



CITY OF SOMERVILLE, MASSACHUSETTS
OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
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Case #: ZBA 2011-95

Date: January 12, 2012

Recommendation: Conditional Approval

PLANNING STAFF REPORT

Site: 26 Bartlett Street

Applicant Name: Jesse Carreiro

Applicant Address: 26 Bartlett St, Somerville MA

Property Owner Name: same

Agent Name: none

Alderman: Sean O'Donovan

Legal Notice: Applicant & Owner, Jesse Carreiro, seeks a special permit to alter a nonconforming structure under SZO §4.4.1 to construct an approx 108 sf one-story addition to the rear of the structure.

Zoning District/Ward: RA/5

Zoning Approval Sought: Special Permit under SZO §4.4.1

Date of Application: Nov 29, 2011

Dates of Public Hearing: Zoning Board of Appeals 1/4/12

I. PROJECT DESCRIPTION

1. Subject Property: The subject property is a 3622 sf lot on which sits a single-family, 2 ½ story dwelling. There is currently a one-story, 4 by 10 foot wood framed addition and an 8 foot square deck attached to the rear of the house.

2. Proposal: The proposal is to expand the existing one-story rear portion of the house so that it is 4 ft 3 in by 12 ft 12 in. The space will be used to expand an existing kitchen. The roof will have a sloping roof and there will be lattice around the bottom of the addition to cover the structural beams. There will be no windows on the addition. The siding will match the material and color of the siding on the house.



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The Applicant had originally submitted a proposal to remove the existing one-story portion of the rear structure and build a 13.5 by 8 foot addition in its place. This was the proposal described in the Dec 22, 2011 staff report but the Applicant has since scaled back the plan.



26 Bartlett St: (l) front of house (r) back of house, location of proposed addition



3. Nature of Application: The structure is currently nonconforming with respect to a few dimensional requirements, including lot area, front yard setback, and right side yard setback. The proposal alters the nonconforming side yard with the extension of the existing first floor addition. The nonconforming side yard from the existing house is 2.2 feet and from the existing one-story projection is 5.9 feet. The proposed addition has a side yard setback that aligns with the house at 2.2 feet. The minimum in this district is 7 feet 2 inches with the reduction allowed for the narrow lot size. The alteration to the nonconformity requires the Applicant to obtain a special permit under §4.4.1 of the Somerville Zoning Ordinance (SZO).

4. Surrounding Neighborhood: The surrounding neighborhood is primarily comprised of single- and two-family homes that are 2 ½ stories and have similar massing.

5. Impacts of Proposal: The proposed addition is not anticipated to have negative impacts. The addition will only be approximately 12 sf larger than the existing one-story portion of the house and have the same appearance with a sloping roof. The addition will expand into the yard in an area that is currently paved and the remaining portion of the yard is adequately landscaped. The siding will match the material and color of the house. There will not be any windows along the nonconforming side of the addition so privacy is not a concern.

6. Green Building Practices: None listed on the application form.

7. Comments:

Fire Prevention: Has been contacted but has not yet provided comments.

Ward Alderman: Inquired about the proposal but did not have specific comments for the report.

II. FINDINGS FOR SPECIAL PERMIT (SZO §4.4.1 & 5.1):

In order to grant a special permit, the SPGA must make certain findings and determinations as outlined in §5.1.4 of the SZO. This section of the report goes through §5.1.4 in detail.

1. Information Supplied: The Staff finds that the information provided by the Applicant conforms to the requirements of §5.1.2 of the SZO and allows for a comprehensive analysis of the project with respect to the required Special Permits.
2. Compliance with Standards: The Applicant must comply "with such criteria or standards as may be set forth in this Ordinance which refer to the granting of the requested special permit."

In considering a special permit under §4.4 of the SZO, Staff find that the alterations proposed would not be substantially more detrimental to the neighborhood than the existing structure. The proposed addition is not anticipated to have negative impacts. The addition will only be approximately 12 sf larger than the existing one-story portion of the house. The new square footage will expand into the yard in an area that is currently paved and the remaining portion of the yard is adequately landscaped.

3. Consistency with Purposes: The Applicant has to ensure that the project "is consistent with (1) the general purposes of this Ordinance as set forth in Article 1, and (2) the purposes, provisions, and specific objectives applicable to the requested special permit which may be set forth elsewhere in this Ordinance, such as, but not limited to, those purposes at the beginning of the various Articles."

The proposal is consistent with the general purposes of the Ordinance as set forth under §1.2, which includes, but is not limited to providing for and maintaining the uniquely integrated structure of uses in the City and the purpose of the RA district by making an alteration to a residential structure.

4. Site and Area Compatibility: The Applicant has to ensure that the project "(i)s designed in a manner that is compatible with the characteristics of the built and unbuilt surrounding area, including land uses."

The addition was designed to be compatible with the existing house. The addition will have a sloping roof and siding that will match the material and color of the house. There will not be any windows along the nonconforming side of the addition so privacy is not a concern.

III. RECOMMENDATION

Special Permit under §4.4.1 & 5.1

Based on the materials submitted by the Applicant, the above findings and subject to the following conditions, the Planning Staff recommends **CONDITIONAL APPROVAL** of the requested **SPECIAL PERMIT**.

The recommendation is based upon a technical analysis by Planning Staff of the application material based upon the required findings of the Somerville Zoning Ordinance, and is based only upon information submitted prior to the public hearing. This report may be revised or updated with new recommendations, findings and/or conditions based upon additional information provided to the Planning Staff during the public hearing process.

#	Condition	Timeframe for Compliance	Verified (initial)	Notes								
1	Approval is for the expansion of a one-story rear portion of the house to be 4 ft 3 in by 12 ft 12 in. This approval is based upon the following application materials and the plans submitted by the Applicant:	BP/CO	ISD/Plng.									
	<table border="1"> <thead> <tr> <th>Date (Stamp Date)</th> <th>Submission</th> </tr> </thead> <tbody> <tr> <td>Nov 29, 2011</td> <td>Initial application submitted to the City Clerk's Office</td> </tr> <tr> <td>Nov 21, 2011</td> <td>Plans submitted to OSPCD (Plot Plan)</td> </tr> <tr> <td>Jan 9, 2012</td> <td>Modified plans submitted to OSPCD (A-01 Floor Plan, A-02 Exterior Elevations, A-03 Wall Section)</td> </tr> </tbody> </table>				Date (Stamp Date)	Submission	Nov 29, 2011	Initial application submitted to the City Clerk's Office	Nov 21, 2011	Plans submitted to OSPCD (Plot Plan)	Jan 9, 2012	Modified plans submitted to OSPCD (A-01 Floor Plan, A-02 Exterior Elevations, A-03 Wall Section)
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Any changes to the approved plans that are not <i>de minimis</i> must receive SPGA approval.												
2	The Applicant or Owner shall meet the Fire Prevention Bureau's requirements.	CO	FP									
3	The siding of the addition shall match the color and appearance of the siding on the house.	CO	Plng.									
4	The Applicant shall contact Planning Staff at least five working days in advance of a request for a final inspection by Inspectional Services to ensure the proposal was constructed in accordance with the plans and information submitted and the conditions attached to this approval.	Final sign off	Plng.									

