

STILL RIVER DESIGN

P.O. Box 189 Still River, MA 01467 (978) 618-6201

February 21, 2018

Planning Board and Zoning Board of Appeals
P.O. Box 633
Somerville, MA 02143

RE: 294 Beacon Street, Somerville, MA 02143
Accessibility Narrative

Phase 2 Criteria:

Zoning District: RC

Owner: Kenneth Spera

Funding: Privately financed

Elevator: No

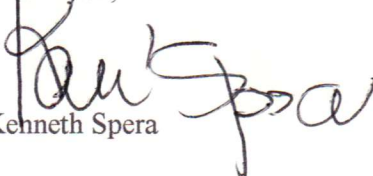
Dear Board Members,

Approvals Required: Variance for 4th story not exceeding 40 feet in height
Special Permit for 5 dwelling units including 2 townhouse (multistory) units on first and second floors and 2 one level units on 3rd floor and 1 one-level unit on 4th floor.

Residential Dwelling Units - The MAAB Group 1 regulation in 521 CMR covers public and common use areas and all units in buildings with elevators and ground floor units* in buildings with no elevators. Townhouses** (multi-story units) are exempt from the MAAB Group 1 regulation. The proposed structure will contain 2 townhouse multi-story units on the ground and 2nd floors; therefore, because townhouse units are exempt from the MAAB Group 1 regulation, it is not applicable to those units. One-level units on the 3rd and 4th floors in a building with no elevator are also not covered by the regulation.

Similarly, the FHA Act applies to public and common use areas in all units of a building with an elevator. Townhouse units are also exempt. The proposed structure will not have an elevator and will have townhouse units on the ground and 2nd floors; therefore, the FHA Act relative to the dwelling units in the proposed structure is not applicable.

Thank you,


Kenneth Spera

521 CMR DEFINITIONS:

***GROUND FLOOR**

The floor of a building closest to the level of the exterior grade and any floor within 36 inches (36" = 914mm) of an exterior grade at some or all of its perimeter. Buildings on sloped site may have more than one ground floor. For multiple dwellings with a garage or commercial space at grade level, the first floor of dwelling units above the garage or commercial space shall be considered the ground floor.

****TOWNHOUSE**

A dwelling unit with finished living space on more than one story.