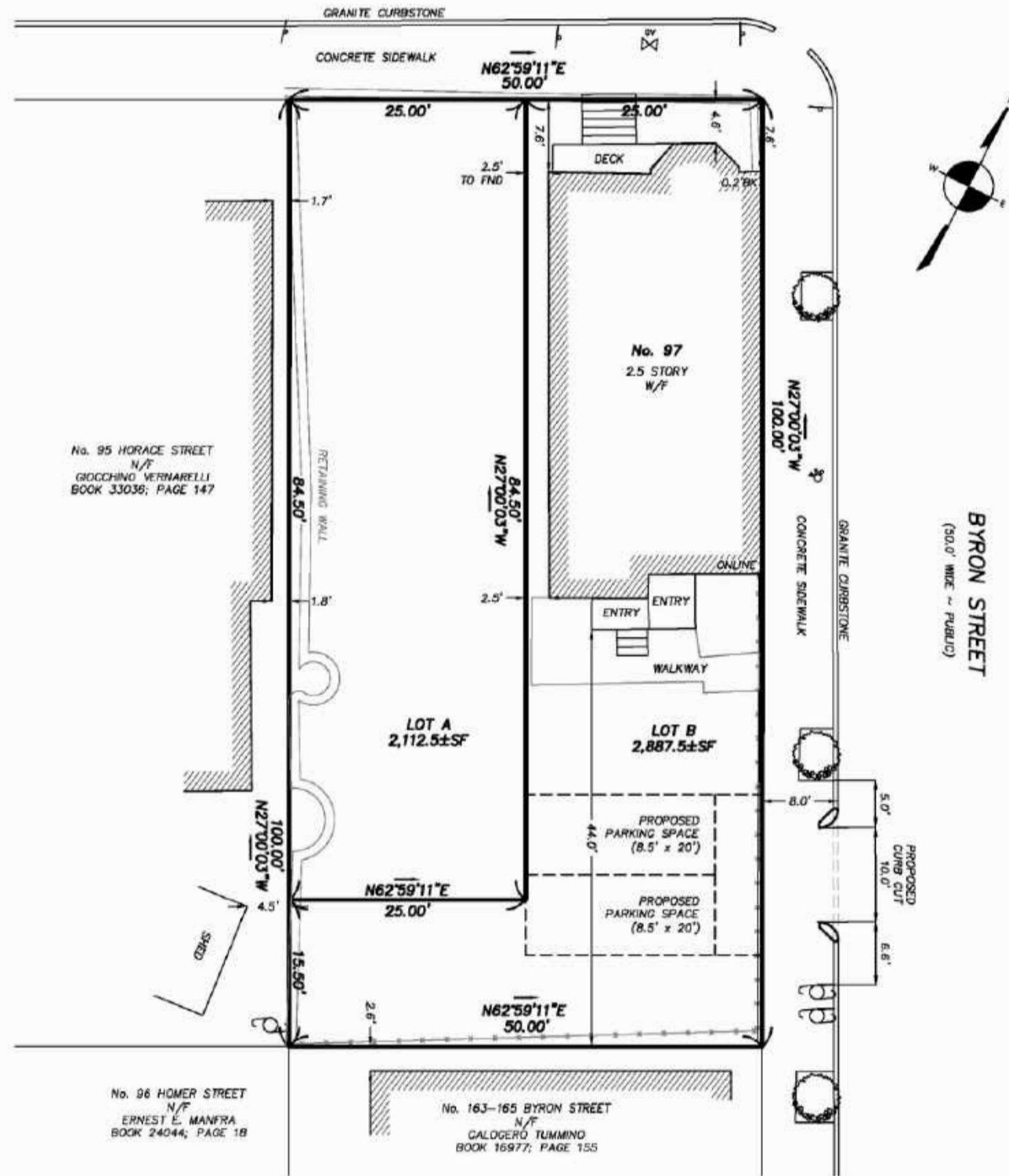
LOCATED AT
97 HORACE STREET
EAST BOSTON, MA

DATE: JUNE 18, 2020 SCALE: 1.0 INCH = 10.0 FEET

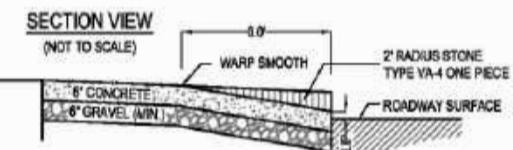
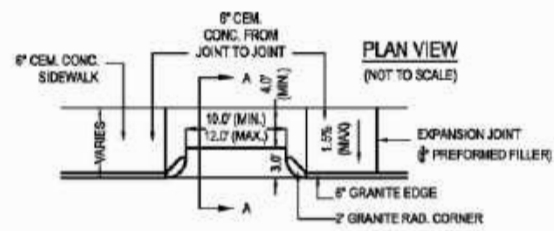


HORACE STREET

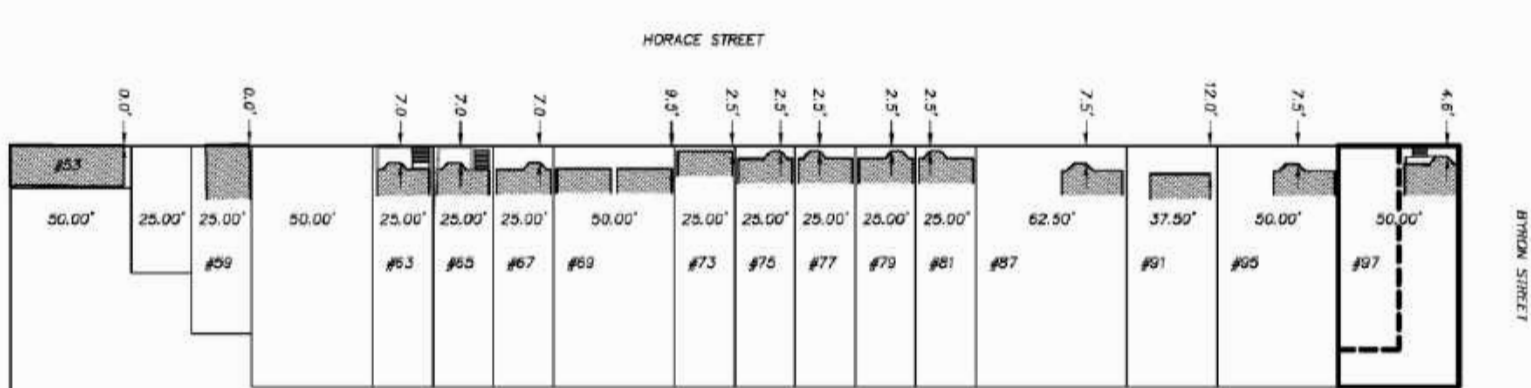
(50.0' WIDE - PUBLIC)



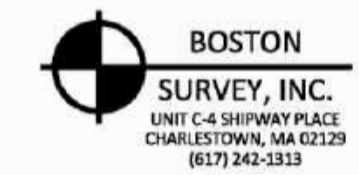
PURPOSE:
THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE CITY OF BOSTON PARCEL ID: 0101124000 INTO LOT A & B AS SHOWN HEREON. LOT A CONTAINS 2,112.5±SF AND LOT B CONTAINS 2,887.5±SF.



MODAL SETBACK: 2.5'



COMMON SETBACK	FRONTAGE
0.0'	50.00'
	25.00'
TOTAL	75.00'
2.5' (MODAL)	25.00'
	25.00'
	25.00'
	25.00'
TOTAL	125.00'
4.6'	50.00'
7.0'	25.00'
	25.00'
TOTAL	75.00'
7.5'	50.00'
TOTAL	62.50'
9.5'	50.00'
12.0'	37.50'



FIELD: JH
DRAFT: NPP, RAP
CHECK: GCC
DATE: 06/18/20
JOB #: 20-00146





Byron St.

Ground Level Plan



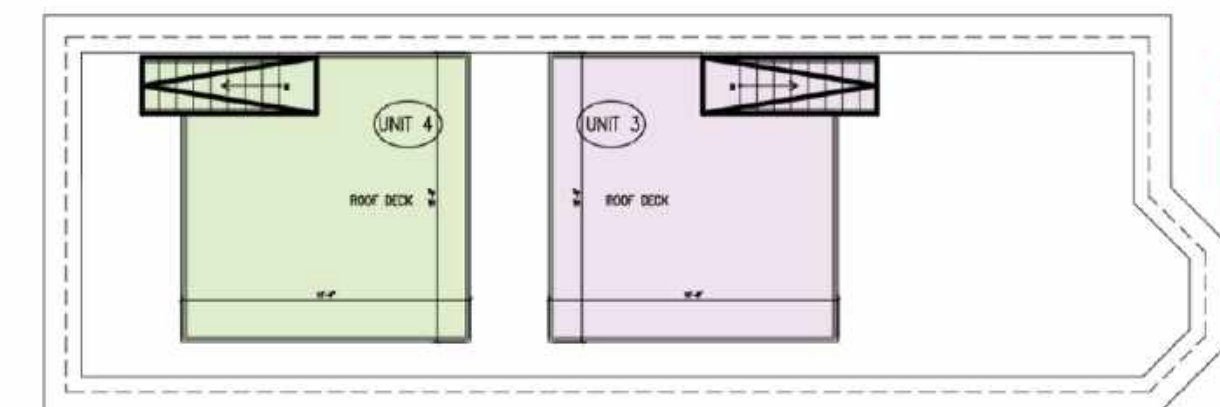
Level 2 Plan



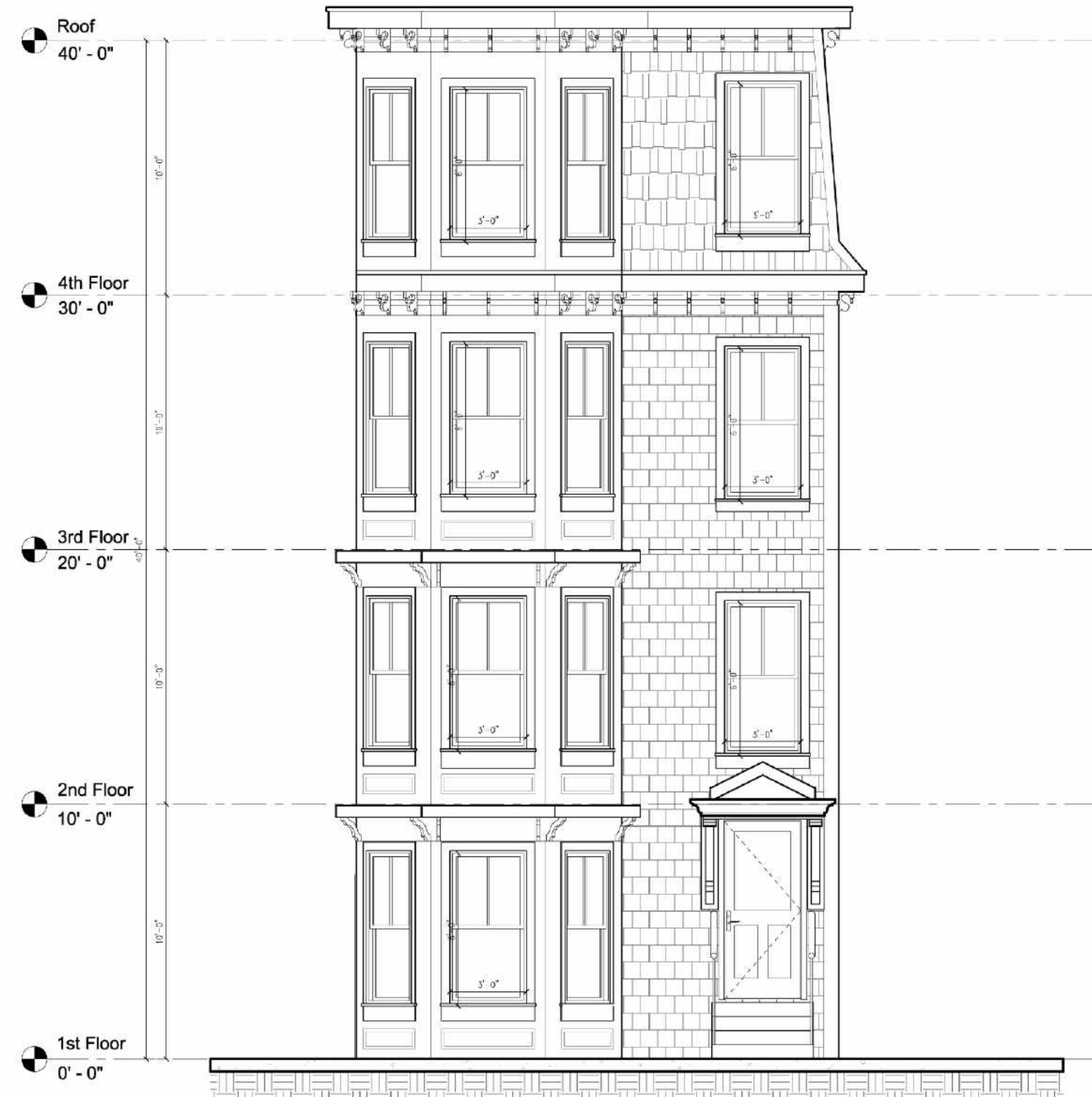
Level 3 Plan



Level 4 Plan



Roof Plan



Option D Proposed Elevation



ANTICIPATED ZONING RELIEF - CE

	<u>Proposed</u>	<u>Allowed</u>	<u>Relief</u>	<u>Difference</u>
Use	Multifamily	No	Variance	2 Units
Min Lot Size	2,112 Sf	2,000 S.F.	None	+112 S.F.
Min Lot Width/	25 Feet	25 Feet	None	
Front Yard	Modal	Modal	None	
Side Yard	3 Feet	2.5 Feet	None	
Rear Yard	18 Feet	30 Feet	Variance	-12 Feet
Floor Area Ratio	2.08	0.8	Variance	1.28
Height	40'	35'	Variance	+5 Feet
Open Space	N.A.	N.A.	None	
Parking	4 Spaces	4 Spaces	None	

PROCESS OVERVIEW

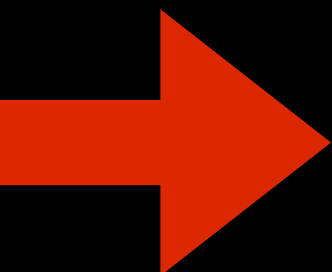
FILING OF PERMIT AND ZONING APPEAL WITH ZBA - **JULY 2020**

INITIAL COMMUNITY OUTREACH

HVNA INITIAL PRESENTATION- AUGUST 3, 2020

ABUTTER'S MEETING - TBD

HVNA VOTING MEETING - TBD

 **ZONING BOARD HEARING - WINTER 2020 (TENTATIVE)**

BPDA DESIGN REVIEW - POST ZBA APPROVAL

PERMIT ISSUANCE - SPRING 2021

CONSTRUCTION BEGINS - SPRING/SUMMER OF 2021 (10-12 MONTHS)



DISCUSSION