

The Commonwealth of Massachusetts

Department of Public Safety

Architectural Access Board

One Ashburton Place, Room 1310

Boston Massachusetts 02108-1618

Phone: 617-727-0660

Fax: 617-727-0665

www.mass.gov/dps

Docket Number

(Office Use Only)

APPLICATION FOR VARIANCE

In accordance with M.G.L., c.22, § 13A, I hereby apply for modification of or substitution for the rules and regulations of the Architectural Access Board as they apply to the building/facility described below on the grounds that literal compliance with the Board's regulations is impracticable in my case.

PLEASE ENCLOSE:

- 1) A filing fee of \$50.00 (Check/Money Order) made payable to the "Commonwealth of Massachusetts" and all supporting documentation (e.g. plans in 11" x 17" format, photographs, etc.). In addition, the complete package (including plans, photographs and the completed "Service Notice") must be submitted to all parties via compact disc.
2) If you are a tenant seeking variance(s), a letter from the owner of the building authorizing you to apply on his or her behalf is required.
3) The completed "Service Notice" form provided at the end of this application certifying that a copy of your complete application has been received by the Local Building Inspector, Local Disability Commission (if applicable), and Local Independent Living Center for the city/town that the property in question resides in. A list of the local entities can be found by calling the Architectural Access Board Office or the Local City/Town Clerk. For a list of the Local Independent Living Centers you can either call the Architectural Access Board Office or visit the Massachusetts Statewide Independent Living Council website at http://www.masilc.org/membership/cils.

1. State the name and address of the owner of the building/facility:
SPRINGHILL @ ACTON LLC BARBARA TYRELL
181 WELLS AVE. NEWTON, MA 02459
E-mail: barbara@universalmgmt.com
Telephone: 617-965-9100

2. State the name and address of the building/facility:
SPRINGHILL @ ACTON - 419 GREAT RD ACTON, MA 01720

3. Describe the facility (i.e. number of floors, type of functions, use, etc.):
10 UNIT APARTMENT 3 STORY 6 UNITS PER FLOOR

4. Total square footage of the building: 13,725 Per floor: 4575
a. total square footage of tenant space (if applicable): _____

5. Check the work performed or to be performed:
 New Construction _____ Addition
 Reconstruction/Remodeling/Alteration _____ Change of Use

6. Briefly describe the extent and nature of the work performed or to be performed (use additional sheets if necessary):
BUILD NEW 10 UNIT APARTMENT BLD IN EXISTING FND

7. State each section of the Architectural Access Board's Regulations for which a variance is being requested:

7a. Check appropriate regulations:
_____ 1996 Regulations _____ 2002 Regulations _____ 2006 Regulations

SECTION NUMBER	LOCATION OR DESCRIPTION
<u>24.2.1</u>	<u>RAMP -</u> <u>FOR SLOPE OF RAMP EXCEEDING 8.3%</u>
<u>23.4.2</u>	<u>PARKING SPACE</u> <u>FOR SLOPE EXCEEDING 2%</u>

8. Is the building historically significant? _____ yes no. If no, go to number 9.

- 8a. If yes, check one of the following and indicate date of listing:
- _____ National Historic Landmark
 - _____ Listed individually on the National Register of Historic Places
 - _____ Located in registered historic district
 - _____ Listed in the State Register of Historic Places
 - _____ Eligible for listing

8b. If you checked any of the above **and** your variance request is based upon the historical significance of the building, you *must* provide a letter of determination from the Massachusetts Historical Commission, 220 Morrissey Boulevard, Boston, MA 02125.

9. For each variance requested, state in detail the reasons why compliance with the Board's regulations is impracticable (use additional sheets if necessary), including but not limited to: the necessary cost of the work required to achieve compliance with the regulations (i.e. written cost estimates); and plans justifying the cost of compliance.

SEE ATTACHED SHEET

10. Has a building permit been applied for? YES
Has a building permit been issued? YES
10a. If a building permit has been issued, what date was it issued? 6/25/12
10b. If work has been completed, state the date the building permit was issued for said work: _____

11. State the estimated cost of construction as stated on the above building permit:
\$1,500,000
11a. If a building permit has not been issued, state the anticipated construction cost: _____

12. Have any other building permits been issued within the past 36 months? NO
12a. If yes, state the dates that permits were issued and the estimated cost of construction for each permit: _____

13. Has a certificate of occupancy been issued for the facility? NO - LOOKING FOR
If yes, state the date: 4/30/13

14. To the best of your knowledge, has a complaint ever been filed on this building relative to accessibility? _____ yes no

15. State the actual assessed valuation of the **BUILDING ONLY**, as recorded in the Assessor's Office of the municipality in which the building is located: NOT ASSESSED
Is the assessment at 100%? _____ YES
If not, what is the town's current assessment ratio? _____

16. State the phase of design or construction of the facility as of the date of this application: 95%

Department of Public Safety Architectural Access Board
Application for Variance

Question # 9. – Answer for 24.2.1 slope of ramp exceeding 8.3%

I am asking for relief from 24.2.1 slope of ramp exceeding 8.3%. As shown on the attached I have installed a ramp with a 20' slope, a landing, and another 20' slope. There is currently a 40" difference in height from start to finish (20" each between the landing). There are a few high spots, as indicated on the sketch, where the concrete must have set up a bit high. I was forced to keep my over all height as close to the 40" maximum as possible due to the fact we are tying into an existing parking lot. If I were to raise the lowest part of the ramp to give me some leeway on the max 8.3% it would have increased my problem tying into the existing parking lot grades. By attempting to keep the slope of the new ramp at the max 8.3% I'm able to tie into the existing parking lot at an acceptable grade. My lateral grades all fall below the 2% acceptable margin.

- I feel grinding the current high spots could be counterproductive to fixing the issue by creating a lateral problem that I don't have. Grinding could also create an aesthetic issue with the new ramp.
- Tearing out the ramp and repouring would cost approx \$7,500.00. I would still need to attempt to keep the same 8.3% to meet my existing grades at the parking lot, and the pure nature of the concrete base might produce the same anomalies.

Question # 9. – Answer for 23.4.2 slope of parking space exceeding 2%

I am asking for relief of 23.4.2 slope of parking space exceeding 2%. We have constructed a new access ramp and are tying the end of the ramp to the existing parking lot. Due to existing grading of the existing parking lot and the constraints on the new ramp slope, decreasing the existing parking lot slope of 6% +/- is not feasible. If we were to decrease the existing parking lot slope it would have increased the slope of the ramp which is already maxed out at 8.3%.

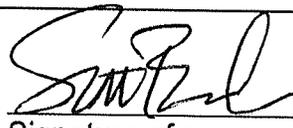
17. State the name and address of the architectural or engineering firm, including the name of the individual architect or engineer responsible for preparing drawings of the facility:

MARBOUS FISHMAN
675 MASS AVE CAMBRIDGE MA
E-mail: RON@MARBOUSandfishman.com
Telephone: 617-492-0260

18. State the name and address of the building inspector responsible for overseeing this project:

MARK BARBADORO
472 MAIN ST ACTON MA 01720
E-mail: Mbarbadoro@acton-ma.gov
Telephone: _____

Date: 4/25/13



Signature of owner or authorized agent

PLEASE PRINT:

SCOTT BURNHAM - Burnham Construction Co. Inc
Name

36 GRATEVINE RD
Address

Gloucester MA 01930
City/Town State Zip Code

sburnham@burnhamconstruction.com
E-mail

978-423-2015
Telephone

SPRINGHILL COMMONS

419 GREAT RD
ALTON, MA

4/2/13

STAIR

ENTRY

FLAT

PARKING LOT

(A)

(B)

8.3 9.2 8.1

7.3 7.4 7.3

7.8 7.9 8.3

8.2 8.2 8.6

8.2 8.5 8.3

8.2 8.1 7.7

8.2 8.2 8.0

7.1 8.0 7.8

8.4 7.9 7.9

8.4 8.4 8.4

FLAT

26'-0"

2' LEVEL PLACED ON EACH
SIDE OF CONTROL JOINT
CONTROL JOINTS 5-0 O.C.

GRADE CHANGE FROM (A) TO (B)

46"

% grade
change
typical

