

October 5, 2020

97 HORACE STREET
EAST BOSTON

HARBORVIEW NEIGHBORHOOD
ASSOCIATION

LORCL
LAW OFFICE OF
RICHARD C. LYND'S

RICHARD C. LYND'S
LAW OFFICE OF

PROJECT OVERVIEW/UPDATE

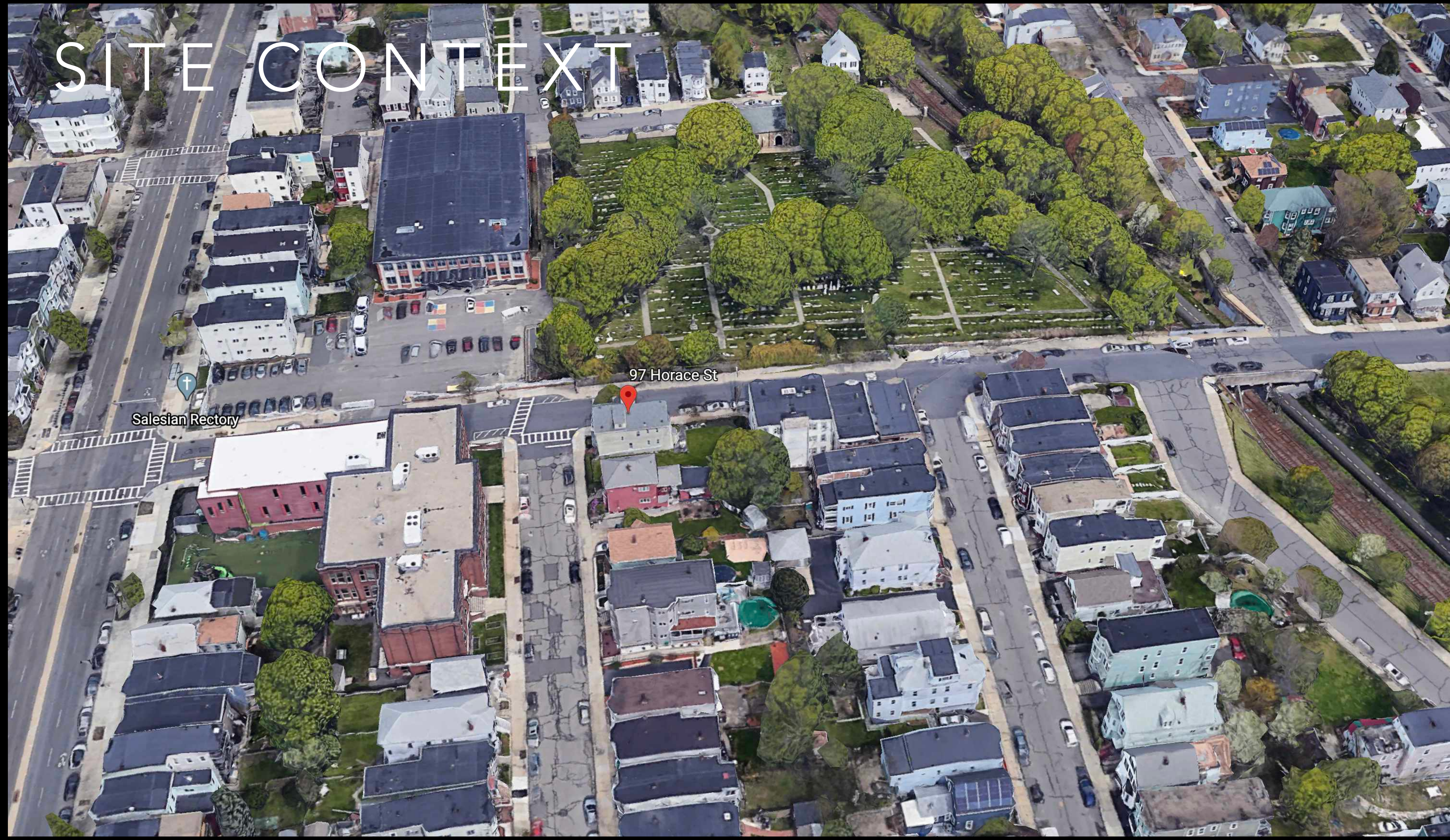
SUBDIVIDE EXISTING 5000 SQUARE FOOT PARCEL (PRE-EXISTING 2 FAMILY TO REMAIN ON 2,887 S.F. PARCEL - NEW PARCEL TO CONTAIN 2,112 S.F.)

PROPOSAL TO ERECT 3 UNIT RESIDENTIAL DWELLING
- WITH FOUR PARKING SPACES

ALL UNITS TO BE 2 BED 2 BATH

INTENDED AS HOME OWNERSHIP (CONDOMINIUM UNITS)

SITE CONTEXT



SITE CONTEXT

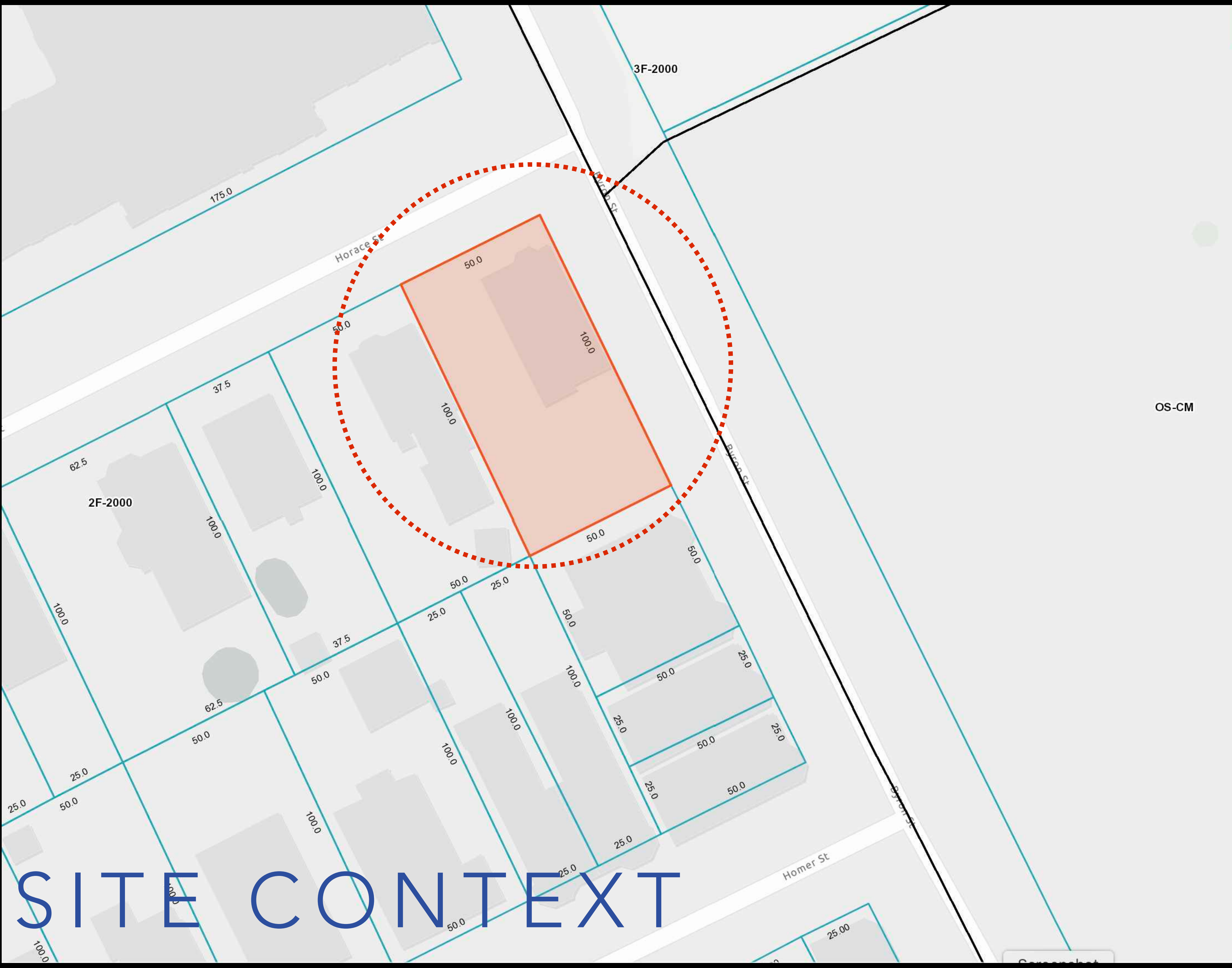


SITE CONTEXT





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 28, 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:
TRICHILLO 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

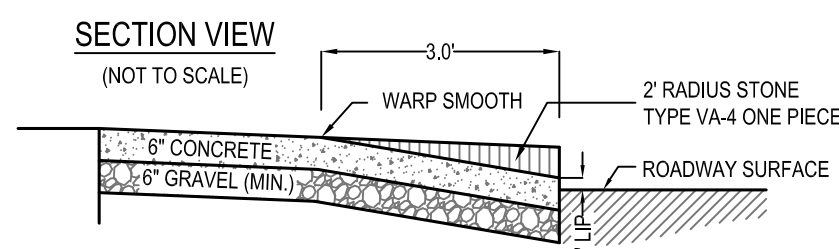
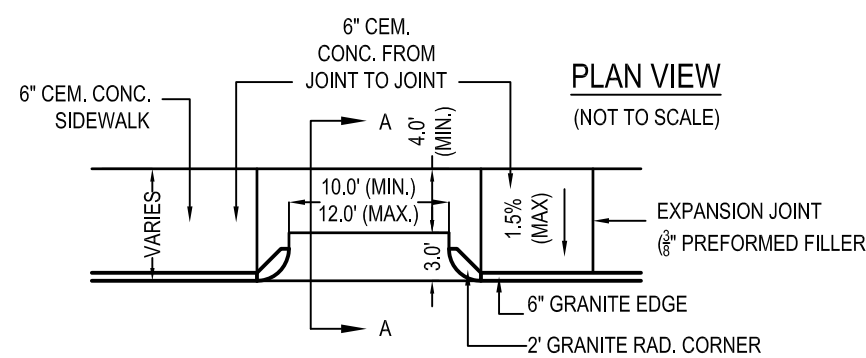
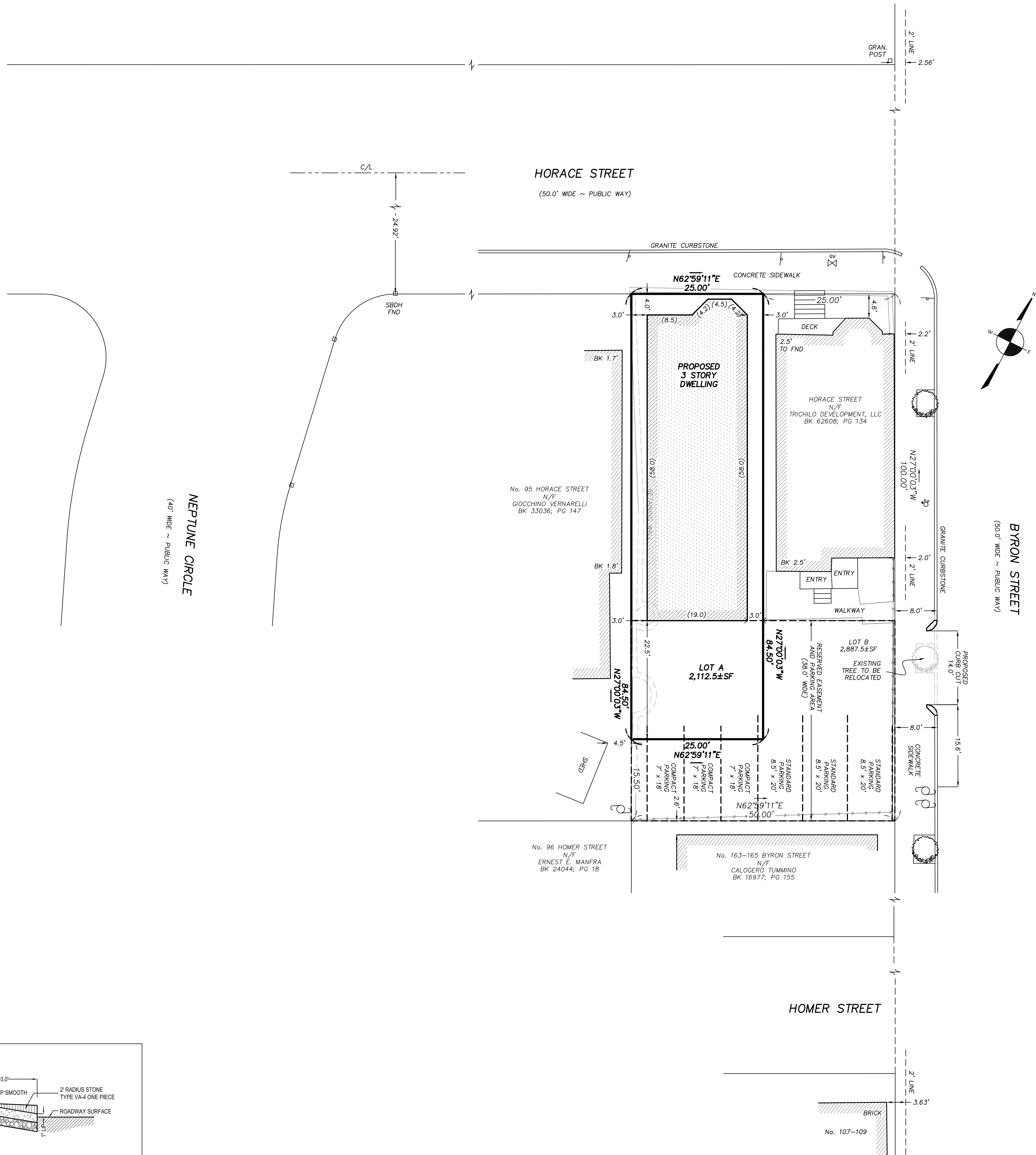
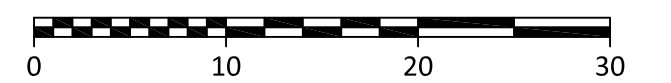
CITY OF BOSTON ENGINEERING RECORDS:
L-2307 HORACE STREET
FB 1053; PG 36-38
FB 1260; PG 12-15

NOTES:
PARCEL ID: 0101124000

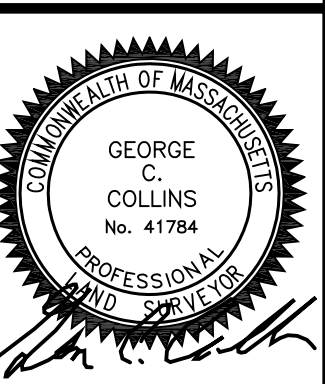
SITE PLAN OF LAND

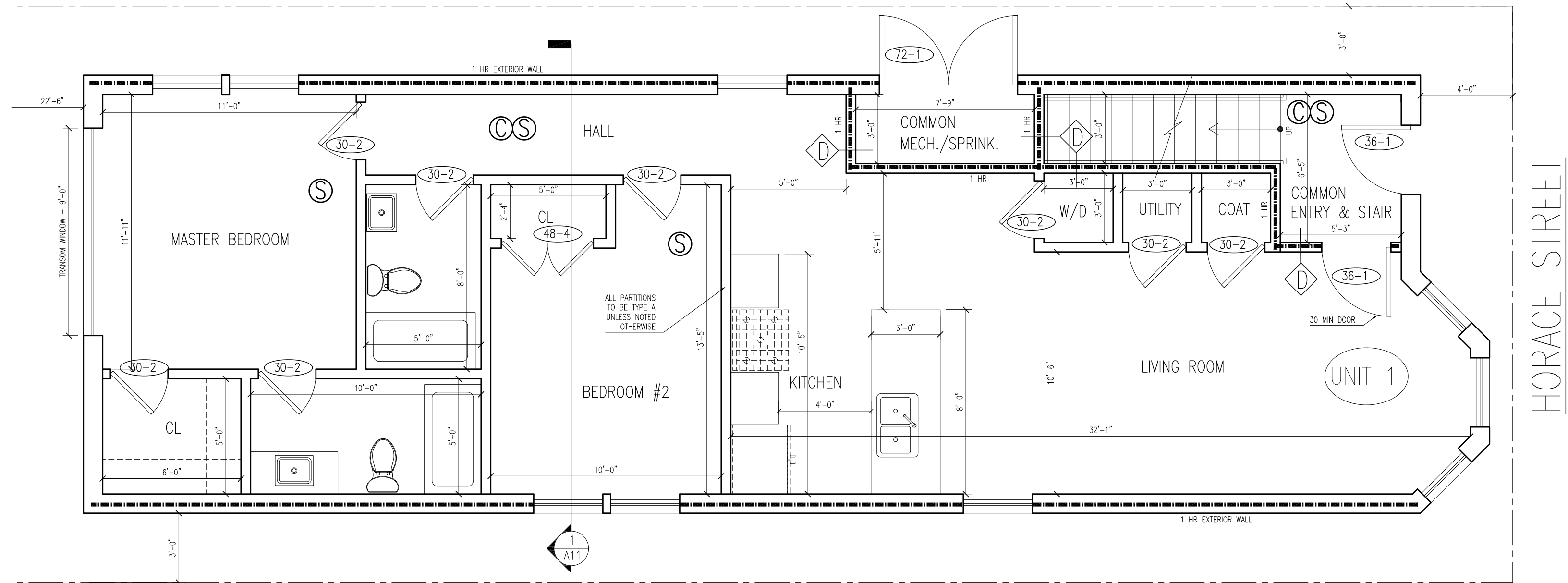
LOCATED AT
97 HORACE STREET
EAST BOSTON, MA

DATE: SEPTEMBER 21, 2020 SCALE: 1.0 INCH = 10.0 FEET

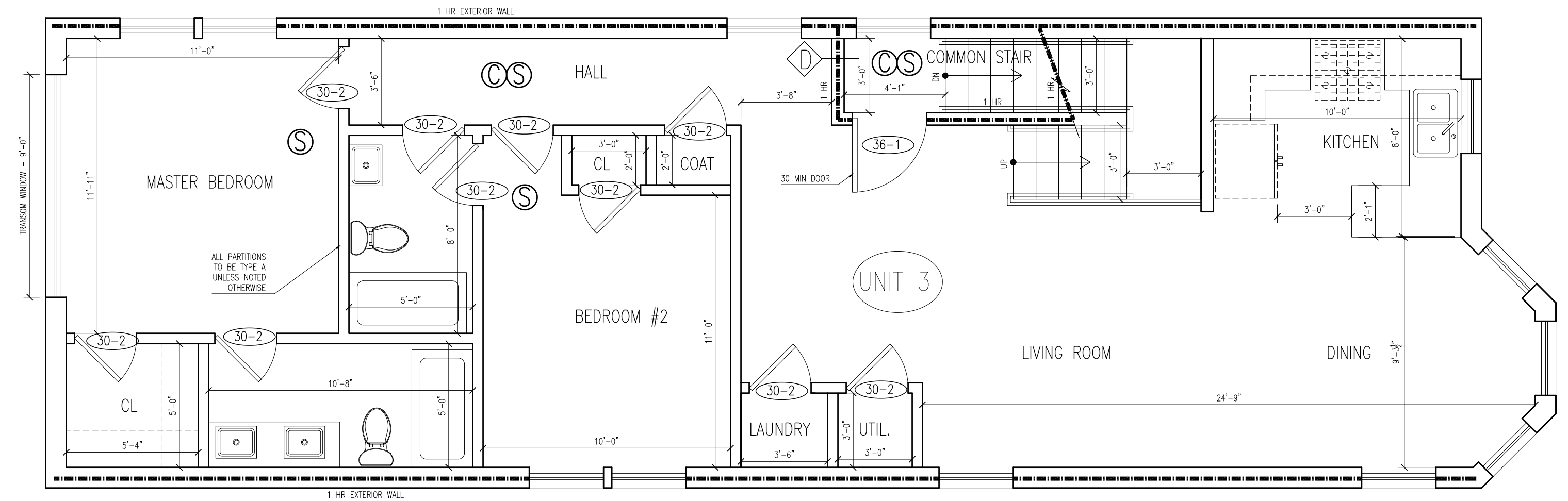


FIELD: JJH
DRAFT: NPP, RAP
CHECK: GCC
DATE: 09/21/20
JOB # 20-00146

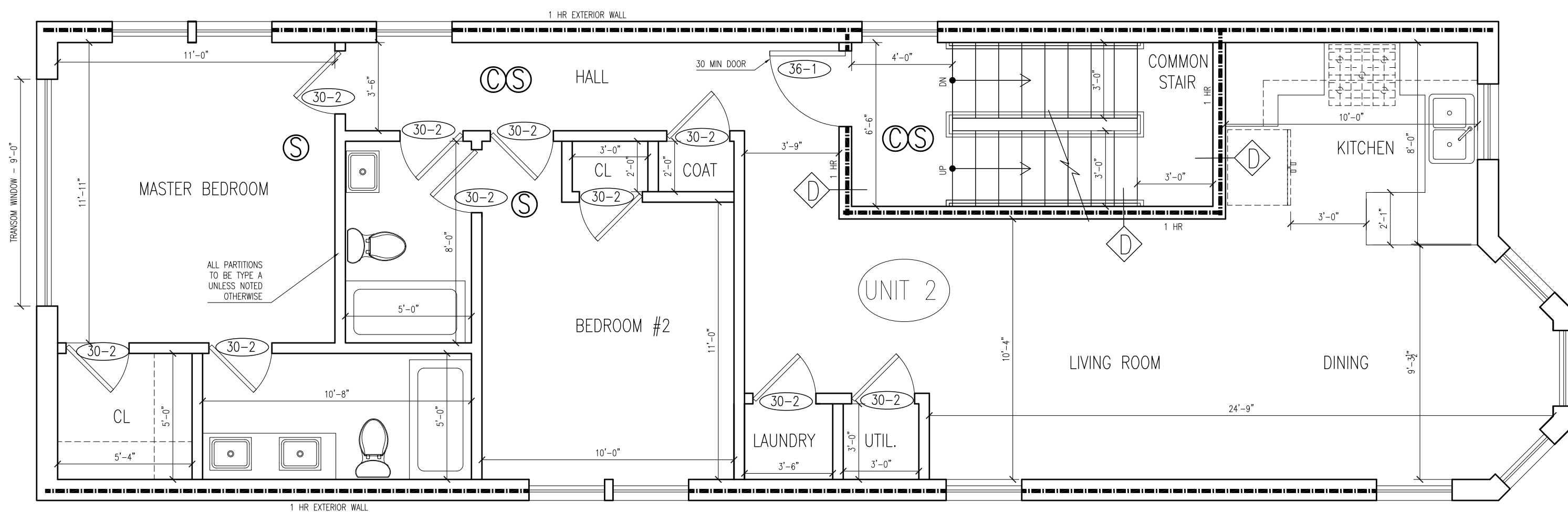




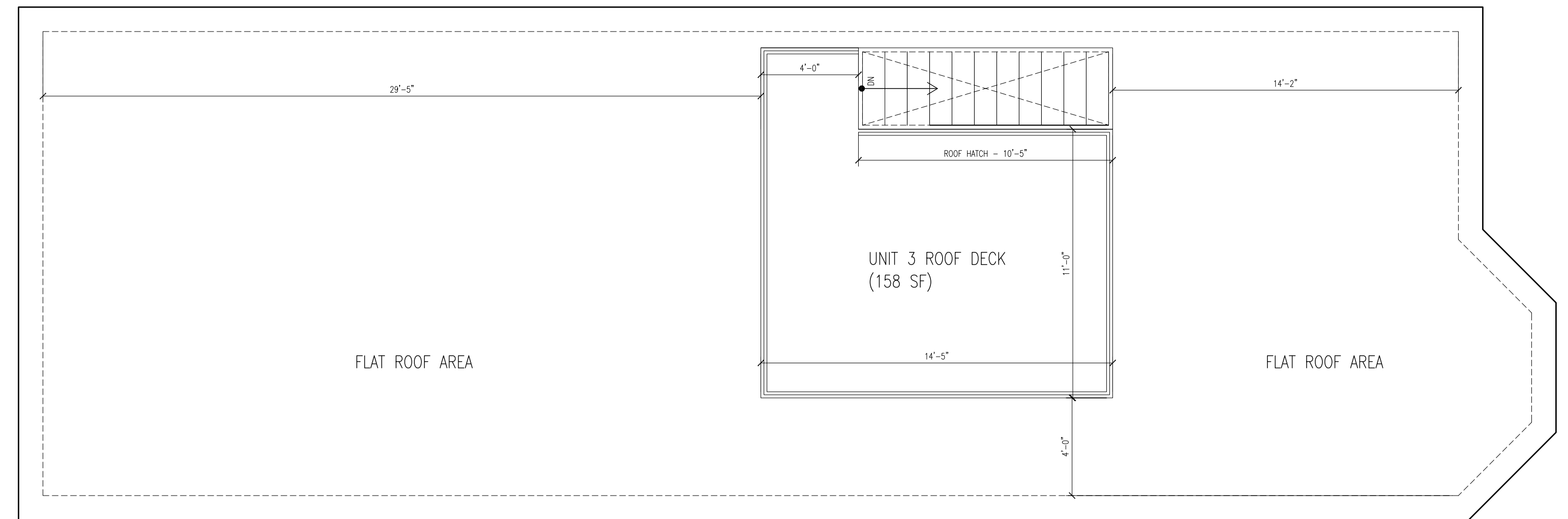
1 LEVEL 1 PLAN
SCALE: 1/4" = 1'-0"



3 LEVEL 3 PLAN
SCALE: 1/4" = 1'-0"

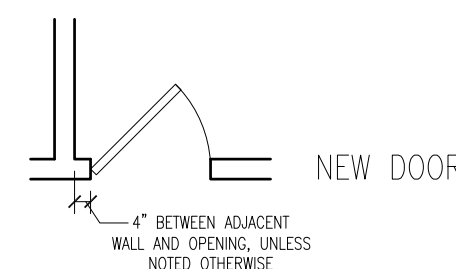


2 LEVEL 2 PLAN
SCALE: 1/4" = 1'-0"



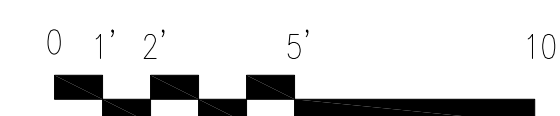
R ROOF PLAN
SCALE: 1/4" = 1'-0"

- LEGEND**
- NEW PARTITION
 - 1/2 HOUR RATED PARTITION
 - 1 HOUR RATED PARTITION
 - 2 HOUR RATED PARTITION

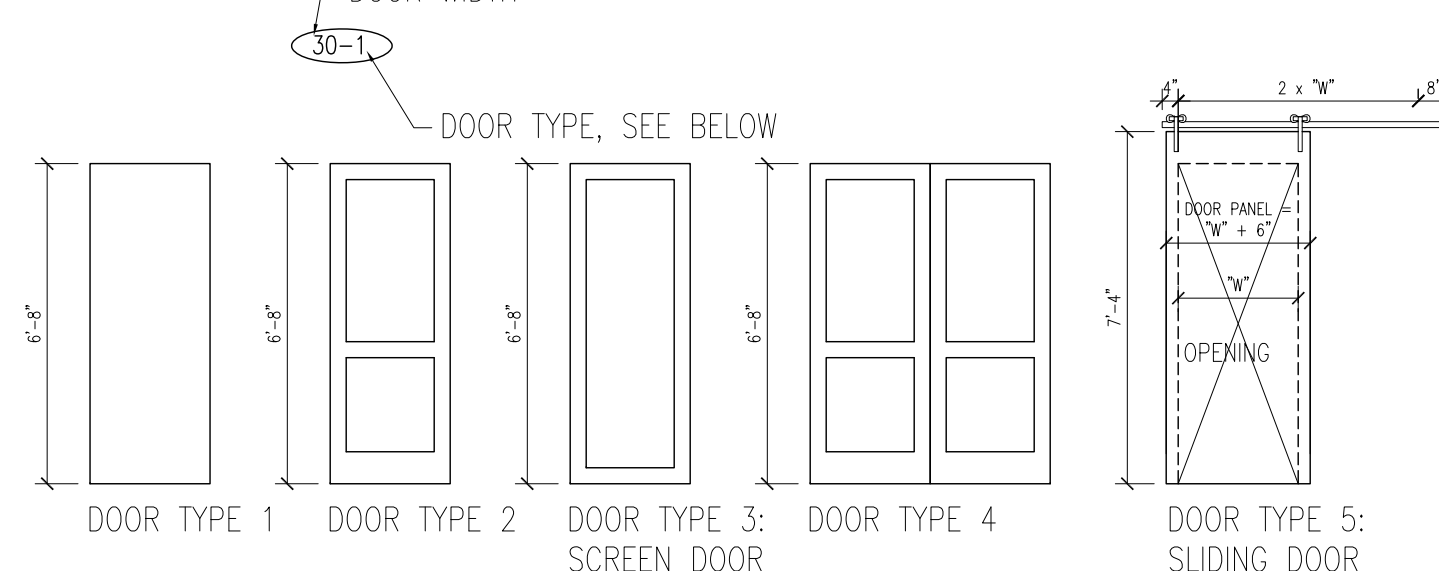


- SMOKE DETECTOR, HARDWIRED AND INTERCONNECTED
- CARBON MONOXIDE DETECTOR, HARDWIRED AND INTERCONNECTED
- HEAT DETECTOR, HARDWIRED AND INTERCONNECTED

WALL TYPE, REFER TO DRAWING A-01



- FINISH NOTES:**
- ALL WALLS TO BE PAINTED GWB, (WHITE TO MATCH ARCHITECT'S SAMPLE)
 - FLOORS TO BE HARDWOOD UNLESS NOTED OTHERWISE.
- DOOR NOTES:**
- ALL NEW DOORS TO BE 6'-8" HIGH, 1 3/4" THICK SOLID CORE WOOD DOORS WITH WOOD FRAMES.
 - INTERIOR DOORS ARE TO BE PAINTED WHITE, CONFIRM EXTERIOR DOOR COLOR AND FINISH WITH OWNER AND ARCHITECT
 - DOOR TARGETS: DOOR WIDTH



09/17/2020

97B Horace Street

Joe Trichilo

context
a collaborative design workshop

East Boston, Boston,
Massachusetts

01 Issued for Permit 09/17/2020

No. Description Date

Drawing Title: Proposed Plans

Project No.: 0243

Checked by: EZ

A-10



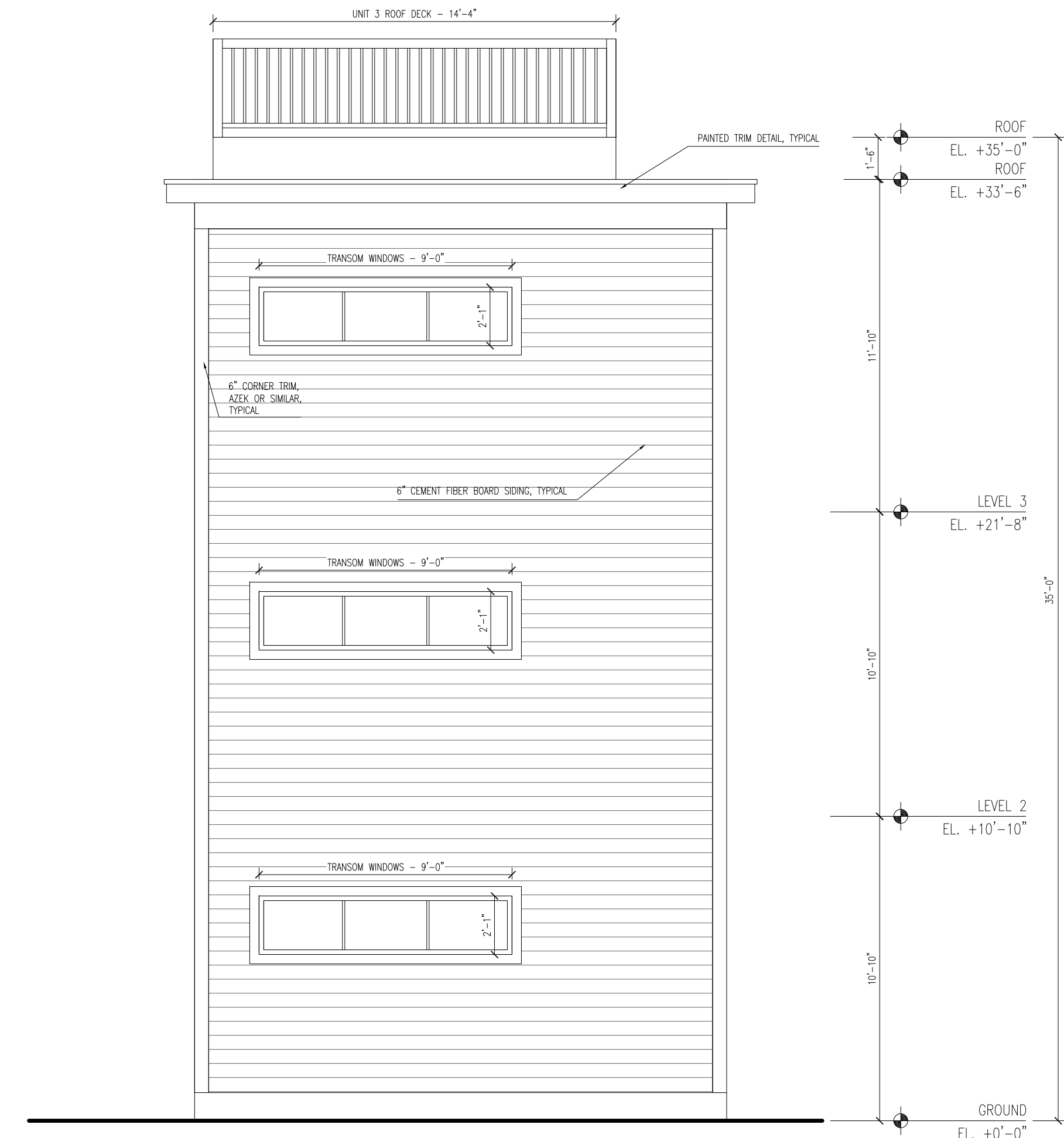
1 PROPOSED HORACE STREET ELEVATION
SCALE: 1/4" = 1'-0"



2 PROPOSED SIDE ELEVATION
SCALE: 1/4" = 1'-0"



3 PROPOSED RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



4 PROPOSED REAR ELEVATION
SCALE: 1/4" = 1'-0"



97B Horace Street
Joe Trichilo

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East Boston, Boston,
Massachusetts

01	Issued for Permit	09/17/2020
No.	Description	Date
Drawing Title: Proposed Elevations		
Project No.: 0243		Checked by: EZ

A-30

ANTICIPATED ZONING RELIEF 2F-2000

	<u>Proposed</u>	<u>Allowed</u>	<u>Relief</u>	<u>Difference</u>
Use	Multifamily	No	Variance	1 Unit
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	22.5 Feet	30 Feet	Variance	-7.5 Feet
Floor Area Ratio	1.58	0.8	Variance	0.78
Height	35'	35'	None	
Open Space	N.A.	N.A.	None	
Parking	4 Spaces	3 Spaces	None	