



**CITY OF SOMERVILLE**  
 Joseph A. Curtatone, Mayor  
 Office of Strategic Planning and Community Development (OSPCD)  
 City Hall . 93 Highland Avenue . Somerville, MA 02143  
 617.625.6600 ext. 2500

City Clerk Stamp

Office Use: Case #	PB Date	ZBA Date	Filing Fee	Ad Fee
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**Please review the application information sheet.** Complete applications must be submitted to the City Clerk's Office. Failure to submit all required information is grounds for denial of the request. If this form does not provide adequate space for your response, please attach additional sheets of paper.

1. Property Information						
Street Address(es) 26 Avon Street	Zoning District(s) RA	Overlay District(s), if any	Ward			
Assessor's: <table border="1"> <tr> <td>Map 51</td> <td>Block F</td> <td>Lot 15</td> </tr> </table>		Map 51	Block F	Lot 15	If there are multiple MBLs, enter the remainder in Section 5.	
Map 51	Block F	Lot 15				
Please indicate the name of the individual, individuals, corporation or trust that owns the property:						
Property Owner's Name Theresa M. Doneghey	Complete Mailing Address 26 Avon Street Somerville, MA 02143	Phone Number(s) (617) 625-0662	Email doneghey.terry13@yahoo.com			
Please indicate the name of the individual, individuals, corporation or trust that is applying (please note that the applicant should be the intended user or developer):						
Applicant's Name Theresa M. Doneghey	Complete Mailing Address 26 Avon Street Somerville, MA 02143	Phone Number(s) (617) 625-0662	Email doneghey.terry13@yahoo.com			
Please indicate the contact information for any agent, engineer or architect that will represent this application who may represent the owner and/or applicant in this application review process:						
Agent's Name (if applicable) Attorney or Other Agent Stephanie Moore on behalf of Lasting Impressions Custom Design and Build, Inc.	Complete Mailing Address 8 Cedar Road Andover, MA 01810	Phone Number(s) O 978-470-0492 C 978-808-2884	Email Lasting4U@comcast.net			
Architect's Name (if applicable)	Complete Mailing Address	Phone Number(s)	Email			
Engineer's Name (if applicable)	Complete Mailing Address	Phone Number(s)	Email			

2. Submission Type	
Check all that apply.	
<input type="checkbox"/>	Variance
<input checked="" type="checkbox"/>	Special Permit (SP)
<input type="checkbox"/>	Special Permit with Design Review (SPD)
<input type="checkbox"/>	Special Permit with Site Plan Review (SPSR)
<input type="checkbox"/>	Planned Unit Development (PUD) – Preliminary Master Plan Submission (PMP) / Special Permit with Site Plan Review (SPSR)
<input type="checkbox"/>	Subdivision or other Site Plan Approval
<input type="checkbox"/>	Comprehensive Permit under MGL Chapter 40B – Inclusionary Housing Development (follow SPSR submission and contact the Housing Director at 617.625.6600 ext. 2560)
<input type="checkbox"/>	Revision to Special Permit (only if certificate of occupancy or final sign-off is not yet received)
<input type="checkbox"/>	Administrative Appeal
<input type="checkbox"/>	Extension of Approval

Office of Strategic Planning and Community Development  
 City Hall 3<sup>rd</sup> Floor . 93 Highland Ave . Somerville, MA 02143  
 617.625.6600 ext. 2500  
 M-W 8:30am-4:30pm, Th 8:30am-7:30pm, F 8:30am-12:30pm

<b>3. Required Signatures</b>														
NOTE: NO APPLICATION SHALL BE ACCEPTED AS COMPLETE WITHOUT THE REQUIRED SIGNATURES														
<p><b>Owner Signature</b> (if the project site has more than one owner, please supply additional copies of this page if necessary): As Owner, I make the following representations:</p> <ol style="list-style-type: none"> <li>1) I hereby certify that I am the owner of the property at _____</li> <li>2) I hereby certify that the applicant named on this application form has been authorized by me to apply to develop and/or use the property listed above for the purposes indicated in this application</li> <li>3) I hereby certify that the agent, engineer and/or architect listed on this application form have been authorized to represent this application before the Planning Staff, the Planning Board and/or the Zoning Board of Appeals.</li> <li>4) I will permit Planning Staff to conduct site visits on my property.</li> <li>5) Should the ownership of this parcel change before the board(s) have acted on this application, I will provide updated information and new copies of this signature page.</li> </ol> <p><i>(sign here)</i></p> <hr style="border: 1px solid black;"/>														
<p><b>This property is owned by (check one):</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%; text-align: center;"><input checked="" type="checkbox"/></td> <td style="width: 40%;">An individual</td> <td style="width: 55%;"> <ul style="list-style-type: none"> <li>• attach deed</li> <li>• application to be signed by owner</li> </ul> </td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td>More than one individual, or a partnership</td> <td> <ul style="list-style-type: none"> <li>• attach deed</li> <li>• application to be signed by all owners</li> </ul> </td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td>A corporation or LLC</td> <td> <ul style="list-style-type: none"> <li>• attach deed and corporate articles of organization</li> <li>• application to be signed by an officer authorized to do so by <u>the corporation</u></li> </ul> </td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td>A trust</td> <td> <ul style="list-style-type: none"> <li>• attach deed and certificate of trust</li> <li>• application to be signed by authorized trustee</li> </ul> </td> </tr> </table>			<input checked="" type="checkbox"/>	An individual	<ul style="list-style-type: none"> <li>• attach deed</li> <li>• application to be signed by owner</li> </ul>	<input type="checkbox"/>	More than one individual, or a partnership	<ul style="list-style-type: none"> <li>• attach deed</li> <li>• application to be signed by all owners</li> </ul>	<input type="checkbox"/>	A corporation or LLC	<ul style="list-style-type: none"> <li>• attach deed and corporate articles of organization</li> <li>• application to be signed by an officer authorized to do so by <u>the corporation</u></li> </ul>	<input type="checkbox"/>	A trust	<ul style="list-style-type: none"> <li>• attach deed and certificate of trust</li> <li>• application to be signed by authorized trustee</li> </ul>
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<p><b>Applicant Signature</b> (if the applicant is the owner, the owner should also sign below): As Applicant, I make the following representations:</p> <ol style="list-style-type: none"> <li>1.) The information supplied on and with this application form is accurate to the best of my knowledge.</li> <li>2.) If the current use of the property is a nonconforming use, I will furnish proof to the satisfaction of the SPGA that the nonconforming use is legal.</li> <li>3.) I will make no changes to the approved project plans without the prior approval of the SPGA.</li> <li>4.) If the proposed project is subject to linkage (SZO Article 15), I will sign all documents required by the Planning Staff/SPGA governing the amount and the method of payment of the linkage fee.</li> <li>5.) I will return the notice sign or pay for its replacement.</li> <li>6.) I will pay the fees associated with advertising the case in the newspaper and mailing notices to abutters.</li> <li>7.) I hereby certify that the agent, engineer and/or architect listed on this application form have been authorized by me to represent me before the Planning Staff, the Planning Board and/or the Zoning Board of Appeals as it relates to the development and/or use of this property.</li> </ol> <p><i>(sign here)</i></p> <hr style="border: 1px solid black;"/>														
<p><b>Indicate applicants relationship to owner:</b></p> <p><b>This applicant is (check one):</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%; text-align: center;"><input checked="" type="checkbox"/></td> <td style="width: 40%;">An individual</td> <td style="width: 55%;"> <ul style="list-style-type: none"> <li>• application to be signed by applicant</li> </ul> </td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td>More than one individual, or a partnership</td> <td> <ul style="list-style-type: none"> <li>• application to be signed by all applicants</li> </ul> </td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td>A corporation or LLC</td> <td> <ul style="list-style-type: none"> <li>• application to be signed by an officer authorized to do so by the corporation</li> <li>• attach corporate articles of organization</li> </ul> </td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td>A trust</td> <td> <ul style="list-style-type: none"> <li>• application to be signed by authorized trustee</li> <li>• attach certificate of trust</li> </ul> </td> </tr> </table>			<input checked="" type="checkbox"/>	An individual	<ul style="list-style-type: none"> <li>• application to be signed by applicant</li> </ul>	<input type="checkbox"/>	More than one individual, or a partnership	<ul style="list-style-type: none"> <li>• application to be signed by all applicants</li> </ul>	<input type="checkbox"/>	A corporation or LLC	<ul style="list-style-type: none"> <li>• application to be signed by an officer authorized to do so by the corporation</li> <li>• attach corporate articles of organization</li> </ul>	<input type="checkbox"/>	A trust	<ul style="list-style-type: none"> <li>• application to be signed by authorized trustee</li> <li>• attach certificate of trust</li> </ul>
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<b>4. Applicable Section(s) of Zoning Ordinance and Prior Zoning Approvals</b>	
You may refer to the Inspectional Services Denial Letter for the section of the Zoning Ordinance cited.	
<b>5. Existing Conditions Description</b>	
Briefly describe existing structure(s) and/or use(s). Include number of employees, occupants and hours of operation, if applicable.	
This property is currently a legal 2-family home, occupied by the applicant and her husband (floor 2 and 3) and the applicant's daughter & her husband and 2 children (floor 1)	
<b>6. Proposal Description</b>	
<b>A.</b> Briefly describe any changes in the structure(s) and/or use(s). Include whom the project is intended to serve, expected number of employees, and/or occupants and hours of operation, if applicable.	
The project will not change the 2-family nature of the home or the occupants. Rather, it represents an "aging-in-place" scenario. The applicant and her husband will move into the first floor while her daughter and family will move to the second and third floors. The first floor unit will be completely renovated (no changes planned for floors 2 and 3). In addition, the applicant wishes to slightly expand the footprint as follows: (1) front-right expansion of approx 39 sq ft within an existing open porch; (2) rear-right enclosure of existing "stoop" (35 sq ft) and addition of an exterior platform and stairs; and (3) addition of a freestanding shed to house trash and recycling receptacles. No change will be made in the amount of landscaping or impervious surfaces.	
<b>B.</b> Explain any green building practices that you are using. Please consult the Environmental Protection Agency's Residential Green Building Guide for ideas ( <a href="http://www.epa.gov/ne/greenbuildings">www.epa.gov/ne/greenbuildings</a> ).	
The floor 1 apartment will be made more energy efficient by increased insulation in the exterior walls, new energy-efficient appliances, a new energy-efficient heating system and new energy-efficient windows and exterior doors.	
<b>C.</b> Are you demolishing a commercial structure or moving soil? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<b>D.</b> Identify and list all 21E reports and other environmental assessments, analysis, clean-up studies, enforcement actions and any other environmental documentation that is available for the property, including documentation on underground storage tanks. Attach copies of all identified documents. <b>Failure to identify and attach these documents, if applicable, will result in an application being deemed incomplete.</b>	
<b>If you discover an underground storage tank you must call the Somerville Fire Department immediately.</b>	

<b>7. Zoning Data</b>						
Refer to the SZO § 2.2 Definitions and SZO § 8 Dimensional Requirements for more information.						
Data	Existing	Proposed	Allowed	Existing or Permitted Nonconformity	New Violation	SZO Section Cited
	Fill in both columns: numbers must match those on plans and other attached documentation.		Office Use			
<b>A. Use</b>	residential	residential				
<b>B. # of Dwelling Units*</b>	2 units	2 units				
<b>C. Lot Area</b>	3256 square feet	3256 square feet				
<b>D. Lot Area ÷ # of Dwelling Units</b>	1628 sf per du	1628 sf per du				
<b>E. Gross Floor Area of Footprints of All Buildings</b>	1380 square feet	1421 square feet				
<b>F. Ground Coverage (E. ÷ C.)</b>	42 %	44 %				
<b>G. Landscaped Area (landscaped area ÷ C.)</b>	16 %	16 %				
<b>H. Pervious Area (pervious area ÷ C.)</b>	16 %	16 %				
<b>I. Net Floor Area** (sum of all usable square feet)</b>	2657 square feet	2731 square feet				
<b>J. Floor Area Ratio (FAR)</b>	.82	.84				

APPLICATION  
For Planning Board and Zoning Board of Appeals Approval

(I. ÷ C.)							
<b>K. Building Height</b>	30 feet	30 feet					
<b>L. Front Yard Setback</b>	14.5 feet	11.4 feet					
<b>M. Rear Yard Setback</b>	13.1 feet	13.1 feet					
<b>N. Side Yard Setback (left when you face property)</b>	14.5 feet	14.5 feet					
<b>O. Side Yard Setback (right when you face property)</b>	1.9 feet	1.9 feet					
<b>P. Street Frontage</b>	45 feet	45 feet					
<b>Q. # of Parking Spaces</b>	1	1					
<b>R. # of Bicycle Parking Spaces</b>							
<b>S. # of Loading Spaces</b>							
* 8 or more dwelling units - determine if Inclusionary Housing, Article 13, applies							
** 30,000+ square feet - determine if Linkage, Article 15, applies							

**8. Checklist of Required Information**

This checklist will help you determine what you need to submit with this application form. Find the column for your submission type. The rows contain the number of copies of each item that you must submit. For each item check the column 'included' if you are submitting it or the 'Waiver Requested' column for items that are not applicable to your proposal. Planning Staff may contact you to submit items for which you are requesting a waiver. If your application includes more than one type, submit the greatest number of copies listed.

	Variance	SP / SPD	SPSR	PUD PMP	Subdivision	Revision to SP	Included	Waiver Requested
	# = # of copies		Y = include		I/A = if applicable		N/A = not applicable	
	† = within 50 feet of property							
<b>Application Form &amp; Supplemental Questions</b>	3	3	3	3	3	3	<input type="checkbox"/>	<input type="checkbox"/>
<b>Denial Letter</b> from Inspectional Services Division – if you received one	I/A 3	I/A 3	I/A 3	N/A	N/A	N/A	<input type="checkbox"/>	<input type="checkbox"/>
<b>Recorded Deed(s)</b> to all properties involved in the project	1	1	1	N/A	1	N/A	<input type="checkbox"/>	<input type="checkbox"/>
<b>Fees for Filing, Advertising &amp; Abutter List.</b> See fee schedule on application information sheet. Submit 3 separate checks or money orders payable to the City of Somerville or cash.	Y	Y	Y	Y	Y	Y	<input type="checkbox"/>	<input type="checkbox"/>
<b>Abutter List from neighboring municipality if your property is less than 300' from the Somerville boundary.</b> Obtain list from neighboring municipality of the property owners' names and addresses that are within 300' of your property.	I/A	I/A	I/A	I/A	I/A	I/A	<input type="checkbox"/>	<input type="checkbox"/>
<b>Plot Plan</b> (scaled & legible) Plans must be certified by a MA-registered land surveyor or professional engineer indicating total land area, boundaries of subject property, angles dimensions of the site, and north arrow	3	3	3	N/A	3	N/A	<input type="checkbox"/>	<input type="checkbox"/>
3 hard copies & 1 electronic copy at initial filing, 10-22 copies at final filing								
<b>Site Plans</b> (include north arrow, date, scale) Information may appear on 1 or multiple drawings such that required details below are clearly visible 1 Scaled Copy: 1"= at most 40'. Remaining Copies: Need not be scaled. NO LARGER THAN 11"x17". Electronic Copy in a universal digital format such as PDF.	3	3	3	3	3	3	<input type="checkbox"/>	<input type="checkbox"/>
3 hard copies & 1 electronic copy at initial filing, 10 -22 copies at final filing								
<b>Uses</b> present & proposed uses of the land and any buildings	Y	Y	Y	Y	Y	Y	<input type="checkbox"/>	<input type="checkbox"/>
<b>Structures</b> dimensions of existing and proposed buildings or other structures	Y	Y	Y	Y	Y†	Y	<input type="checkbox"/>	<input type="checkbox"/>
<b>Easements &amp; Right-of-Way</b> locations and dimensions of any easements, public or private rights of way, or other burdens, existing or proposed	Y	Y	Y	Y	Y†	Y	<input type="checkbox"/>	<input type="checkbox"/>
<b>Boundary Lines</b> (lot areas and dimensions) of existing and proposed lots within and immediately adjacent to the site	Y	Y	Y	Y	Y	Y	<input type="checkbox"/>	<input type="checkbox"/>
<b>Setbacks</b> from property lines	Y	Y	Y	N/A	N/A	Y	<input type="checkbox"/>	<input type="checkbox"/>
<b>Block and lot numbers</b> existing and proposed	N/A	N/A	N/A	N/A	Y	N/A	<input type="checkbox"/>	<input type="checkbox"/>

(Checklist of Required Information Continued)	Variance	SP / SPD	SPSR	PUD PMP	Subdivision	Revision to SP	Included	Waiver Requested
	# = # of copies I/A = if applicable		Y = include N/A = not applicable					
	SPSR-A = SPSR in Assembly Square Mixed-Use District		†† = within 500 feet of property					
<b>Existing Landscaping and Screening</b> location of all existing trees at an 8"+ caliper (note which, if any, will be removed), and species of all planting materials, as well as color, type, and size of any stones, walls, fences, etc.	Y	Y	Y	Y	Y	Y	<input type="checkbox"/>	<input type="checkbox"/>
<b>Proposed Landscaping and Screening</b> location of all trees, quantity, location, size, and species of all planting materials, as well as color, type, and size of any stones, walls, fences, etc.	Y	Y	Y	Y	Y	Y	<input type="checkbox"/>	<input type="checkbox"/>
<b>Parking &amp; Loading Areas</b> number, location, dimensions, driveways, curb cuts, access and sidewalks	Y	Y	Y	Y	Y	Y	<input type="checkbox"/>	<input type="checkbox"/>
<b>Circulation</b> vehicular and pedestrian circulation systems	Y	Y	Y	Y	Y	Y	<input type="checkbox"/>	<input type="checkbox"/>
<b>Topography</b> existing and proposed contour elevations with 2' intervals for slopes over 10% and retaining walls	I/A	I/A	Y	Y	Y	I/A	<input type="checkbox"/>	<input type="checkbox"/>
<b>Wetlands</b> ponds and surface water bodies, as defined under the Wetlands Protection Act, M.G.L. Chapter 131	Y	Y	Y	Y	Y	Y	<input type="checkbox"/>	<input type="checkbox"/>
<b>Drainage Plan</b> indicating drainage ways, flows, points of outfall, and impacts of development on affected drainage basins, with contour information at no less than 2' contour intervals	I/A	I/A	Y	Y	Y	I/A	<input type="checkbox"/>	<input type="checkbox"/>
<b>Signage</b> dimensions and locations of proposed and existing signs including colors and materials	I/A	I/A	Y	N/A	N/A	I/A	<input type="checkbox"/>	<input type="checkbox"/>
<b>Outdoor Lighting</b> quantity, location, size, and type of lighting fixtures as well as type and intensity of lighting facilities	I/A	I/A	Y	N/A	N/A	I/A	<input type="checkbox"/>	<input type="checkbox"/>
<b>Historic Structures</b> location and significance	Y	Y	Y	Y	Y	Y	<input type="checkbox"/>	<input type="checkbox"/>
<b>Solid Waste Disposal</b> location and screening of facilities	Y	Y	Y	Y	Y	Y	<input type="checkbox"/>	<input type="checkbox"/>
<b>Mechanical / Utility Systems</b> location, height, and method of screening of all proposed mechanical and electrical system components, exhaust / ventilation systems, transformers, and satellite dishes. If greater than 6' in height, elevations are required.	Y	Y	Y	N/A	N/A	Y	<input type="checkbox"/>	<input type="checkbox"/>
<b>Public Utilities Connections</b> (water, sewerage and drainage) locations, size, direction of flows and adequacy of existing and proposed on-site public utilities	I/A	I/A	Y	Y	Y	I/A	<input type="checkbox"/>	<input type="checkbox"/>
<b>Elevations</b> front, side and rear with vertical height - measure from either lowest point between building and lot line, or 15' from building, to the highest point of roof beam, deck line of a mansard roof or average height between the plate and ridge of a gable, hip or gambrel roof – and description of proposed materials and colors	Y	Y	Y	N/A	N/A	Y	<input type="checkbox"/>	<input type="checkbox"/>
<b>Conceptual Floor Plans</b> with square footage and # of units	Y	Y	Y	N/A	N/A	Y	<input type="checkbox"/>	<input type="checkbox"/>
<b>Neighborhood Context Map</b> showing the neighborhood in which the tract lies and any impacts upon the area (scale no less than 1"=100')	N/A	Wire-less only ††	SPS R-A only	Y	Y	N/A	<input type="checkbox"/>	<input type="checkbox"/>
<b>Building Shadow Analysis</b>	I/A	I/A	Y	Y	I/A	N/A	<input type="checkbox"/>	<input type="checkbox"/>
<b>Traffic Analysis</b>	3	3	3	3	3	N/A		
<b>Traffic Study</b> (if less than 25,000 square feet) estimate peak hour traffic volumes generated by proposed use, relation to existing volumes and projected future conditions	N/A	I/A	I/A	I/A	I/A	N/A	<input type="checkbox"/>	<input type="checkbox"/>
<b>Traffic Impact Analysis</b> (if 25,000 square feet or more) prepared by a professional traffic engineer who is registered with the Commonwealth of Massachusetts as a professional engineer in either traffic or transportation engineering, or any individual who has been certified by the Transportation Professional Certification Board, Inc. as a Professional Traffic Operations Engineer (PTOE). No other professional registration or qualification shall substitute for this requirement	N/A	I/A	I/A	I/A	I/A	N/A	<input type="checkbox"/>	<input type="checkbox"/>
<b>Transportation Demand Management Plan</b>	N/A	N/A	SPS R-A only	I/A	I/A	N/A	<input type="checkbox"/>	<input type="checkbox"/>
<b>LEED Worksheet</b> (if greater than 10,000 square feet)	N/A	N/A	SPS R-A only	N/A	N/A	N/A	<input type="checkbox"/>	<input type="checkbox"/>

1 hard copy & 1 electronic copy at initial filing, 10-22 copies at final filing

(Checklist of Required Information Continued)	Variance	SP / SPD	SPSR	PUD PMP	Subdivision	Revision to SP	Included	Waiver Requested
	# = # of copies      Y = include I/A = if applicable      N/A = not applicable SPSR-A = SPSR in Assembly Square Mixed-Use District †† = within 500 feet of property							
<b>Conceptual 3-D Model</b> of the Master Plan at 20 scale or alternate scale acceptable to the SPGA	I/A	I/A	SPS R-A only	I/A	I/A	I/A	<input type="checkbox"/>	<input type="checkbox"/>
<b>Photographs</b> of at least 8" by 10" showing the development site and surrounding parcels	I/A	I/A	I/A	I/A	I/A	I/A	<input type="checkbox"/>	<input type="checkbox"/>
<b>Rendering or Computer-Simulated Photograph</b> (from at least 2 prominent locations along the surrounding rights-of-way)	N/A	Wire- less only	N/A	N/A	N/A	N/A	<input type="checkbox"/>	<input type="checkbox"/>

<b>9-15. Supplemental Questions</b>
Answer the supplemental questions for the permit you are seeking.

APPLICATION

For Planning Board and Zoning Board of Appeals Approval

26 Avon SP  
Page 7 of 27

Electronic version available:  
<http://www.somervillema.gov>  
Forms Library

Supplemental Questions for:

Special Permits (SP) • Special Permits with Design Review (SPD) • Special Permits with Site Plan Review (SPSR)

10. SP, SPD, & SPSR Supporting Statements
Address each of the following items. Attach to application form.
<p><b>A. Explain if and how the proposal is compatible with the characteristics of the built and unbuilt surrounding area and land uses.</b></p> <p>The current use, occupancy, landscaping, impervious/pervious surfaces will not change. The visual impact on the neighborhood is slight. This plan will enable these long-time residents to remain in their home, to "age-in-place", along with their daughter and her family in the other unit. This proposal is thus compatible to maintaining the family-friendly character of the neighborhood by encouraging "owner-occupied" residency.</p> <p>The SZO does not recognize tandem parking, so the number of parking spaces is "1", but 3 cars can easily fit in the driveway and this will not change.</p>
<p><b>B. Explain any impacts that the proposed use, structure, or activity will have on the surrounding area from noise, light, glare, dust, smoke, or vibration.</b></p> <p>.No change.</p>
<p><b>C. Explain any impacts that the proposed use, structure, or activity will have on the surrounding area from emission or noxious or hazardous materials.</b></p> <p>No change.</p>
<p><b>D. Explain any impacts that the proposed use, structure, or activity will have on the surrounding area from pollution of waterways or ground water.</b></p> <p>No change</p>
<p><b>E. Explain the impact on the public systems: sanitary sewer system, storm drainage system, public water supply, and recreational system. Document the status of Department of Environmental Management and/or other sewage permits.</b></p> <p>No change.</p>
<p><b>F. Give a general summary of existing and proposed easements or other burdens now existing or to be placed on the property.</b></p> <p>No change</p>
<p><b>G. See SZO § 5.1.5 Design Guidelines for Business Zones and/or Design Guidelines for Residence Zones. Explain any discrepancies between your proposal and the Design Guidelines. (SP applicants are exempt.)</b></p> <p>NA</p>

<p><b>H.</b> Explain any impacts that the proposed use, structure, or activity will have on the surrounding area from the transmission of signals that interfere with radio or television transmission.</p>
<p>No Change</p>
<p><b>I.</b> Explain any changes to the vehicular and pedestrian circulation patterns.</p>
<p>No Change</p>
<p><b>The remaining items under question 10 only relate to SP, SPD, or SPSR for new construction and/or demolition.</b></p>
<p><b>J.</b> Explain any measures taken to preserve and protect natural resources (such as wetlands, steep slopes, floodplains, hilltops, vegetation, sun and wind exposure). If there is any wetland, pond or surface water body on the subject property, as defined under Wetlands Protection Act, MGL Chapter 131, Sec. 40, explain the project's wetland permitting status and plans for protection of these features.</p>
<p>NA</p>
<p><b>K.</b> Explain the demolition and construction procedures including movement of soil, impact mitigation measures, and an estimate of the time period required for completion of the development. Please consult the Mass Department of Environmental Protection's regulations (<a href="http://www.mass.gov/dep/">www.mass.gov/dep/</a>).</p>
<p>NA</p>
<p><b>L.</b> Explain proposed method for solid waste disposal (how waste will be collected and stored, who will be responsible for pick-up and maintenance, recycling efforts, etc.) and for screening of disposal facilities.</p>
<p>NA</p>
<p><b>M.</b> Identify any historic sites or structures on the project site, or on neighboring properties, and explain any measures to protect historic features. Note that structures over 50 years old may require Historic Preservation Commission review before demolition or substantial alteration occurs.</p>
<p>NA</p>

25.00  
345 RE  
TR  
12/30/86 10:19 AM

DEED

We, Hermano J. Araujo and Maria E. Araujo, being married,  
for consideration paid and in full consideration of Two Hundred  
Thirteen Thousand and no/100 Dollars (\$213,000.00),  
grant to Theresa M. S. Colbert,  
with quitclaim covenants  
a certain lot of land with the buildings thereon situated on Avon  
Street, bounded and described as follows:

- NORTHEASTERLY by Avon Street, forty-five (45) feet;
- NORTHWESTERLY by land now or late of Bowers, seventy-two and  
40/100 (72.40) feet;
- SOUTHWESTERLY by land now or late of Lawson and Graham,  
forty-five (45) feet; and
- SOUTHEASTERLY by land now or late of Broderick, seventy-two  
and 30/100 (72.30) feet.

Containing 3,256 square feet of land, more or less.  
Being the same premises conveyed to grantors by deed of Charles  
M. Casassa, Jr., dated October 12, 1976, and recorded October 13,  
1976, in Middlesex South District Registry of Deeds in Book  
13073, Page 622.

WITNESS our hands and seals this 29th day of December 1986.

*Hermano J. Araujo*  
Hermano J. Araujo

*Maria E. Araujo*  
Maria E. Araujo

COMMONWEALTH OF MASSACHUSETTS

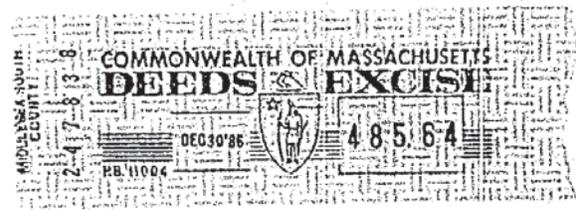
SUFFOLK, ss. December 29, 1986

Then personally appeared the above-named Hermano J. Araujo  
and Maria E. Araujo and acknowledged the foregoing to be their  
free act and deed, before me,

*Margaret L. Tierman*  
John B. Sutherland TIERMAN

My commission expires August 21, 1993.  
4/21/89

Grantee & Property Address - 26 Avon St  
Somerville



SI



2011 00132673

Bk: 57234 Pg: 17 Doc: CERT  
Page: 1 of 1 08/01/2011 02:56 PM

## City of Somerville Office of the City Clerk

### Copy of Record of Marriage

Registered #: 010507

Place of Marriage: MEDFORD, MA.  
Date of Marriage: NOVEMBER 03, 2001

Name of Groom: LAWRENCE PAUL DONEGHEY  
Surname after Marriage: DONEGHEY  
Residence: BOSTON, MA.  
Birth Date: DECEMBER 16, 1952  
Marriage Number: 1ST  
Occupation: INVESTMENT BANKING  
Birth Place: BOSTON, MA.

Name of Father: JAMES F. DONEGHEY  
Maiden Name of Mother: ELEANOR O. MORIN

Name of Bride: THERESA M.S. COLBERT  
Surname after Marriage: DONEGHEY  
Residence: SOMERVILLE, MA.  
Birth Date: AUGUST 09, 1955  
Marriage Number: 2ND, DIVORCED  
Occupation: INVESTMENT BANKING  
Birth Place: ST. MIGUEL, PORTUGAL

Name of Father: CHARLES SOUZA  
Maiden Name of Mother: MARIA DOS AJOS FERTADO

Married by: DENNIS A. DEVER,  
PRIEST  
Residence: MEDFORD, MA.  
Date of Record: NOVEMBER 08, 2001

17724.134

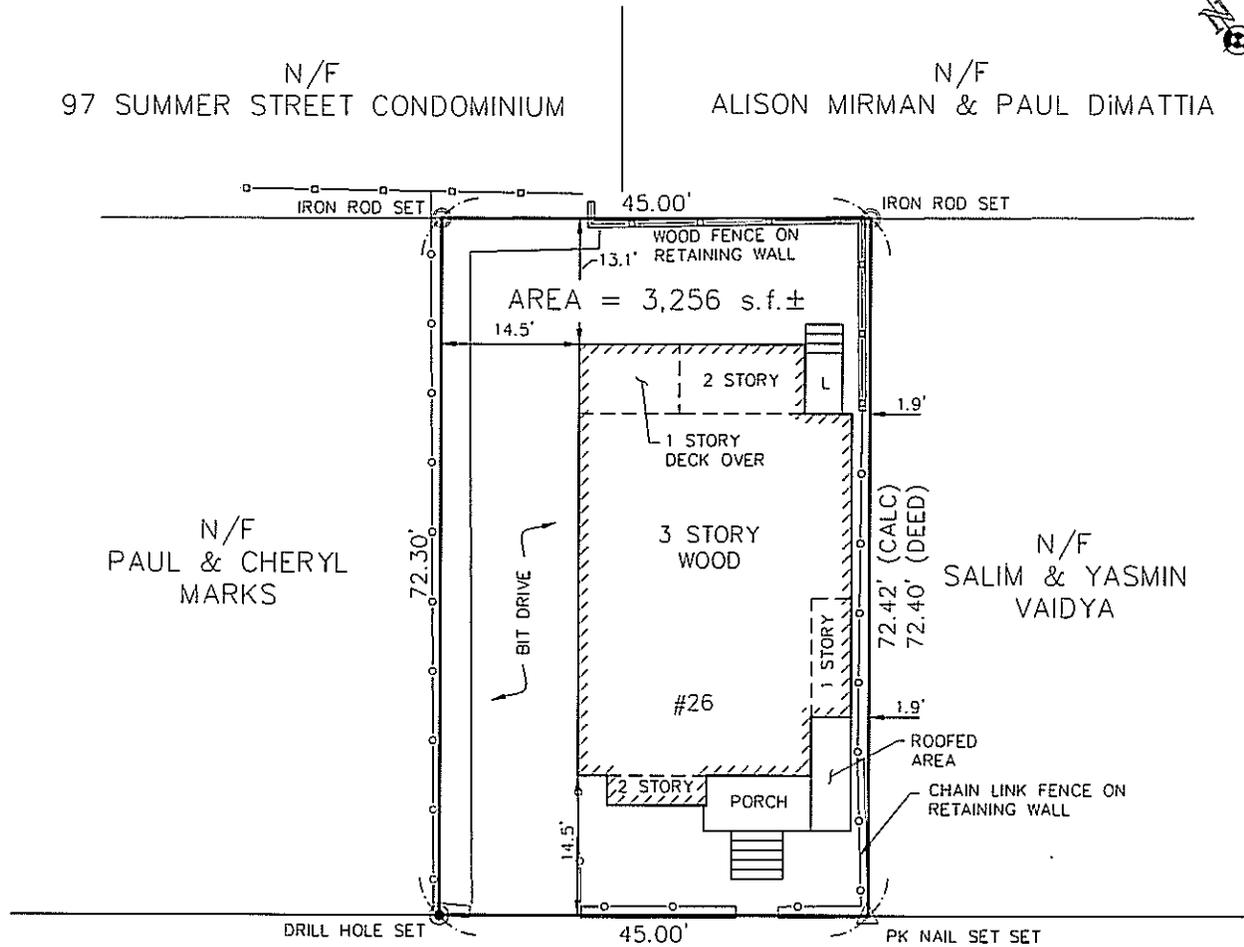


I, the undersigned, hereby certify that I am the Clerk of the City of Somerville;  
that as such I have custody of the records of marriage required by law to be kept at my office;  
I do hereby certify that the above is a true copy from said records.

WITNESS my hand and the SEAL OF THE CITY OF SOMERVILLE at  
SOMERVILLE on DECEMBER 24, 2002.

John J. Long  
City Clerk

Theresa Doneghey  
26 Avon St  
Somerville, MA 02143



# AVON STREET

NOTE: TIES SHOWN TO PROPERTY LINES TAKEN FROM CORNER BOARD.

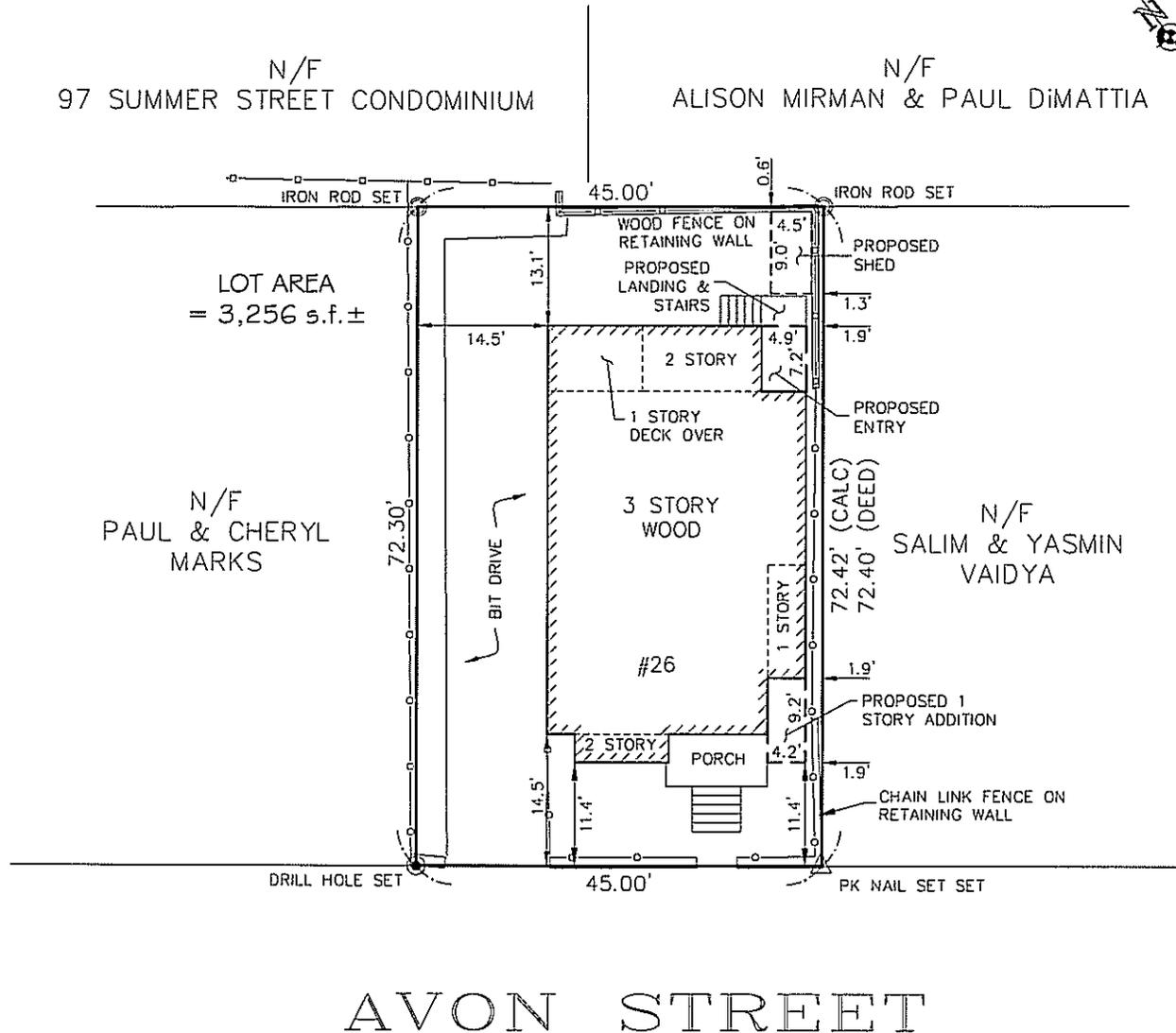
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED FROM AN INSTRUMENT SURVEY.

*Richard J. Mede Jr.*  
RICHARD J. MEDE JR., P.L.S.

10/17/2012  
DATE:

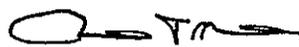
<p>CERTIFIED PLOT PLAN OF LAND 26 AVON STREET SOMERVILLE, MASS.</p>	
	<p>PREPARED BY: MEDFORD ENGINEERING &amp; SURVEY ANGELO B. VENEZIANO ASSOCIATES 15 HALL ST. MEDFORD, MA. 02155 781-396-4466 fax: 781-396-8052</p>
	<p>SCALE: 1" = 20'</p>
	<p>TITLE REF: BK 17724 PG 134</p>
	<p>DATE: OCTOBER 17, 2012</p>
<p>FILE No. 18426</p>	

*Richard J. Mede Jr.*  
10/17/2012

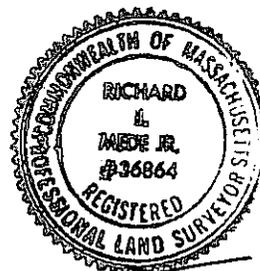


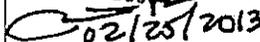
NOTE: TIES SHOWN TO PROPERTY LINES TAKEN FROM CORNER BOARD.

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED FROM AN INSTRUMENT SURVEY.

  
RICHARD J. MEDE JR., P.L.S.

02/25/2013  
DATE:



  
02/25/2013

PROPOSED  
PLOT PLAN OF LAND  
26 AVON STREET  
SOMERVILLE, MASS.

PREPARED BY:  
MEDFORD ENGINEERING & SURVEY  
ANGELO B. VENEZIANO ASSOCIATES  
15 HALL ST. MEDFORD, MA. 02155  
781-396-4466 fax: 781-396-8052

SCALE: 1" = 20'

TITLE REF: BK 17724 PG 134

DATE: FEBRUARY 25, 2013

FILE No. 18426



Proposed area for addition, under roof.

New addition front face to be co-planar with 2-story front-left projection.

right front as built.jpg



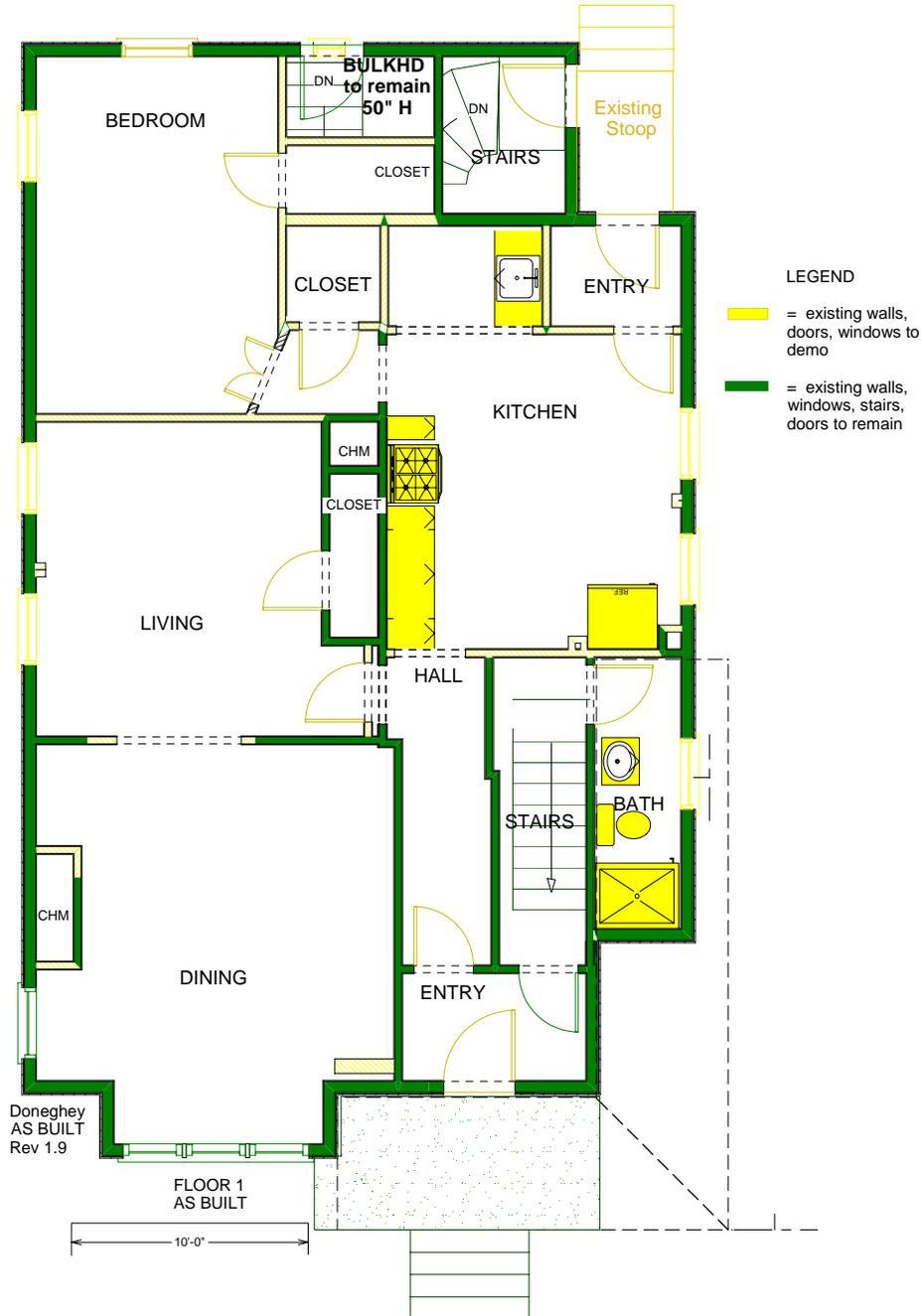
right front proposed.jpg

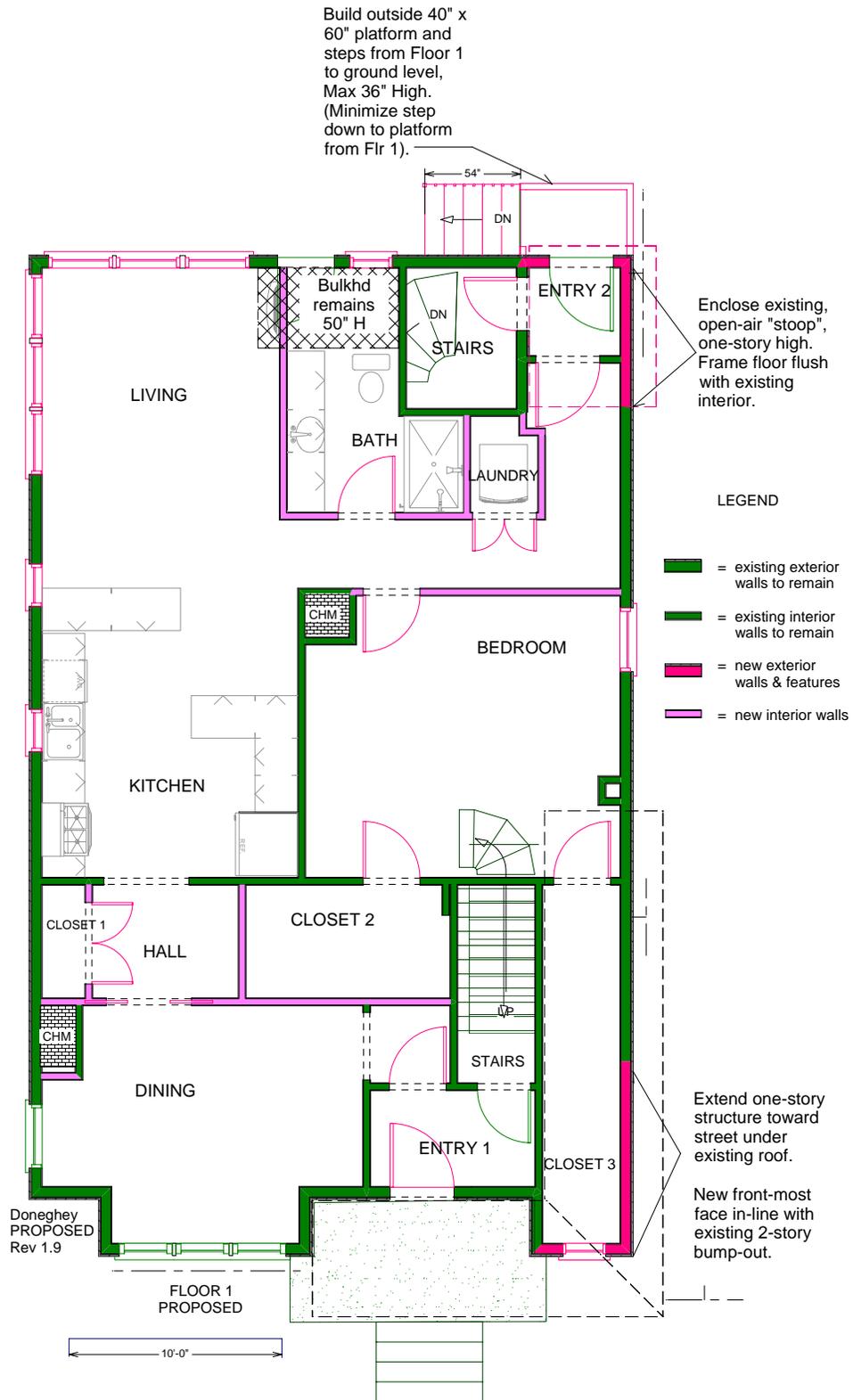


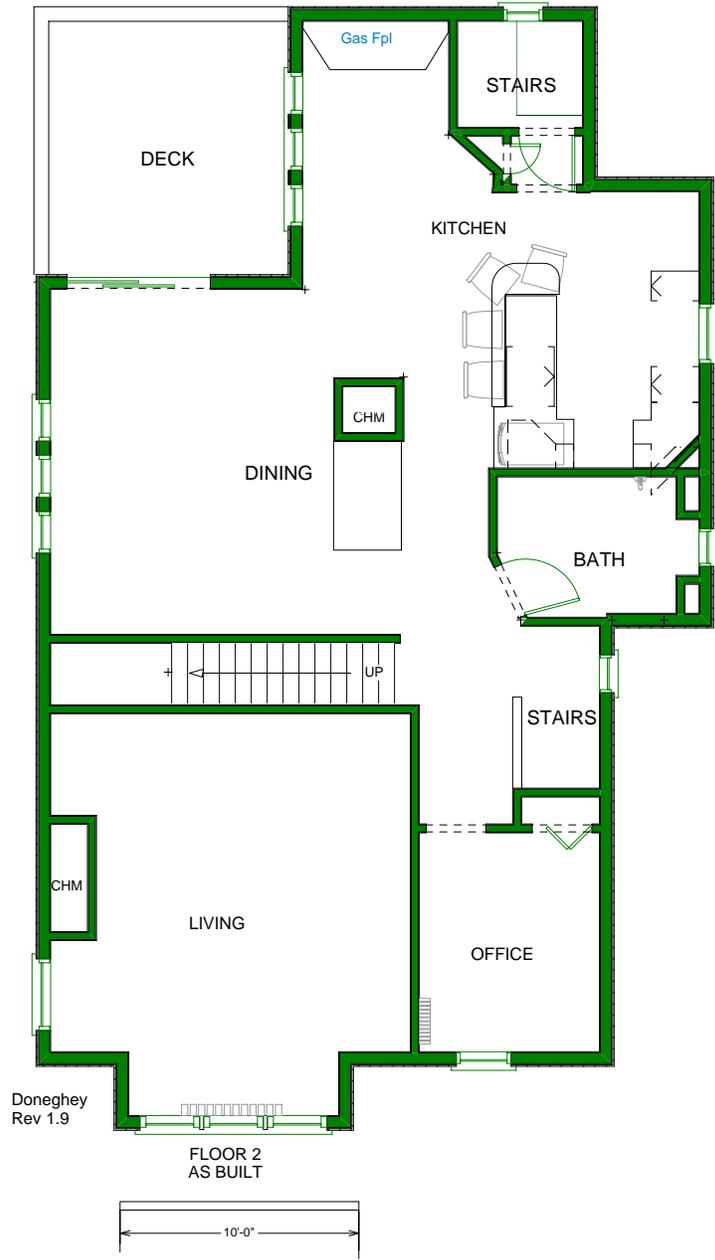
Propose enclosing existing rear “stoop” and adding exterior landing and stairs.

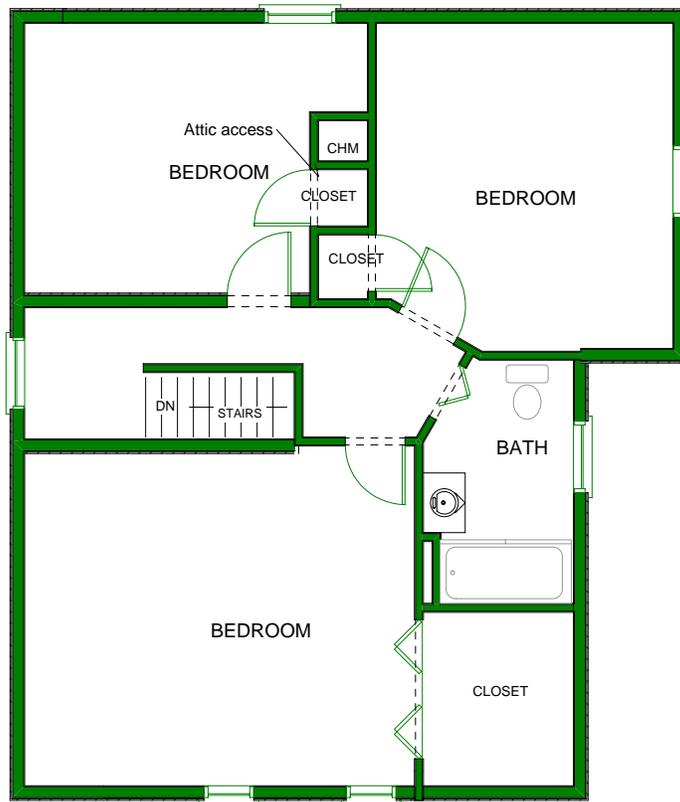


Proposed rear landing stairs and enclosed “stoop”



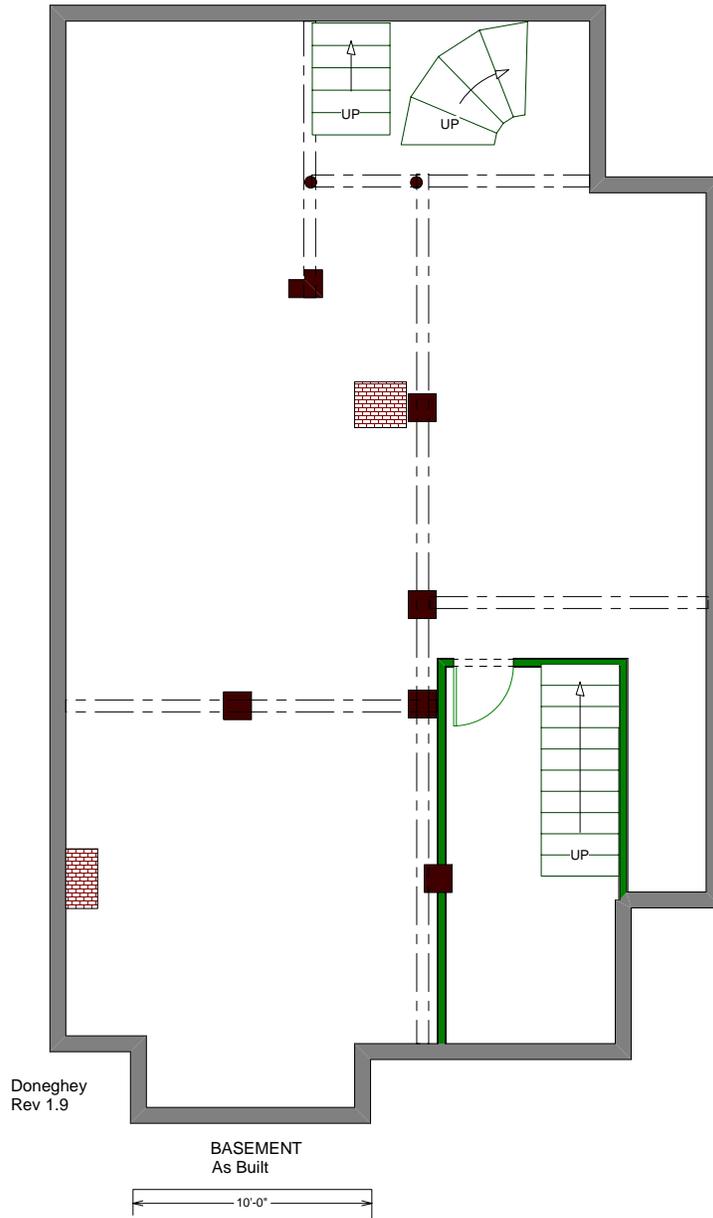






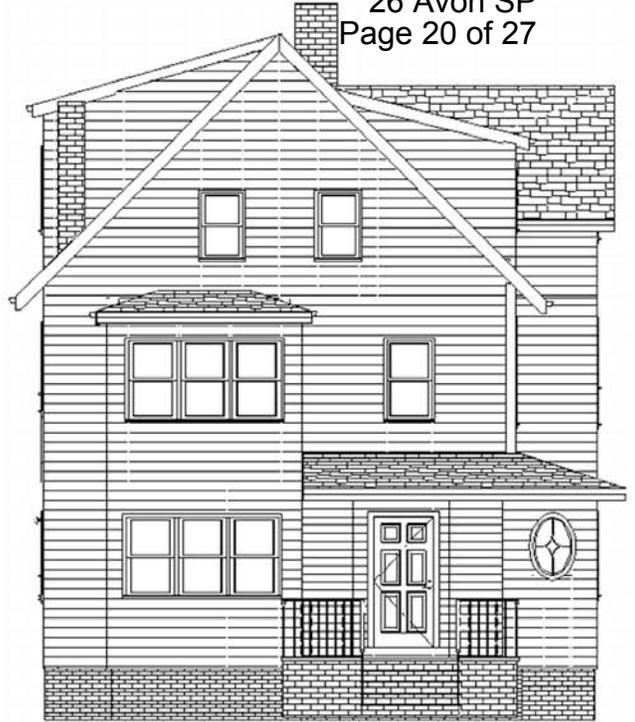
Doneghey  
Rev 1.9

FLOOR 3  
As Built





1) Front Elevation - As Built.jpg



2) Front Elevation - Proposed.jpg



3) Right Elevation - As Built.jpg



4) Right Elevation - Proposed.jpg



5) Rear Elevation - As-Built.jpg



6) Rear Elevation - Proposed.jpg



7) Left Elevation - As Built.jpg



8) Left Elevation - Proposed.jpg



1) Front-Right As-Built.jpg



2) Front-Right Proposed.jpg



3) Front-Left As-Built.jpg



4) Front-Left Proposed.jpg



5) Rear-Right As-Built.jpg



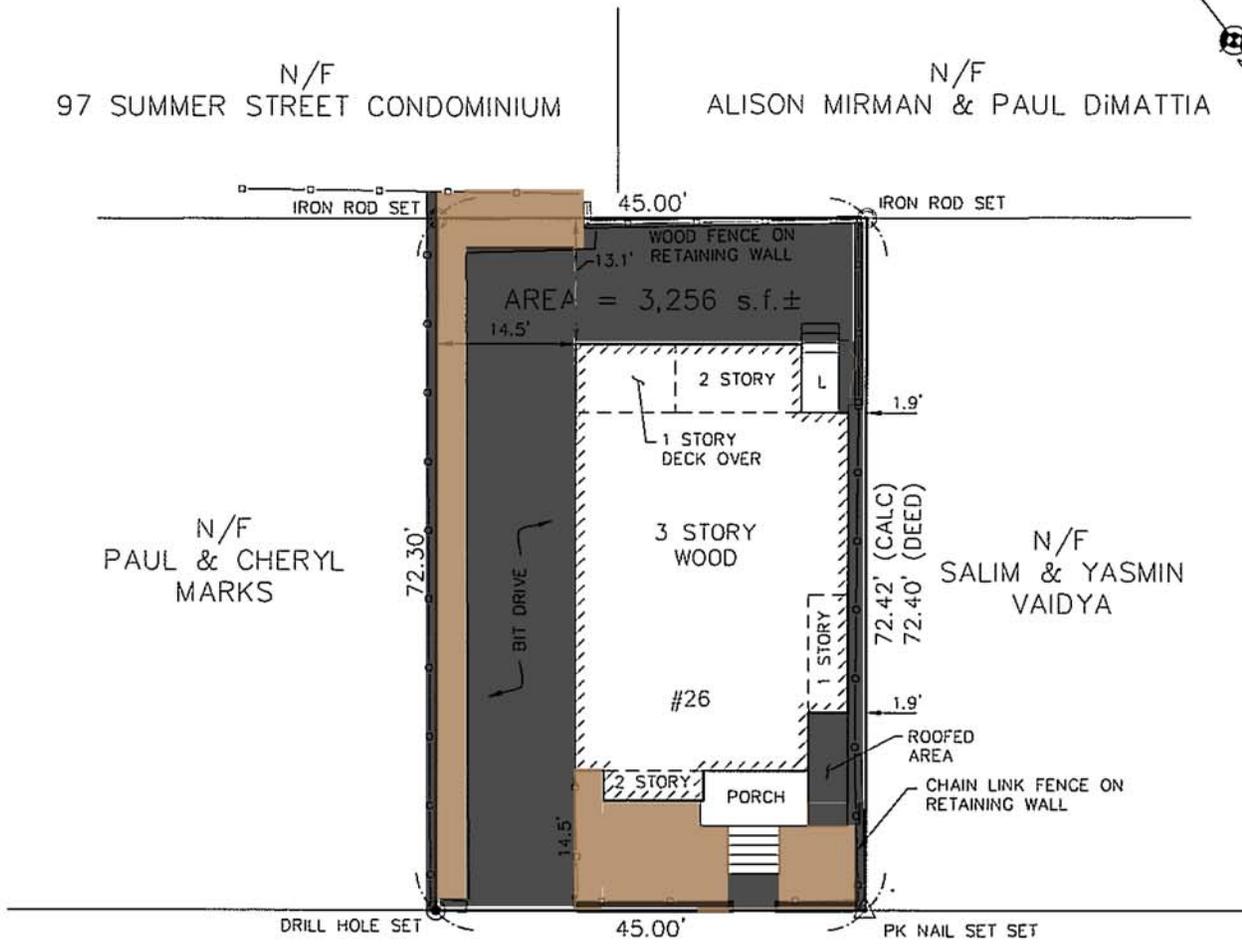
6) Rear-Right Proposed.jpg



7) Rear-Left As-Built.jpg



8) Rear-Left Proposed.jpg



# AVON STREET

- = IMPERVIOUS AREAS (ASPHALT & CONCRETE)
- = MULCH + ORNAMENTAL SHRUBS & TREES

CERTIFIED  
PLOT PLAN OF LAND  
26 AVON STREET  
SOMERVILLE, MASS.

NOTE: TIES SHOWN TO PROPERTY LINES TAKEN FROM CORNER BOARD.

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED FROM AN INSTRUMENT SURVEY.

	PREPARED BY: MEDFORD ENGINEERING & SURVEY ANGELO B. VENEZIANO ASSOCIATES 15 HALL ST. MEDFORD, MA. 02155 781-396-4466 fax: 781-396-8052
	SCALE: 1" = 20'
	TITLE REF: BK 17724 PG 134
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	FILE No. 18426

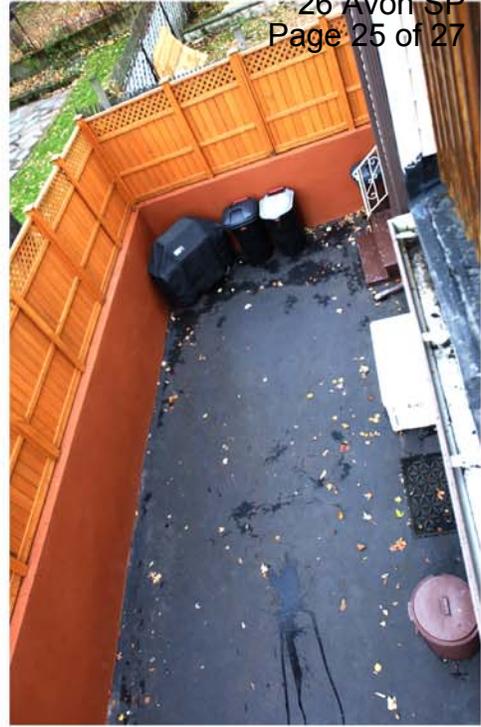
RICHARD J. MEDE JR., P.L.S.

04/01/2013  
DATE:

04/01/2013



1) Front.jpg



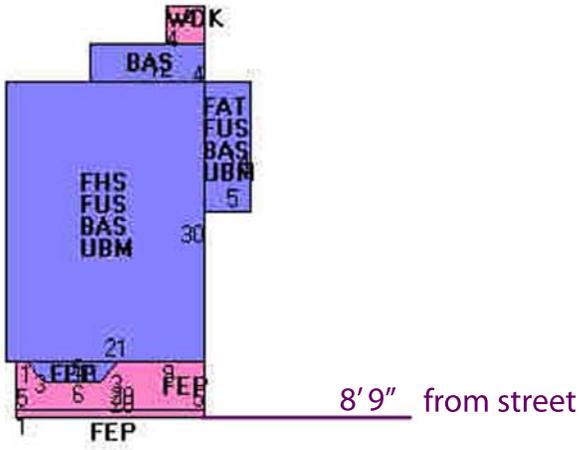
2) Backyard.jpg



3) Left-Front.jpg



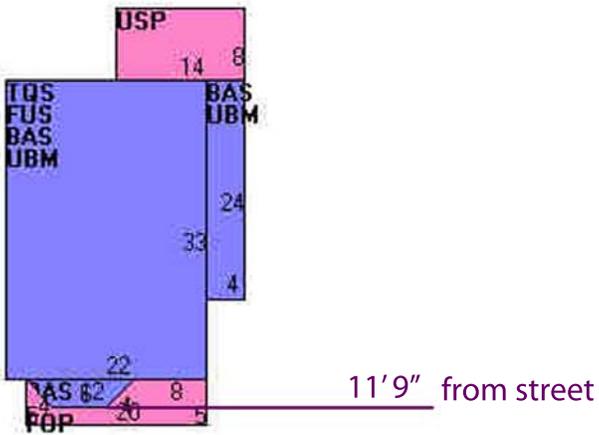
4) Stoop.jpg



20 Avon footprint.jpg



20 Avon Front.jpg



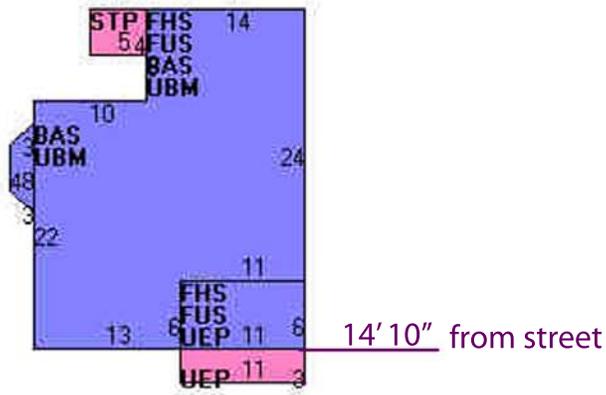
24 Avon footprint.jpg



24 Avon Front.jpg



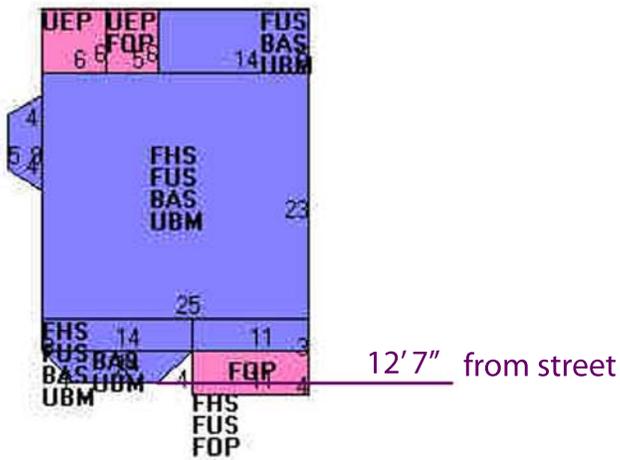
28 Avon Front.jpg



28 Avon footprint.jpg



30 Avon Front.jpg



30 Avon footprint.jpg