Town of Arlington
Zoning Board of Appeals
51 Grove Street
Arlington, Massachusetts 02476
781-316-3396
www.arlingtonma.gov

LEGAL NOTICE

Notice is herewith given in accordance with the provisions of Section 3.2.3A of the Zoning Bylaws that there has been filed by **53 Marathon Street, LLC** of Arlington, MA. On July 8, 2021, a petition seeking permission to alter their property located at **53 Marathon Street - Block Plan 026.0-0003-0005.0** Said petition would require 3 Special Permits under **Sections 8.1.3 "B" , 6.1.10 (A), and 5-8/ (5.4.2B,6) respectively** of the Zoning Bylaw for the Town of Arlington.

A hearing in regards to the petition will be conducted remotely via "Zoom" **Tuesday evening September 14, 2021 at 7:30 P.M or as soon thereafter as the petitioner may be heard. To join the meeting, please register using the following URL: https://town-arlington-ma-us.zoom.us/meeting/register/tZ0udu6hrz4iEtcR_6s_2r9eZiaorRAsgbMh for documentation relating to this petition, visit the ZBA website at www.arlington.gov/zba.**

DOCKET NO **3663**

Zoning Board of Appeals
Christian Klein, RA, Chair

Please direct any questions to: **ZBA@town.arlington.ma.us**

ROBERT J. ANNESE
ATTORNEY AT LAW

July 16, 2021

Richard Vallarelli, Zoning Administrator
Zoning Board of Appeals
51 Grove Street
Arlington, Massachusetts 02476

RE: 53 Marathon Street, Arlington, Massachusetts

Dear Mr. Vallarelli:

Enclosed herewith please find zoning application filed on behalf of Bring Us Deals 53 Marathon Street, LLC relating to real estate located at 53 Marathon Street, Arlington.

Would you please file the enclosed application at this time and let my office know the hearing date.

Thank you for your cooperation.

Very truly yours,

Robert J. Annese

RJA/lms

cc: Albert Azatyants

1171 MASSACHUSETTS AVENUE • ARLINGTON, MASSACHUSETTS 02476 • TELEPHONE 781-646-4911 • FAX 781-646-4910
E-MAIL ADDRESS: LAW@ROBERTANNESE.COM

INFORMATION FOR BOARD OF APPEALS RECORD

To be completed by OWNER, signed, and returned to Secretary of the Board of Appeals:

BRING US DEALS 53 MARATHON STREET, LLC
(Owner or Petitioner)

Address: **377 Somerville Avenue**

City or Town: **Somerville, MA 02143**

Premises: **53 Marathon Street,** **Arlington**
(Street & Number) (Identify Land Affected) (City)

the record title standing in the name of: **BRING US DEALS 53 MARATHON STREET, LLC**

whose address is: **377 Somerville Avenue** **Somerville, MA** **02143**
(Street) (City or Town) (State)

by deed duly recorded in the **Middlesex South Registry of Deeds in Book 77944, Page 387**

BRING US DEALS 53 MARATHON STREET, LLC
By its Attorney:

Robert J. Annese, Esquire BBO #019880
1171 Massachusetts Avenue
Arlington, Massachusetts 02476
(781) 646-4911 - Telephone
(781) 646-4910 – facsimile
law@robertannese.com

REQUEST FOR SPECIAL PERMIT
TOWN OF ARLINGTON

In the matter of the Application of **BRING US DEALS 53 MARATHON STREET, LLC** to the Zoning Board of Appeals for the Town of Arlington:

Application for a Special Permit is herewith made, in accordance with Section 10.11 of the Zoning Bylaw for the Town of Arlington, seeking relief from the following specific provisions of the Zoning Bylaw, and as described fully in the attached form, Special Permit Criteria:

The Petitioner will be applying under 6.1.10.A for a Special Permit for a second driveway and a Special Permit for a large addition in accordance with the provisions of District Regulations 5-18, Districts and Uses i.e., exceptions to minimum lot area, minimum front yard, lot width, frontage, open space, side yard and height requirements in the R0, R1, and R2 Districts, Section B, further Subsection 6.

Essentially, the Petitioner is seeking to take down the existing building and construct a two-family residential townhouse building on the property.

The Petitioner states that it is the Owner of the land in Arlington located at with respect to such relief is sought; that no unfavorable action has been taken by the Zoning Board of Appeals or its predecessors upon a similar petition regarding this property within the two (2) years next immediately prior to the filing hereof. The applicant expressly agrees to full compliance with any and all conditions and qualifications imposed upon this permission, whether by the Zoning Bylaw or by the Zoning Board of Appeals, should the same be granted. The Applicant represents that the grounds for the relief sought are as follows:

With regard to the Special Permit requesting a second driveway, it is the Petitioner's contention that the Zoning Board can find in connection with the development that a second driveway can be added in a manner that avoids any undue concentration of population, allows adequate provision of transportation, and converses the value of land and buildings in the vicinity.

With respect to the Special Permit requesting a large addition, it is the Petitioner's contention that the Board can find when considering the relevant facts that, the proposed alteration or additions, dimensions, and setbacks in relation to abutting structures and uses confirms to the purposes of the bylaw as set forth in Section 1.2.

The Petitioner also contends that the Board can find that acting pursuant to Section 3.3 that the alteration or addition is in harmony with other structures and uses within the vicinity.

E-Mail:**law@robertannese.com** Signed: _____ Date: 7/15/21
Telephone: **781-646-4911** Address: **1171 Massachusetts Ave., Arlington, MA 02476**

Special Permit Criteria: Per Section 3.3.3 of the Zoning Bylaw, a Special Permit shall only be granted upon the Board's determination that the benefits of the proposed project will outweigh its adverse effects. The responses provided below will inform the Board as to whether the standards for approval have been met.

A.) Indicate where the use *requested is listed in the Table of Use Regulations as a Special Permit in the district for which the application is made or is so designated elsewhere in the Arlington Zoning Bylaw.*
Section 5.4.3

B.) Explain why the *requested use is essential or desirable to the public convenience or welfare.*
The requested use is essential or desirable to the public convenience or welfare because it will add extra residential living units to the Town which conforms to objectives contained in the Master Plan.

C.) Explain why the *requested use will not create undue traffic congestion; or unduly impair pedestrian safety.*
The requested use will not create undue traffic congestion or unduly impair pedestrian safety because the use will be a use compatible with properties located in the R2 zone and will consist of only a two (2) story residential townhouse use.

D.) Explain why the *requested use will not overload any public water, drainage or sewer system, or any other municipal system to such an extent that the requested use or any developed use in the immediate area or any other area of the Town will be unduly subjected to hazards affecting health, safety, or the general welfare.*
There will be no overload of any municipal services if the development is approved.

E.) Describe how *any special regulations for the use, as may be provided in the Zoning Bylaw, including but not limited to the provisions of Section 8 are fulfilled.*
Any special regulations for the use contained in the Bylaw will be provided with respect to the development. The property does not qualify for potential Section 8 affordable housing use.

F.) Describe how the *requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health, morals, or welfare.*
The use will be compatible with other residential uses in the vicinity of the property.

G.) Describe how the *requested use will not, by its addition to a neighborhood, cause an excess of the use that that could be detrimental to the character of said neighborhood.*

The two (2) unit residential will not, by its addition, add an excess of that use to the neighborhood, nor be detrimental to the character of the neighborhood.

TOWN OF ARLINGTON
Dimensional and Parking Information
For Applications to the Zoning Board of Appeals

1. Property Location: 53 Marathon Street Zoning District: R2 - Two Family

2. Present Use/Occupancy: Two-family No. of dwelling units 2

3. Existing Gross Floor Area (refer to Section 5.3.22 of the Zoning Bylaw and provide supporting documentation [worksheet and drawings] showing dimensions of GFA by floor):
not measured Sq. Ft.

4. Proposed Use/Occupancy: Two-family No. of dwelling units 2

5. Proposed Gross Floor Area (refer to Section 5.3.22 of the Zoning Bylaw and provide supporting documentation [worksheet and drawings] showing dimensions of GFA by floor):
verify applicable definition Sq. Ft.
see previous pg.

		Present Conditions	Proposed Conditions	Min. or max Required by Zoning
6.	Lot size (Sq. Ft.)	6,988 sf	6,988 sf	min. 6,000 sf
7.	Frontage (Ft.)	79.35' & 101.78'	79.35' & 101.78'	min. 60 ft
8.	Floor area ratio	NA	NA	max. NA
9.	Lot Coverage (%)		33%	max 35%
10.	Lot Area per Dwelling Unit (Sq. Ft.)			min. NA
11.	Front Yard Depth (Ft.)	15.4' & 15.3'	20.25' & 20.25'	min. 20'
12.	Left Side Yard Depth (Ft.)			min. NA (corner lot)
13.	Right Side Yard Depth (Ft.)	24.1'	10.25'	min. 10'
14.	Rear Yard Depth (Ft.)	23.7'	20.25'	min. 20'
15.	Height (Stories)	2.5	2.5	max. 2.5
16.	Height (Ft.)	33.1'	34.6'	max. 35'
17.	Landscaped Open Space (Sq. Ft.) Refer to Section 2 in the Zoning Bylaw.		1,350 sf	
17A.	Landscaped Open Space (% of GFA)		19%	min. 10%
18.	Usable Open Space (Sq. Ft.) Refer to Section 2 in the Zoning Bylaw.		2,530	
18A.	Usable Open Space (% of GFA)		36%	min. 30%
19.	Number of Parking Spaces		2	min. 2
20.	Parking area setbacks (if applicable)			min.
21.	Number of Loading Spaces (if applicable)			min.
22.	Type of construction			N/A
23.	Slope of proposed roof(s) (in. per ft.)		11:12 main roof	min.

existing building values not included were not measured or not applicable.
existing site values not included should be provided by surveyor or are not applicable

TOWN OF ARLINGTON
Open Space / Gross Floor Area Information
For Applications to the Zoning Board of Appeals

Refer to Section 2: *Definitions*, and Section 5: *District Regulations* in the Zoning Bylaw of the Town of Arlington before completing this form.

Address: 53 Marathon Street **Zoning District:** R2 - Two Family

OPEN SPACE*	**EXISTING**	**PROPOSED**
Total lot area	6,988 sf	6,988 sf
Open Space, Usable	if needed, refer to surveyor	2,530 / 6,988 (36%)
Open Space, Landscaped	if needed, refer to surveyor	1,350 / 6,988 (19%)

* Refer to the Definitions in Section 2 of the Zoning Bylaw.

GROSS FLOOR AREA (GFA) † (existing structure has not been measured as it is to be demolished)

Accessory Building			NA
Basement or Cellar (meeting the definition of Story, excluding mechanical use areas)			0 gsf per definition of Story, Ch. 2, ceiling is less than 4'-6" above grade
1st Floor	definition conflicts with 5.3.22		1,655 gsf per 5.3.22 Gross Floor Area 1,856 gsf (does not include attached accessory parking garage per 5.3.22)
2nd Floor			2,187 gsf
3rd Floor			see attic
4th Floor			NA
5th Floor			NA
Attic (greater than 7'-0" in height, excluding elevator machinery, or mechanical equipment)			973 sf
Parking garages (except as used for accessory parking or off-street loading purposes)			NA
All weather habitable porches and balconies			NA
Total Gross Floor Area (GFA)			verify applicable definition

† Refer to Definition of Gross Floor Area in Section 2 and Section 5 of the Zoning Bylaw.

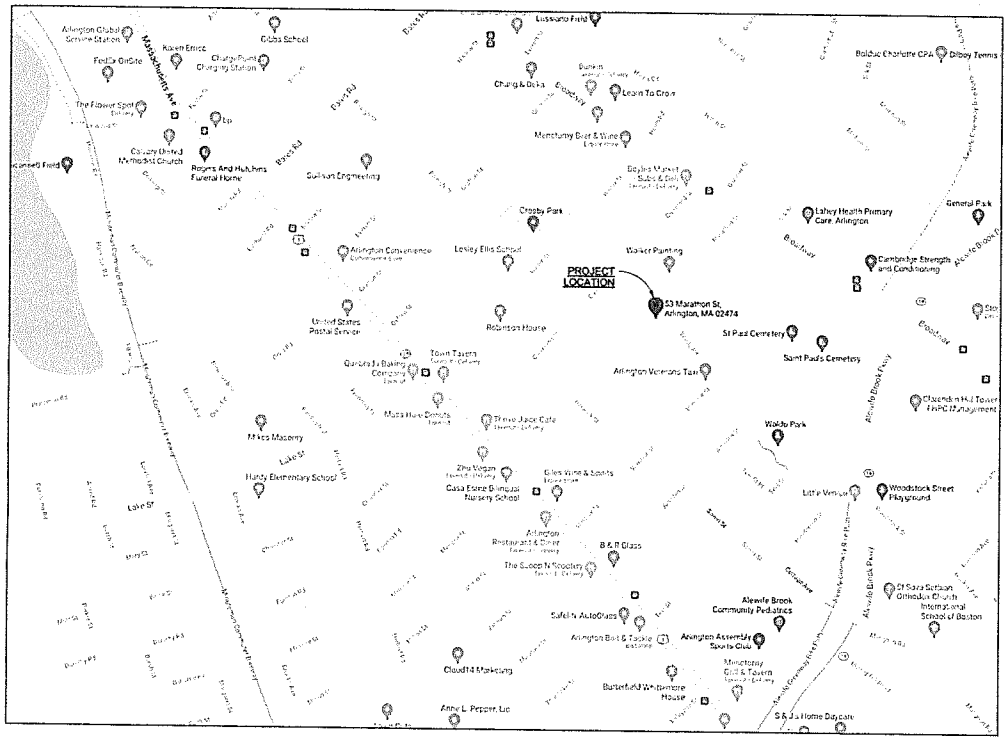
REQUIRED MINIMUM OPEN SPACE AREA		35% max. lot coverage	2,337 / 6,988 (33%)
Landscaped Open Space (Sq. Ft.)	10% min		1,350 / 6,988 (19%)
Landscaped Open Space (% of GFA)			NA
Usable Open Space (Sq. Ft.)	30% min		2,530 / 6,988 (36%)
Usable Open Space (% of GFA)			NA

This worksheet applies to plans dated 6/11/21 designed by Paul Girello Architect, LLC

Reviewed with Building Inspector: _____ Date: _____

53 Marathon Street

C/O Marathon St. Holdings, LLC
337 Somerville Avenue
Somerville, MA



LOCUS

DRAWING INDEX

SHT NO.	SHEET TITLE	ISSUE DATE	CURRENT REVISION	REVISION DATE
A0.0	COVER	06/11/2021		
A0.2	ARCHITECTURAL SITE PLAN	06/11/2021		
SHT 1	PROPOSED PLOT PLAN	06/10/2021		
LP-1.0	LANDSCAPE PLAN	05/28/2021		
DSK-0	RENDERINGS	06/11/2021		
DSK-1	BASEMENT PRESENTATION PLAN	06/11/2021		
DSK-2	1ST FLOOR PRESENTATION PLAN	06/11/2021		
DSK-3	2ND FLOOR PRESENTATION PLAN	06/11/2021		
DSK-4	3RD FLOOR PRESENTATION PLAN	06/11/2021		
DSK-5	PROPOSED ROOF PLAN	06/11/2021		
DSK-6	UNIT AREA PLANS	06/11/2021		
DSK-7	PROPOSED EXTERIOR ELEVATIONS	06/11/2021		
DSK-8	PROPOSED EXTERIOR ELEVATIONS	06/11/2021		
DSK-9	PROPOSED EXTERIOR ELEVATIONS	06/11/2021		

For Review 6/11/21

OWNER:

Marathon Street Holdings, LLC
C/O Marathon St. Holdings, LLC
337 Somerville Avenue
Somerville, MA

ARCHITECT:

PAUL GIRELLO ARCHITECT, LLC
ARCHITECTURE | PLANNING | DESIGN
1 Stetson Street ~ Braintree, MA
email: info@paulgirello.com
tel. 781.205.9283

CIVIL ENGINEER:

SPRUHAN ENGINEERING, P.C.
80 Jewett St. Suite 2 ~ Newton, MA
tel. 617-816-0722

STRUCTURAL ENGINEER:

DAVIDSON ENGINEERING ASSOCIATES, INC.
377 Somerville Ave ~ Somerville, MA
tel. 617.965.6400

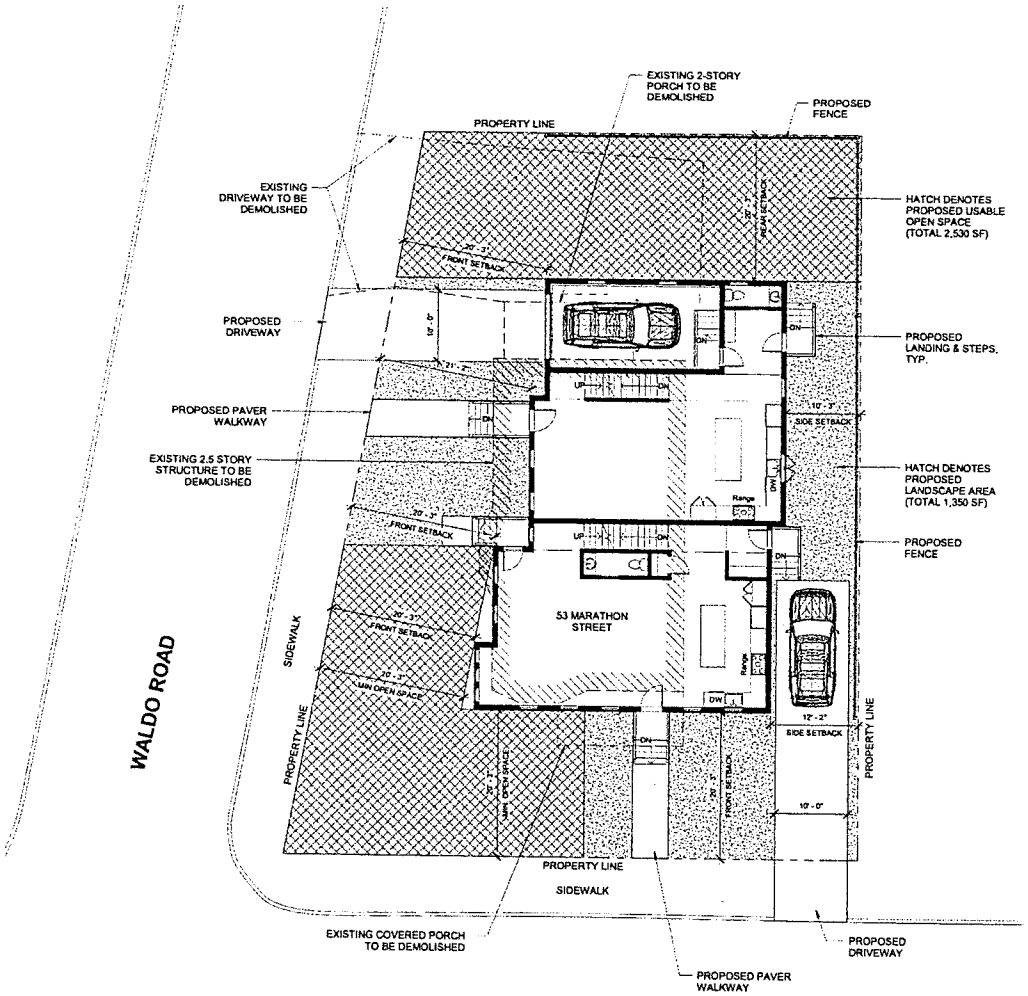
MEP/FP ENGINEER:

PAUL GIRELLO ARCHITECT, LLC
ARCHITECTURE | PLANNING | DESIGN
1 Stetson Street ~ Braintree, MA 02184
email: info@paulgirello.com
tel. 781.205.9283

Job No
12112

A:\Projects\12112_53 Marathon Street\Revit\12112_53 Marathon Street_2021_For20Review.rvt
6/11/2021 11:00:36 AM

CONTRACTOR TO VERIFY ALL DIMENSIONS AND SETBACKS PRIOR TO CONSTRUCTION



1 ARCHITECTURAL SITE PLAN
1/8" = 1'-0"

ZONING CHART - ARLINGTON, MA

ZONE R2 (TWO FAMILY)	REQUIRED	EXISTING	PROPOSED	REMARKS
MIN LOT AREA	6,000 SF	6,988 SF	6,988 SF	COMPLIES, NO CHANGE
MIN LOT AREA / UNIT	NA	NA	NA	NA
MINIMUM LOT FRONTAGE	60 FT			
MARATHON STREET		79.35 FT	79.35 FT	COMPLIES, NO CHANGE
WALDO STREET		101.78 FT	101.78 FT	COMPLIES, NO CHANGE
SETBACKS				
FRONT YARD	20 FT			
MARATHON STREET		15.4 FT	20.25 FT	COMPLIES, EXISTING WAS NON-CONFORMING
WALDO STREET		15.3 FT	20.25 FT	COMPLIES, EXISTING WAS NON-CONFORMING
SIDE YARD	10 FT	24.1 FT	10.25 FT	COMPLIES
REAR YARD				
REAR (LOT DEPTH ≥100 FT)	20 FT	23.7 FT	20.25 FT	COMPLIES
REAR (LOT DEPTH <100 FT)	NA	NA	NA	NA
LANDSCAPED OPEN SPACE	10% MIN	-	1,350 / 6,988 (19%)	COMPLIES
USABLE OPEN SPACE	30% MIN	-	2,530 / 6,988 (36%)	COMPLIES
LOT COVERAGE	35% MAX	-	2,337 / 6,988 (33%)	COMPLIES
MAX. HEIGHT	35 FT	33.1 FT	34.6 FT	COMPLIES
MAX. HEIGHT (STORIES)	2.5 STORIES	2.5 STORIES	2.5 STORIES	COMPLIES
MAX FAR	NA	NA	NA	NA
PARKING	1 SPACE/UNIT	1 SPACE/UNIT	1 SPACE/UNIT	COMPLIES, NO CHANGE
MAX DRIVEWAY WIDTH	20 FT			
MARATHON STREET		-	10 FT	COMPLIES
WALDO STREET		-	10 FT	COMPLIES
# OF DRIVEWAYS	1 DRIVEWAY	1 DRIVEWAY	2 DRIVEWAYS	2 DRIVEWAYS PERMITTED BY SPECIAL PERMIT (6.1.10.A.)

ARCHITECTURAL SITE PLAN NOTES:

1. THIS PLAN IS FOR INFORMATIONAL & ILLUSTRATIVE PURPOSES ONLY. THE PREPARER OF THIS PLAN MAKES NO CLAIM TO ITS ACCURACY. THIS PLAN SHALL NOT BE USED OR RELIED UPON IN ANY CIRCUMSTANCE. A CERTIFIED LAND SURVEYOR SHALL PROVIDE AN OFFICIAL CERTIFIED PLOT PLAN.
2. SEE EXISTING & PROPOSED SITE PLANS BY OTHERS FOR ADDITIONAL SCOPE, DIMENSIONS, EXISTING CONDITIONS, & PROPOSED CONDITIONS.
3. DIMENSIONS ARE TO FINISHED FACE UNLESS NOTED OTHERWISE.

For Review
NOT FOR CONSTRUCTION
June 11, 2021

PAUL GIRELLO ARCHITECT, LLC
ARCHITECTURE | PLANNING | DESIGN
1 Sidney Street - Swampscott, MA 01194
email: info@paulgirello.com
tel 781.205.9283

PROJECT:
53 Marathon Street

Marathon Street Holdings, LLC
C/O Marathon St. Holdings, LLC
337 Somerville Avenue
Somerville, MA

ARCHITECTURAL SITE PLAN

NO	ISSUE	DATE

Job No 12112

DRAWN BY	CHECKED BY
PG	PG

DATE	SCALE
06/11/2021	1/8" = 1'-0"

SHEET No
A0.2

A:\Projects\12112_53 Marathon Street\Revit\12112_53 Marathon Street_2021_Fw2BA40.rvt

6/11/2021 11:00:43 AM

LEGEND

	BOUND
	IRON PIN/PIPE
	STONE POST
	TREE
	TREE STUMP
	SHRUBS/FLOWERS
	SIGN
	BOLLARD
	SEWER MANHOLE
	DRAIN MANHOLE
	CATCH BASIN
	WATER MANHOLE
	WATER VALVE
	HYDRANT
	GAS VALVE
	ELECTRIC MANHOLE
	ELECTRIC HANDHOLE
	UTILITY POLE
	LIGHT POLE
	MANHOLE
	SPOT GRADE
	TOP OF WALL
	BOTTOM OF WALL
	EXISTING BUILDING
	RETAINING WALL
	STONE WALL
	FENCE
	TREE LINE
	SEWER LINE
	DRAIN LINE
	WATER LINE
	GAS LINE
	UNDERGROUND ELECTRIC LINE
OHW	OVERHEAD WIRES
145	CONTOUR LINE (MJR)
	CONTOUR LINE (MNR)

USABLE OPEN SPACE CALS

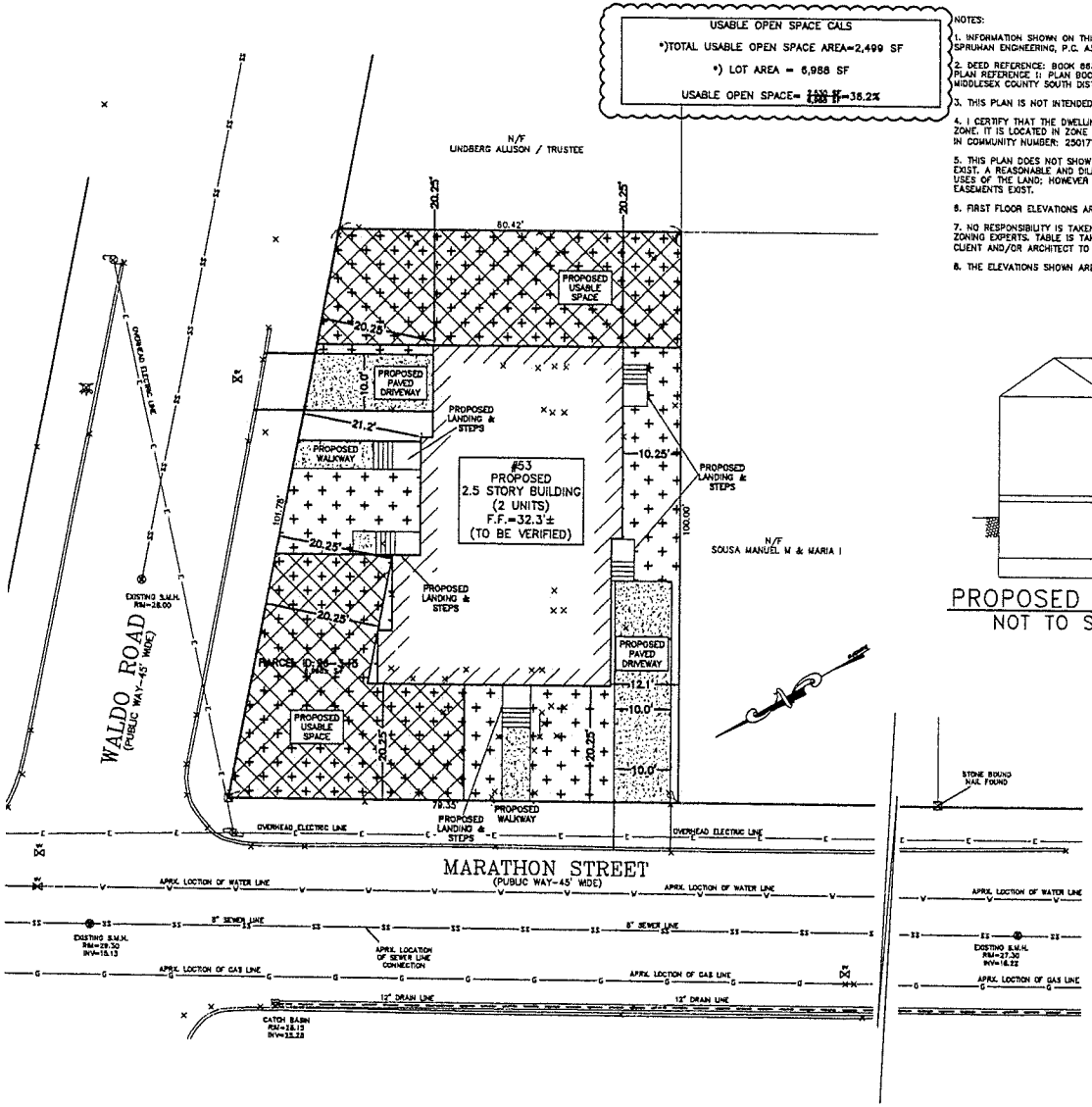
*)TOTAL USABLE OPEN SPACE AREA=2,499 SF

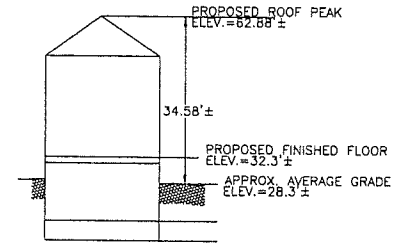
*) LOT AREA = 6,988 SF

USABLE OPEN SPACE= 2,530 SF / 6,988 SF=36.2%

NOTES:

1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY SPRUHAN ENGINEERING, P.C. AS OF 03/04/2021.
2. DEED REFERENCE: BOOK 86328, PAGE 108
   PLAN REFERENCE 1: PLAN BOOK 185, PLAN 31
   MIDDLESEX COUNTY SOUTH DISTRICT REGISTRY OF DEEDS
3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0417E, IN COMMUNITY NUMBER: 250177, DATED 6/4/2010.
5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
7. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS SPRUHAN ENGINEERING, P.C. ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.
8. THE ELEVATIONS SHOWN ARE BASED ON CITY OF ARLINGTON DATUM.





PROPOSED PROFILE
NOT TO SCALE

GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.

Spruhan Engineering, P.C.
60 JEWETT ST. (SUITE 1)
NEWTON, MA 02458
Tel: 617-810-0722
Email: espruhan@gmail.com

53 MARATHON STREET
ARLINGTON
MASSACHUSETTS

PROPOSED PLOT PLAN

REVISION BLOCK

DESCRIPTION	DATE

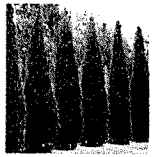
DATE:	6/10/2021
DRAWN BY:	H.M
CHECKED BY:	E.S
APPROVED BY:	E.S

PROPOSED PLOT PLAN

SHEET 1 OF 1

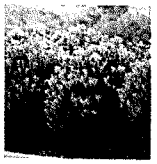
Cf - Cornus florida (6)

Mv - Magnolia virginiana (1)

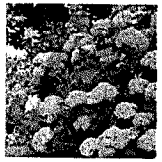


JT - Junicerus v. 'Taylor' (5)

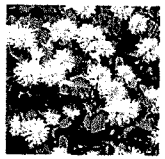
Cc - Carpinus caroliniana (5)



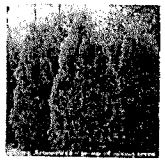
Ib - Ilex 'Shamrock' (20)



HS - Hydrangea 'Invincibelle Spirit' (8)

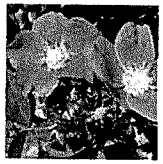


FBM - Fothergilla 'Blue Mist' (14)

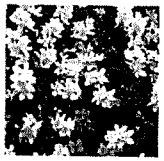


Tott - Thuja o. 'Nigra' (4)

VBM - Viburnum 'Blue Muffin' (4)



Rv - Rosa virginiana (25)

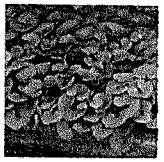


Pl - Philadelphus laukai (1)

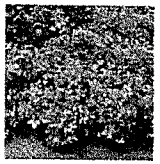
VLC - Viburnum lobatum 'Compactal' (2)

HRS - Hydrangea 'Ruby Slippers' (1)

Pk - Carex pensylvanicum (30)

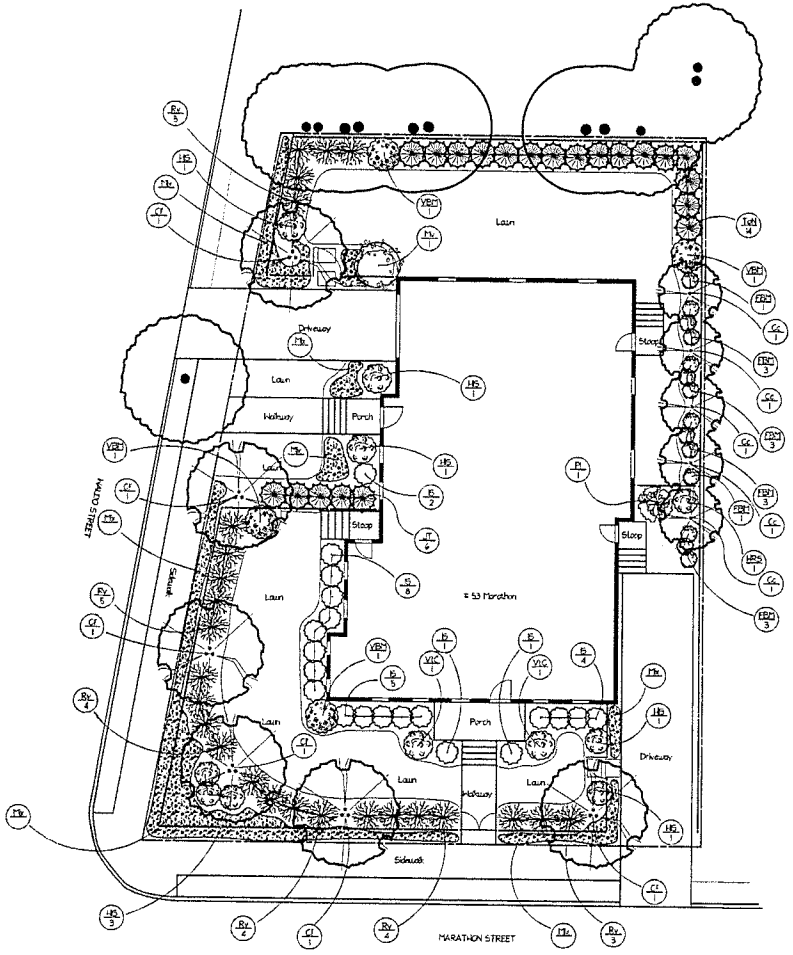


Ma - Asarum canadense (30)



RGL - Rhus 'Gro-low' (36)

Ms - Miscanthus 'Little Miss' (9)



Prepared for:
Marathon Street Holdings, LLC.

Prepared By:
Sasaki / Reynolds / FIELD
Design2
617-542-4300
sasakireynoldsfield.com

NORTH

Landscape Plan

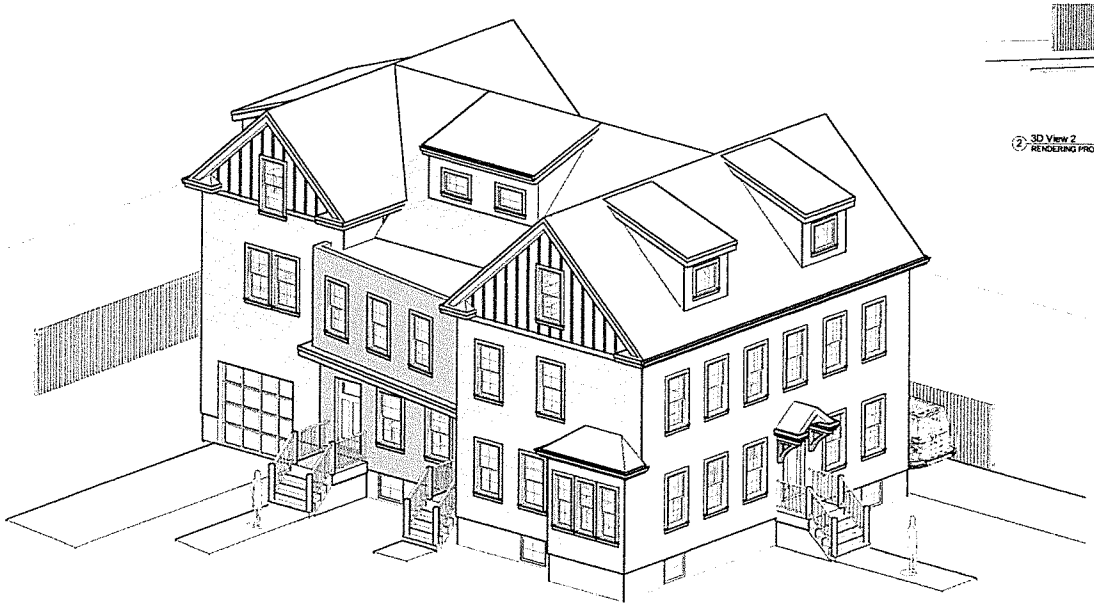
53 Marathon Street, Arlington, MA

SCALE 1" = 8'-0"
DATE 05/28/2013
DRAWING LP - 1.0

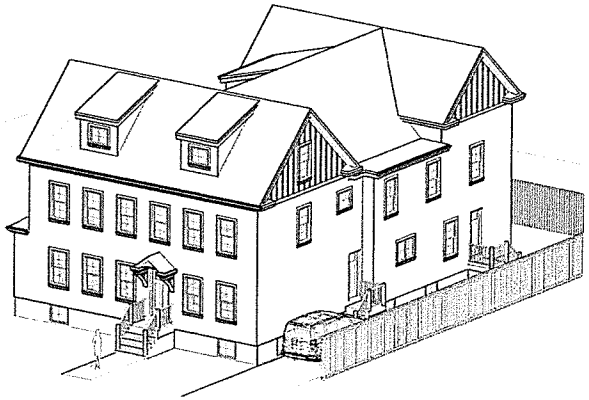
CONTRACTOR TO VERIFY ALL DIMENSIONS AND SETBACKS PRIOR TO CONSTRUCTION

1 3D View 1
RENDERING PROVIDED FOR DESIGN DISCUSSION ONLY, SEE DRAWINGS FROM ALL TRADES FOR COMPLETE SCOPE OF WORK

2 3D View 2
RENDERING PROVIDED FOR DESIGN DISCUSSION ONLY, SEE DRAWINGS FROM ALL TRADES FOR COMPLETE SCOPE OF WORK



3 3D View 3
RENDERING PROVIDED FOR DESIGN DISCUSSION ONLY, SEE DRAWINGS FROM ALL TRADES FOR COMPLETE SCOPE OF WORK



4 3D View 4
RENDERING PROVIDED FOR DESIGN DISCUSSION ONLY, SEE DRAWINGS FROM ALL TRADES FOR COMPLETE SCOPE OF WORK

For Review
NOT FOR CONSTRUCTION
June 11, 2021

PAUL GIRELLO ARCHITECT, LLC
ARCHITECTURE | PLANNING | DESIGN
7 Station Street - Braintree, MA 02184
e: info@girelloarch.com
tel: 781.205.0303

PROJECT:
53 Marathon Street
Marathon Street Holdings, LLC
C/O Marathon St. Holdings, LLC
337 Somerville Avenue
Somerville, MA

RENDERINGS

NO	ISSUE	DATE

Job No	12112
DRAWN BY	CHECKED BY
PG	PG
DATE	SCALE
06/11/2021	

SHEET No
DSK-0

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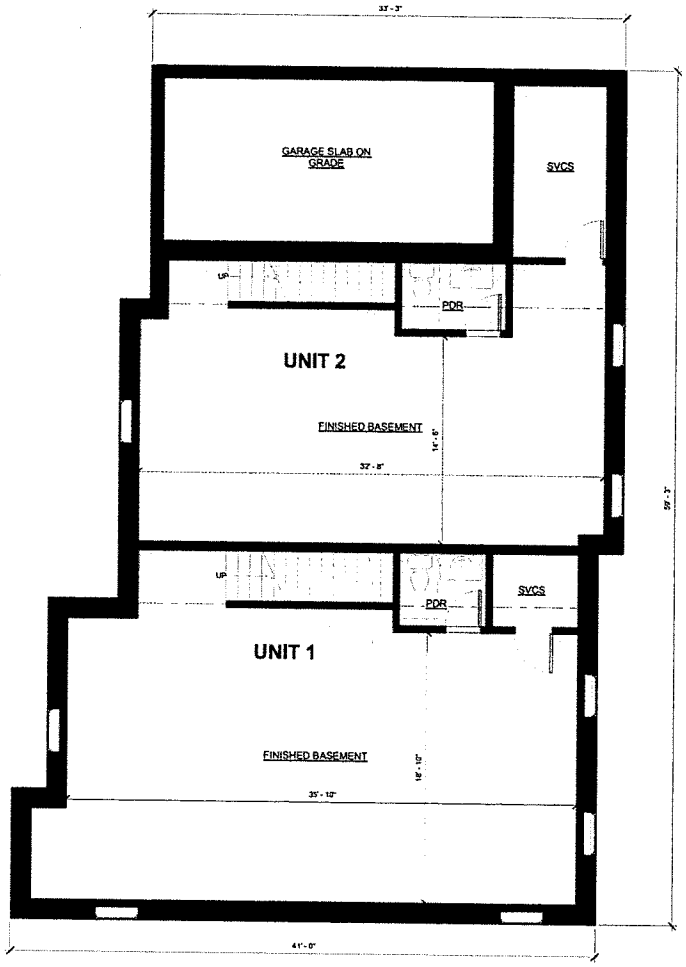
CONTRACTOR TO VERIFY ALL DIMENSIONS AND SETBACKS PRIOR TO CONSTRUCTION



1 PRESENTATION BASEMENT PLAN
1/4" = 1'-0"

0' 2' 4' 8' 16'

For Review
NOT FOR CONSTRUCTION
June 11, 2021

PAUL GIRELLO ARCHITECT, LLC
ARCHITECTURE | PLANNING | DESIGN
1 Station Street – Brookline MA 02184
tel 781.305.0303 paul@pgarchitects.com

PROJECT:
53 Marathon Street

Marathon Street Holdings, LLC
C/O Marathon St. Holdings, LLC
337 Somerville Avenue
Somerville, MA

BASEMENT PRESENTATION PLAN

NO	ISSUE	DATE

Job No	12112
DRAWN BY	CHECKED BY
PG	PG
DATE	SCALE
06/11/2021	1/4" = 1'-0"

SHEET No
DSK-1

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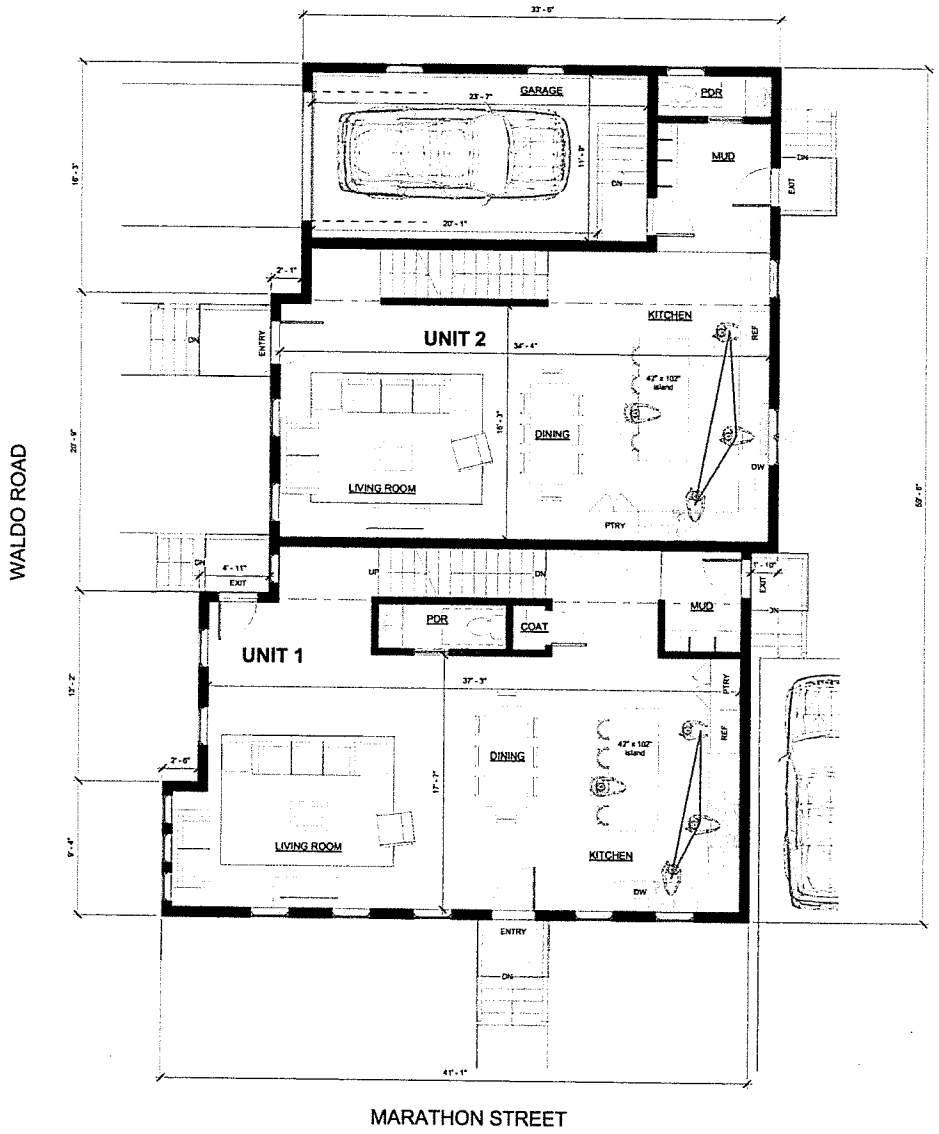
CONTRACTOR TO VERIFY ALL DIMENSIONS AND SETBACKS PRIOR TO CONSTRUCTION



1 PROPOSED 1ST FLOOR PLAN
1/4" = 1'-0"

0' 2' 4' 8' 16'

For Review
NOT FOR CONSTRUCTION
June 11, 2021

PAUL GIRELLO ARCHITECT, LLC
ARCHITECTURE | PLANNING | DESIGN
1 Station Street • Braintree, MA 02184
email: paul@girelloarchitect.com
tel: 781.200.0283

PROJECT:
53 Marathon Street

Marathon Street Holdings, LLC
C/O Marathon St. Holdings, LLC
337 Somerville Avenue
Somerville, MA

1ST FLOOR PRESENTATION PLAN

NO	ISSUE	DATE

Job No	12112
DRAWN BY	CHECKED BY
PG	PG
DATE	SCALE
06/11/2021	1/4" = 1'-0"

SHEET No
DSK-2

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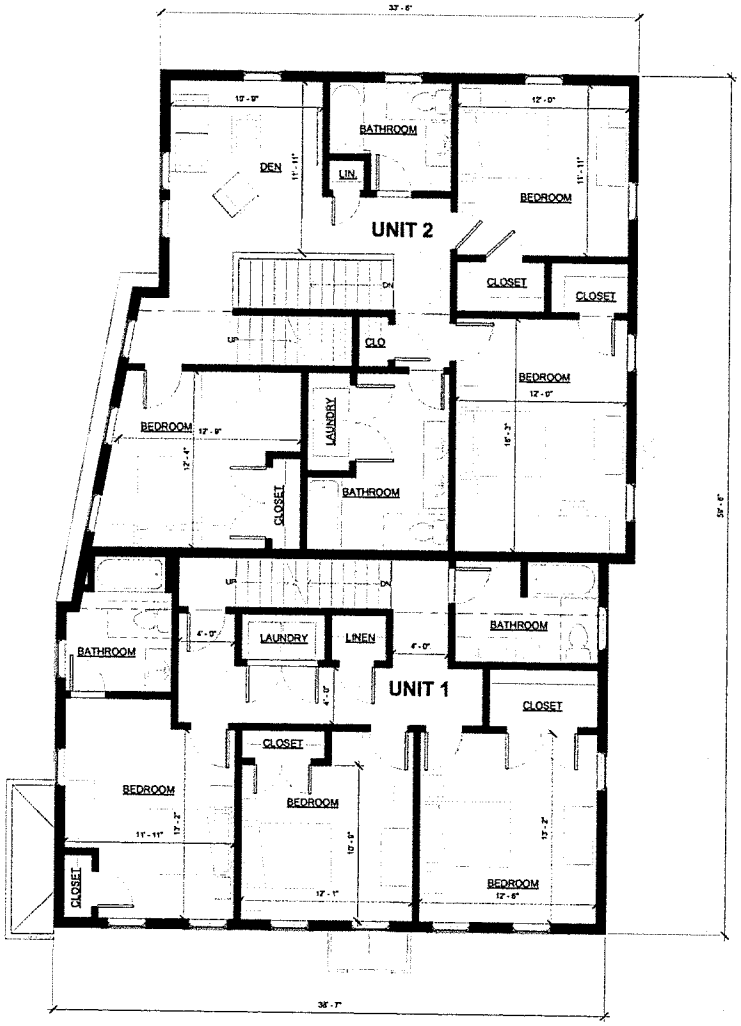
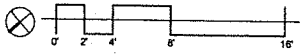
CONTRACTOR TO VERIFY ALL DIMENSIONS AND SETBACKS PRIOR TO CONSTRUCTION



1 PROPOSED 2ND FLOOR PLAN
1/4" = 1'-0"



For Review
NOT FOR CONSTRUCTION
June 11, 2021

PAUL GIRELLO ARCHITECT, LLC
ARCHITECTURE | PLANNING | DESIGN
1 Benson Street - Stoneham, MA 02180
paul@paulgirelloarchitect.com
tel 781.205.0203

PROJECT:
53 Marathon Street
Marathon Street Holdings, LLC
C/O Marathon St. Holdings, LLC
337 Somerville Avenue
Somerville, MA

2ND FLOOR PRESENTATION PLAN

NO	ISSUE	DATE

Job No	12112
DRAWN BY	CHECKED BY
PG	PG
DATE	SCALE
06/11/2021	1/4" = 1'-0"

SHEET No
DSK-3

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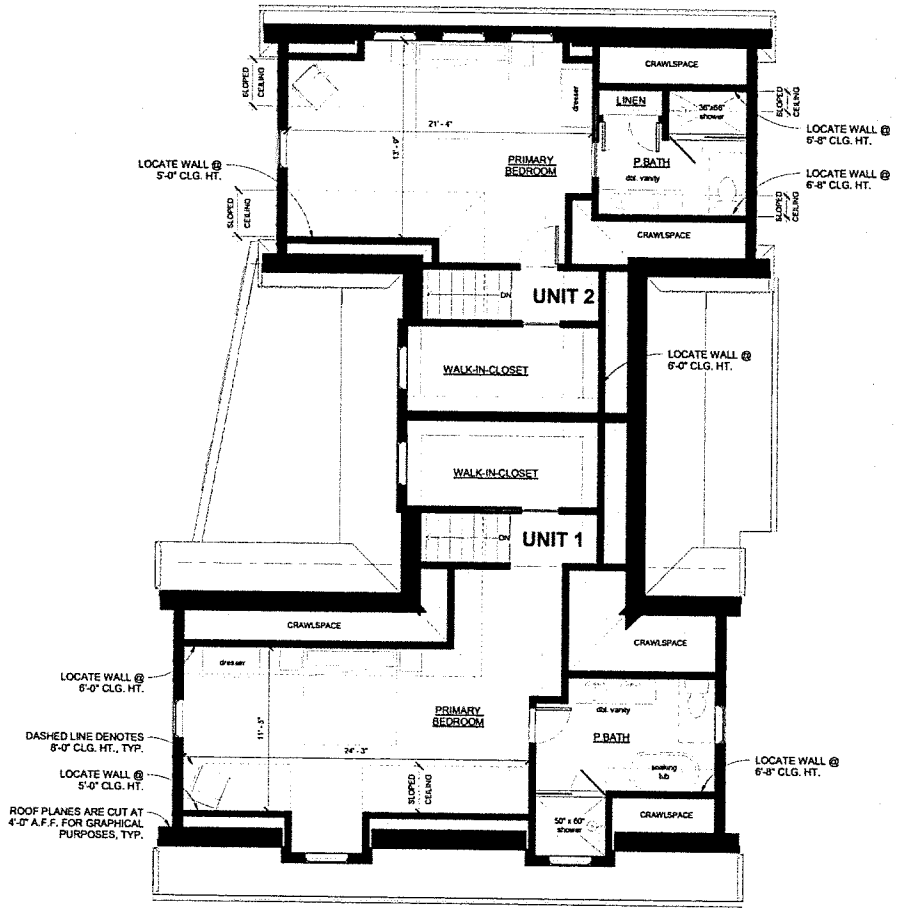
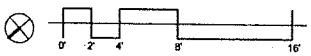


1 PRESENTATION 3RD FLOOR PLAN
1/4" = 1'-0"



For Review
NOT FOR CONSTRUCTION
June 11, 2021

PAUL GIRELLO ARCHITECT, LLC
ARCHITECTURE | PLANNING | DESIGN
1 Station Street • Braintree, MA 02184
tel: 781.843.4000 paul@girello.com
tel: 781.205.0303

PROJECT:
53 Marathon Street
Marathon Street Holdings, LLC
C/O Marathon St. Holdings, LLC
337 Somerville Avenue
Somerville, MA

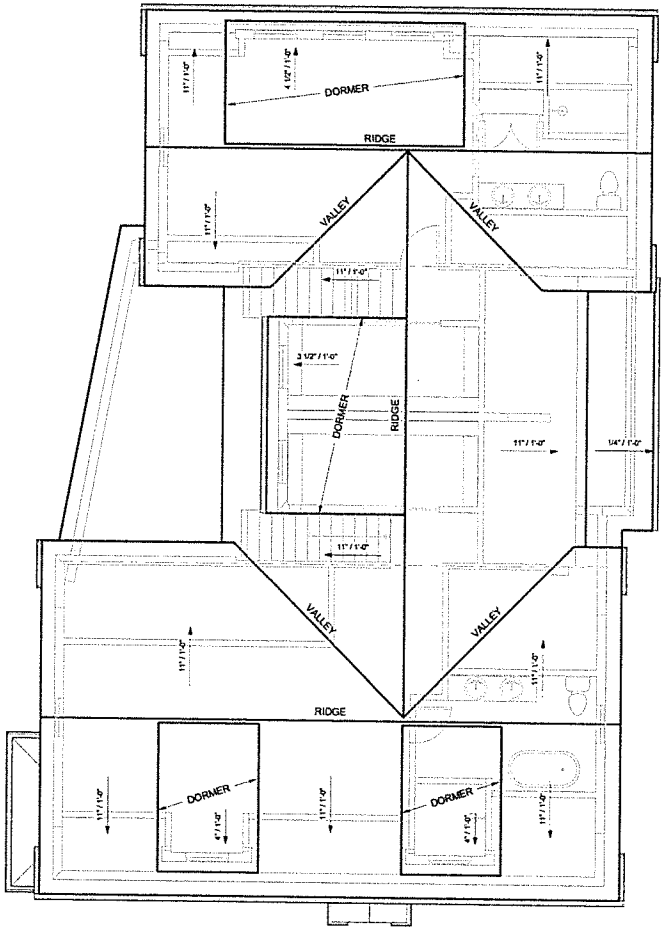
3RD FLOOR PRESENTATION PLAN

NO	ISSUE	DATE

Job No	12112
DRAWN BY	CHECKED BY
PG	PG
DATE	SCALE
06/11/2021	1/4" = 1'-0"

SHEET No
DSK-4

CONTRACTOR TO VERIFY ALL DIMENSIONS AND SETBACKS PRIOR TO CONSTRUCTION



1 PROPOSED ROOF PLAN
1/4" = 1'-0"

0' 2' 4' 8' 16'

For Review
NOT FOR CONSTRUCTION
June 11, 2021

PAUL GIRELLO ARCHITECT, LLC
ARCHITECTURE | PLANNING | DESIGN
1 Benson Street – Braintree, MA 02184
e: paul@paulgirello.com
m: 781.356.5353

PROJECT:
53 Marathon Street

Marathon Street Holdings, LLC
C/O Marathon St. Holdings, LLC
337 Somerville Avenue
Somerville, MA

PROPOSED ROOF PLAN

NO	ISSUE	DATE

Job No	12112
DRAWN BY	CHECKED BY
PG	PG
DATE	SCALE
06/11/2021	1/4" = 1'-0"

SHEET No
DSK-5

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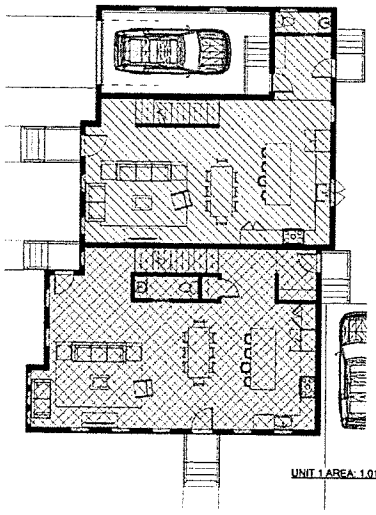
CONTRACTOR TO VERIFY ALL DIMENSIONS AND SETBACKS PRIOR TO CONSTRUCTION

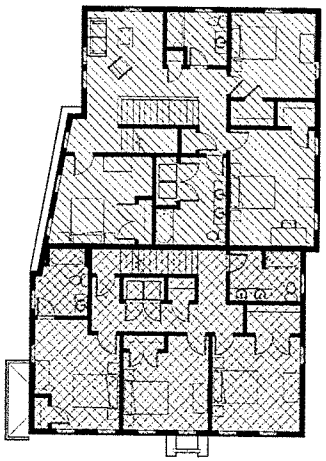
UNIT 2 AREA: 845 SF



UNIT 1 AREA: 1,011 SF

1 AREA PLAN 1ST FLOOR
1/8" = 1'-0"

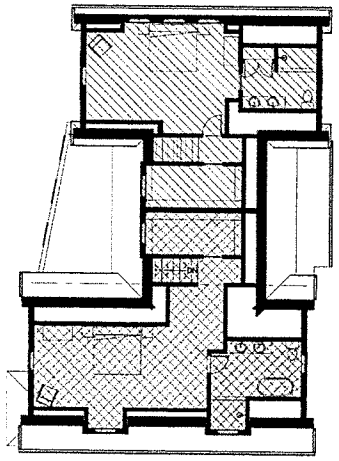
UNIT 2 AREA: 1,186 SF



UNIT 1 AREA: 1,001 SF

2 AREA PLAN 2ND FLOOR
1/8" = 1'-0"

UNIT 2 AREA: 547 NSF

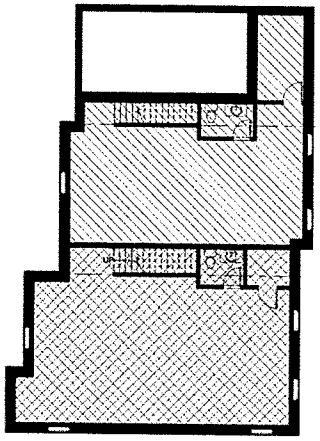


HALF STORY CALCULATION:
973 SF (>7'-0" CLG. HT.) /
1,951 SF (ROOF > 2:12) = 49.8%

UNIT 1 AREA: 624 NSF

3 AREA PLAN 3RD FLOOR
1/8" = 1'-0"

UNIT 2 AREA: 721 NSF



UNIT 1 AREA: 872 NSF

B AREA PLAN BASEMENT
1/8" = 1'-0"

EXISTING	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
TOTAL	NA		NA		NA		NA		NA	
PROPOSED	872	721	1,011	845	1,001	1,186	624	547	3,508	3,299
TOTAL	1,593		1,856		2,187		1,171		6,807	

For Review
NOT FOR CONSTRUCTION
June 11, 2021

PAUL GIRELLO ARCHITECT, LLC
ARCHITECTURE | PLANNING | DESIGN
1 Station Street – Beverly, MA 01915
paul@girelloarchitect.com
tel 781.205.0283

PROJECT:
53 Marathon Street
Marathon Street Holdings, LLC
C/O Marathon St. Holdings, LLC
337 Somerville Avenue
Somerville, MA

UNIT AREA PLANS

NO	ISSUE	DATE

Job No	12112
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PG	PG
DATE	SCALE
06/11/2021	1/8" = 1'-0"

SHEET No
DSK-6

CONTRACTOR TO VERIFY ALL DIMENSIONS AND SETBACKS PRIOR TO CONSTRUCTION

1 PROPOSED WALDO ELEVATION
1/4" = 1'-0"

0' 2' 4' 8' 16'

For Review
NOT FOR CONSTRUCTION
June 11, 2021

PAUL GIRELLO ARCHITECT, LLC
ARCHITECTURE | PLANNING | DESIGN
1 Beacon Street - Stoneham, MA 02180
email: paul@paulgirello.com
tel: 781.205.0303

PROJECT:
53 Marathon Street
Marathon Street Holdings, LLC
C/O Marathon St. Holdings, LLC
337 Somerville Avenue
Somerville, MA

PROPOSED EXTERIOR ELEVATIONS

NO	ISSUE	DATE

Job No	12112
DRAWN BY	CHECKED BY
PG	PG
DATE	SCALE
06/11/2021	1/4" = 1'-0"

SHEET No
DSK-7

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CONTRACTOR TO VERIFY ALL DIMENSIONS AND SETBACKS PRIOR TO CONSTRUCTION

① PROPOSED MARATHON ELEVATION
1/4" = 1'-0"

② PROPOSED REAR ELEVATION
1/4" = 1'-0"

0' 2' 4' 8' 16'

For Review
NOT FOR CONSTRUCTION
June 11, 2021

PAUL GIRELLO ARCHITECT, LLC
ARCHITECTURE | PLANNING | DESIGN
1 Station Street - Stoneham, MA 02180
email: info@girelloarchitect.com
tel: 781.200.9263

PROJECT:
53 Marathon Street
Marathon Street Holdings, LLC
C/O Marathon St. Holdings, LLC
337 Somerville Avenue
Somerville, MA

PROPOSED EXTERIOR ELEVATIONS

NO	ISSUE	DATE

Job No	12112
DRAWN BY	CHECKED BY
PG	PG
DATE	SCALE
06/11/2021	1/4" = 1'-0"

SHEET No
DSK-8

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CONTRACTOR TO VERIFY ALL DIMENSIONS AND SETBACKS PRIOR TO CONSTRUCTION

1 PROPOSED SIDE ELEVATION
1/4" = 1'-0"

0' 2' 4' 8' 16'

For Review
NOT FOR CONSTRUCTION
June 11, 2021

PAUL GIRELLO ARCHITECT, LLC
ARCHITECTURE | PLANNING | DESIGN
1 Station Street – Stoneham, MA 02180
email: PGG@paulgirello.com
tel: 781.205.9283

PROJECT:
53 Marathon Street
Marathon Street Holdings, LLC
C/O Marathon St. Holdings, LLC
337 Somerville Avenue
Somerville, MA

PROPOSED EXTERIOR ELEVATIONS

NO	ISSUE	DATE

Job No	12112
DRAWN BY	CHECKED BY
PG	PG
DATE	SCALE
06/11/2021	1/4" = 1'-0"

SHEET No
DSK-9

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