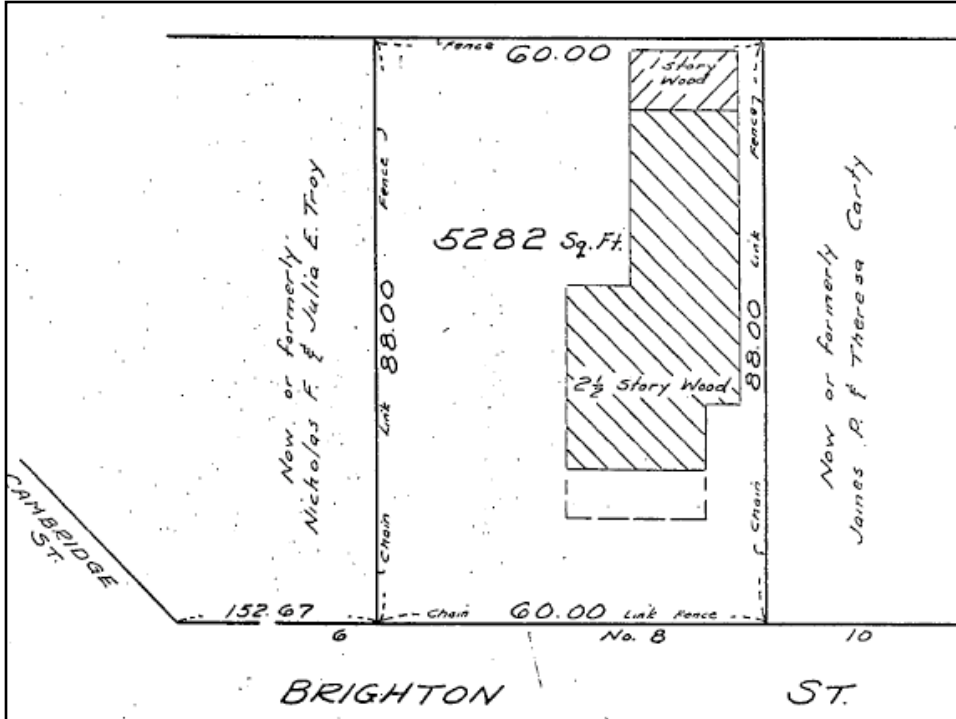


# 8 BRIGHTON STREET Charlestown



BRIAN DAPICE  
KELLER WILLIAMS COMMERCIAL  
978.882.4651



## Charlestown Developmental Opportunity

Fantastic opportunity to develop in Historic Charlestown Massachusetts -- one block from Sullivan Square T station. Potentially developable into 5 or 6 town-house units with off-street parking. Existing 2-family home is 2½ stories and can be rehabbed existing or perhaps torn down for complete site re-development. Zoned "3F-2000" with an FLA of 2.0, which means you should be able to build 2x the land area.

Offers can be contingent of ZBA approvals but buyer is responsible for all costs.

Offered at \$519,999

**KELLER WILLIAMS REALTY**  
500 CUMMINGS CENTER, SUITE 1550  
BEVERLY, MA 01915

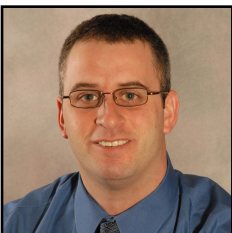
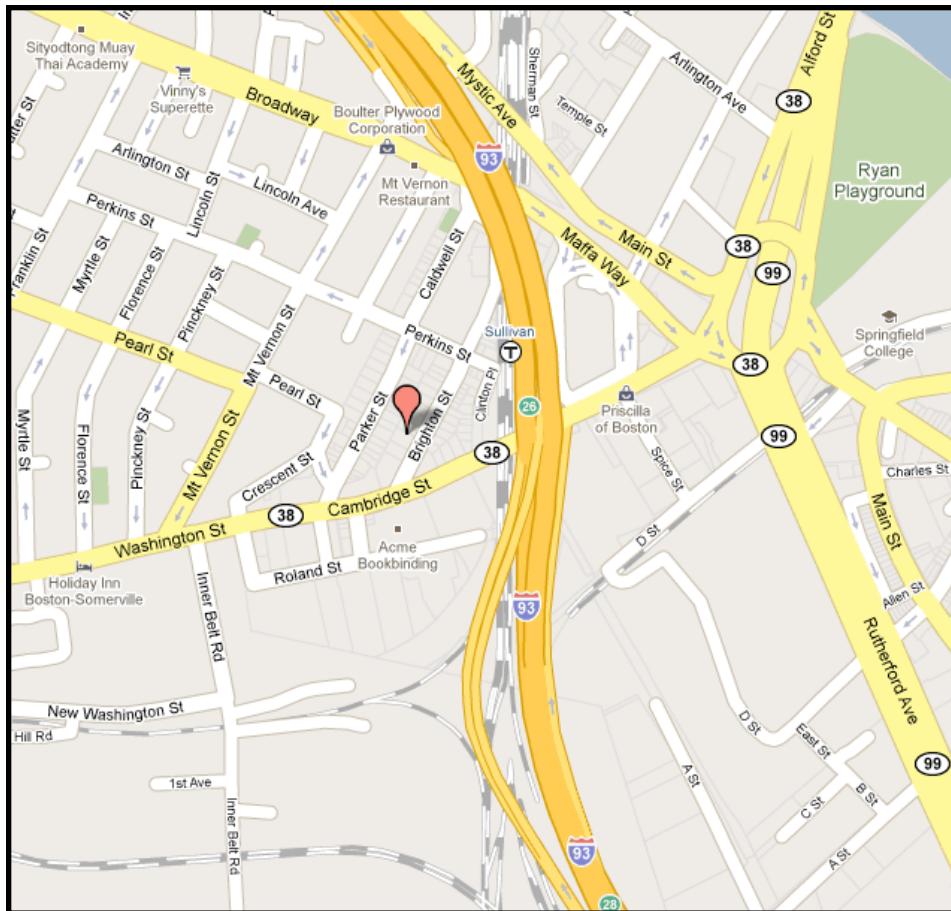
### Property characteristics

- Zoned 3F-2000
- FLA ratio is 2.0
- 5282 ft<sup>2</sup> potentially developable lot
- Excellent location
- Estate Sale
- In Charlestown, 224 Condominiums & Town homes have sold in 2010.

Subject to errors, omissions, prior sale, change or withdrawal notice. The information contained herein has been gathered from public records and sources which broker deems to be reliable. Broker does not warrant or represent the accuracy of any information contained herein and prospective buyers should do their own due diligence to ascertain the accuracy of this. Each Keller Williams Realty Office is Independently Owned & Operated.

Keller Williams Realty does not guarantee utilities to be completely separate.

Listing agent is related to owners.



**BRIAN DAPICE** is a full-service commercial real estate broker and consultant with Keller Williams Commercial Real Estate. Brian Dapice expands his range of services from Southern Essex County to include parts of Middlesex and Suffolk counties.

Specializing in Office & Retail properties, Multi-family Investments & Apartment communities, Manufacturing & warehouse facilities, Commercial real estate development, Land and Flex / Sub-dividable Commercial Space.

COPIES OF THIS CERTIFICATE MUST BE POSTED IN A CONSPICUOUS LOCATION IN EACH STORY OF THE BUILDING



**CITY OF BOSTON**  
INSPECTIONAL SERVICES DEPARTMENT  
FIFTH FLOOR  
1010 MASSACHUSETTS AVE.  
BOSTON, MA 02118

Thomas M. Menino  
Mayor

## CERTIFICATE OF USE AND OCCUPANCY

IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 802, ACTS OF 1972, AS AMENDED, TO WIT, SECTION 119.0, A CERTIFICATE OF USE AND OCCUPANCY IS ISSUED FOR THE BUILDING LOCATED AT:

8 Brinton St.

DISTRICT Boston WARD 11 OF SUFFOLK COUNTY, THE COMMONWEALTH OF MASSACHUSETTS. THIS CERTIFIES THAT THE USE GROUP, THE FIRE GRADING, THE MAXIMUM LOAD AND THE OCCUPANCY LOAD COMPLY WITH THE COMMONWEALTH OF MASSACHUSETTS STATE BUILDING CODE BY ISSUE OF PERMIT 3555 ON 12/12/03 BY THE INSPECTIONAL SERVICES COMMISSIONER OF THE CITY OF BOSTON, THE ALLOWED USE AND OCCUPANCY IS:

(2) Family

CERTIFICATE NUMBER: 5009 ISSUED: 8/29/06  
ALL PRIOR CERTIFICATES OF USE AND OCCUPANCY FOR THIS STRUCTURE ARE NULL AND VOID.

William J. Good III  
Acting Commissioner

Gary P. Moccia  
Inspector of Buildings

(ISSUANCE OF THIS CERTIFICATE INDICATES THERE ARE NO OUTSTANDING VIOLATIONS AGAINST THIS PROPERTY.)





TABLE C

Charlestown Neighborhood District  
Residential Subdistricts Dimensional Regulations

	Lot Area, Minimum for Dwell. Unit(s) Specified (Sq.Ft.)	Additional Lot Area for Ea. Addit'l Dwell. Unit (Sq.Ft.)	Lot Width Minimum (Feet)	Lot Frontage Minimum (Feet)	Floor Area Ratio Maximum	Building Height <sup>2</sup> Maximum Stories	Usable Open Space <sup>3</sup> Minimum Sq. Ft. Per Dwelling Unit	Front Yard <sup>4</sup> Minimum Depth (Feet)	Side Yard <sup>5</sup> Minimum Width (Feet)	Rear Yard Minimum Depth <sup>4</sup> (Feet)	Rear Yard Maximum Occupancy by Accessory Buildings (Percent)
Two-Family Residential Subdistrict											
2F-3000 <sup>1</sup> 1 & 2 Family Detached	3,000 for 1 or 2 units	N/A	35	35	1.5	2-1/2 35	450	7	5	30	25
Other Use	3,000	N/A	35	35	1.5	2-1/2 35	450	7	5	30	25
Three-Family Residential Subdistrict											
3F-2000 <sup>1</sup> Semi-attached Dwelling, Row House Building, or Town House Building	1,000 for 1 unit	1,000	20	20	2.0	3 35	350	(4)	2-1/2	20	25

TABLE C - Continued

	Lot Area, Minimum for Dwelling Unit(s) Specified (Sq.Ft.)	Additional Lot Area for Ea. Addit'l Dwelling Unit (Sq.Ft.)	Lot		Floor Area Ratio Maximum	Building Height <sup>2</sup> Maximum Stories	Usable Open Space <sup>3</sup> Minimum Sq. Ft. Per Dwelling Unit	Front Yard <sup>4</sup> Minimum Depth (Feet)	Side Yard <sup>5</sup> Minimum Width (Feet)	Rear Yard Minimum Depth (Feet)	Rear Yard Maximum Occupancy by Accessory Buildings (Percent)
			Minimum (Feet)	Frontage Minimum (Feet)							
<u>3F-2000<sup>1</sup></u> (Continued)											
Any other Dwelling or Use	2,000 for 1 or 2 units	1,000	25	25	2.0	3	35	(4)	2-1/2	20	25
<u>3F-3000<sup>1</sup></u>											
Semi-attached Dwelling, Row House Building, or Town House Building	1,500 1 unit	1,500	25	25	2.0	3	35	(4)	5	25	25
Any other Dwelling or Use	3,000 for 1 or 2 units	1,500	30	30	2.0	3	35	(4)	5	25	25
<u>RH-1500<sup>1</sup></u>											
Row House Building or Town House Building	1,500 for up to 2 units	750	20 for each bldg.	20 for each bldg.	2.0	3	35	(4)	none	25	25



**Property Information**

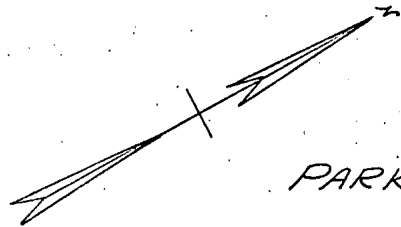
**Parcel ID** 0202049000  
**Owner** DAPICE ANTIONETTE  
**Address** 8 BRIGHTON ST  
**Property Type** 0104  
**Building Value** \$186,300.00  
**Land Value** \$227,000.00  
**Total Value** \$413,300.00  
**Lot Size** 5282 sq ft  
**Land Use** Residential - Two Family



**MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT**

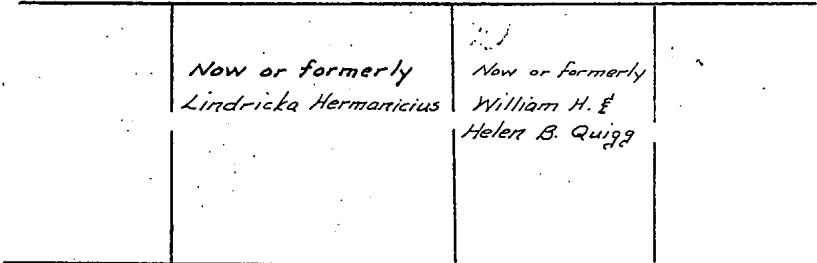
The City of Boston makes no claims, no representations, and no warranties, expressed or implied, concerning the validity (expressed or implied), the reliability, or the accuracy of the GIS data and GIS data products furnished by the City, including the implied validity of any uses of such data. The use of this data, in any such manner, shall not supercede any federal, state or local laws or regulations.



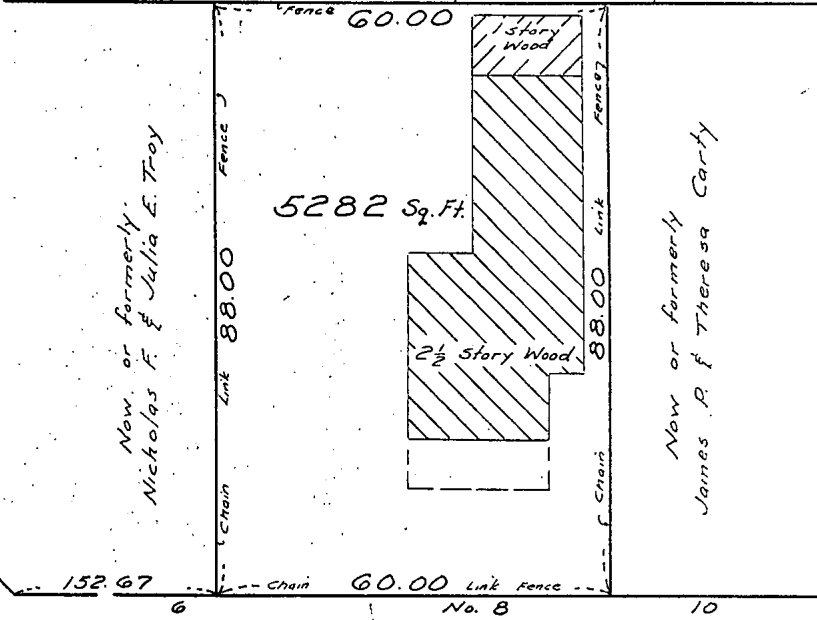


PARKER ST.

22 20



CAMPBELL ST.



BRIGHTON ST.



Plan of Land  
Boston (Charlestown District) Mass.

Scale: 1 in. = 20 ft.

Aug. 31, 1963

E. Corsano C.E.

7781  
397

Note: Being the premises conveyed in a deed To  
Mary J. McNeely Recorded Suffolk Registry  
of Deed Book 7471 Page 593 on April 22, 1960

I certify that the building on this plan is located as shown thereon and that  
it conforms to the zoning and Building laws of the City of Boston when  
Constructed. Edmund Corsano C.E.

Note: Being a division of the two lots marked T. J. Elliott on a plan by Alex. Wadsworth  
June 16, 1858 Rec. Middlesex Reg. Plan Book 10 Plan 42.