



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
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Case #: ZBA 2017-73-R1-3/19
Date: April 17, 2019
Recommendation: Conditional Approval

PLANNING STAFF REPORT

Site: 88 Line Street, 90 Line Street, and 18 Cooney Street

Applicant / Owner Name: Sanjeev M. Kale
Applicant / Owner Address: 88 Line Street, Somerville, MA 02143
Ward Councilor: J.T. Scott

Legal Notice: Applicant and Owner, Sanjeev M. Kale, seeks a Revision to a previously approved Special Permit (ZBA 2017-73) under SZO §5.3.8 to increase the FAR of the structure by finishing the basement. RB Zone. Ward 2.

Dates of Public Hearing: Zoning Board of Appeals – April 17, 2019

I. PROJECT DESCRIPTION

1. Subject Property: The subject property contains a parcel of 5,190 square feet. In October of 2017, the Zoning Board of Appeals approved the construction of a two-story addition onto the existing structure that added two dwelling units to the site. As a result, the site has three dwelling units including the existing single family (four bedrooms) and two new two-bedroom units. The Applicant/Owner was also approved to demolish the existing concrete block garage and fill in the curb cut on Line Street so that there is only one curb cut to access three surface parking spaces off of Cooney Street.



2. Proposal: The proposal is to finish the basement to remain wide open except for mechanical closet and storage under the stairs. The proposal will add approximately 977 square feet of net floor area

to the previously approved structures. The FAR will increase from .74 to .92, which will conform to the maximum allowed of 1.0 for the RB district.

- 3. Green Building Practices: The proposal will meet the stretch energy code.
- 4. Comments:

City Councilor: Councilor Scott has been informed of this proposal and has yet to comment as of the publication of this report.

II. FINDINGS FOR REVISIONS to SPECIAL PERMIT WITH SITE PLAN REVIEW (SZO §5.3.8):

Revisions that are not de minimis shall be subject to the full notice and hearing provisions of §5.3.2 of this Ordinance, but shall not be subject to review by additional boards, departments, city agencies or commissions except as requested by the SPGA or upon the recommendation of the Planning Director. Applicable findings shall be made in accordance with the type of permit(s) being revised.

The findings made under the previous Special Permit approved by ZBA in December of 2017 (ZBA 2017-73) are not applicable to this proposal to finish the basement.

III. RECOMMENDATION

Revision to Special Permit under §5.3.8

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 **REVISION to 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 revising the previously approved special permit to finish the basement. 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>March 14, 2019</td> <td>Initial application submitted to the City Clerk's Office</td> </tr> <tr> <td>March 13, 2019</td> <td>Basement Plan (0.1)</td> </tr> </tbody> </table>				Date (Stamp Date)	Submission	March 14, 2019	Initial application submitted to the City Clerk's Office	March 13, 2019	Basement Plan (0.1)
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March 13, 2019	Basement Plan (0.1)									
Any changes to the approved site plan or elevations/use that are not <i>de minimis</i> must receive SPGA approval.										
Pre-Construction										

2	The proposed basement finished floor elevation shall not be less than is 1 foot above the Seasonal High Ground Water elevation. The seasonal high ground water elevation shall be determined by a Massachusetts certified soil evaluator and stated on a signed soil test pit log.	BP	Eng.	
Final Sign-Off				
3	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.	

