



**CITY OF SOMERVILLE, MASSACHUSETTS**  
**MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT**  
**JOSEPH A. CURTATONE**  
**MAYOR**

MICHAEL F. GLAVIN  
EXECUTIVE DIRECTOR

*PLANNING DIVISION*

**TO:** Members of the Zoning Board of Appeals  
**FROM:** Amie Hayes  
**DATE:** August 13, 2013  
**RE:** 11 Linden Avenue – Case #: ZBA 2012-27

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Members of the Zoning Board of Appeals,

Planning Staff analyzed seventeen properties throughout the City that include a carriage house or barn in addition to a primary structure. Staff used data from the Assessor's Database, MassGIS, and the United States Geological Survey in the analysis. Staff surveyed a wide range of properties with lot sizes that range from approximately 2,852 square feet to approximately 14,425 square feet; primary structure footprints that range from 712 square feet to approximately 2,395 square feet; carriage house footprints that range from approximately 324 square feet to 780 square feet; carriage house heights that range from approximately 23 feet to approximately 33 feet; and primary building heights that range from 31 feet to 43 feet. Below are Planning Staff's findings.

	<b>P - Height</b>	<b>C - Height</b>	<b>P - Footprint</b>	<b>C - Footprint</b>	<b>P - Stories</b>	<b>C - Stories</b>
<b>Average</b>	38.13	29.71	1340	578	2.61	1.49
<b>Difference of Avg.</b>		8.42		762		1.12

"P – Height": Approximate height (in feet) of primary structure.

"C – Height": Approximate height (in feet) of carriage house or barn.

"P – Footprint": Approximate footprint (in square feet) of primary structure.

"C – Footprint": Approximate footprint (in square feet) of carriage house or barn.

"P – Stories": Number of stories of primary structure.

"C – Stories": Number of stories of carriage house or barn.