



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
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Case #: ZBA 2019-12
Date: March 20, 2019
Recommendation: Conditional approval

PLANNING STAFF REPORT

Site: 898 Broadway

Applicant / Owner Name: Amanda Parisi
Applicant / Owner Address: 898 Broadway, Somerville, MA 02144
City Councilor: Lance Davis

Legal Notice: Applicant and Owner, Amanda Parisi, seeks a Special Permit under §4.4.1 to alter a nonconforming structure to construct a rear two story addition. RA Zone. Ward 6.

Dates of Public Hearing: Zoning Board of Appeals – March 20, 2019

I. PROJECT DESCRIPTION

1. Subject Property: The subject property consists of one parcel totaling 3,650 square feet and contains a single family, 2.5 story, dwelling. The property received zoning relief in January 2016 (ZBA 2015-108) to alter the nonconforming structure by adding a rear dormer; however, it was never constructed.
2. Proposal: The proposal is to construct a rear two story addition. The first level of the addition will include improving an existing half bath and a adding a porch. The second level will include enlarging an existing bathroom and creating a new bathroom.
3. Green Building Practices: None listed on the application form.
4. Comments:



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

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

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."*

The structure is currently nonconforming with respect to the following dimensional requirements: lot area, rear yard setback, and right side yard setback.

The proposal will impact the nonconforming dimension of the rear yard setback. At its smallest dimension the current rear yard setback is 5.2. The proposed addition will extend and existing bump out that is 7.5 feet from the rear property line outward and upward. The required rear yard setback in the district is 20 feet. This alteration to a nonconforming structure requires the Applicant to obtain special permits under §4.4.1 of the Somerville Zoning Ordinance (SZO).

Section 4.4.1 states that “[l]awfully existing one-and two-family dwellings which are only used as residences, which are nonconforming with respect to dimensional requirements, may be enlarged, extended, renovated or altered by special permit granted by the SPGA in accordance with the procedures of Article 5.”

In considering a special permit under §4.4 of the SZO, Staff finds that the alterations proposed would not be substantially more detrimental to the neighborhood than the existing structure. The proposal will allow for the creation of a rear porch, an added bathroom, and the expansion of two existing bathrooms. The proposal has been designed with setbacks that minimally impact the neighbors and the requirements for lot area per dwelling unit, ground coverage, landscaped area, pervious area, floor area ratio (FAR), building height, front yard setback, left side yard setback, and street frontage will continue to be conforming to the requirements of the SZO.

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 promote the health, safety, and welfare of the inhabitants of the City of Somerville; to protect health; to secure safety from fire, panic and other dangers; to provide adequate light and air; to conserve the value of land and buildings; to encourage the most appropriate use of land throughout the City; and to preserve and increase the amenities of the municipality.

The proposal is consistent with the purpose of the RA district, which is, “to establish and preserve quiet neighborhoods of one- and two-family homes, free from other uses except those which are both compatible with and convenient to the residents of such districts.”

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."*

Surrounding Neighborhood: The subject property is located on the southern side of Broadway on the block between Billingham Street and College Ave. This stretch of Broadway is mostly residential with the exception of the one story retail block at the Powder House Square rotary.

Impacts of Proposal (Design and Compatibility): The proposed alterations are modest and will be in the rear of the structure. The proposal is compatible with the characteristics of the surrounding area.

5. Housing Impact: Will not create adverse impacts on the stock of existing affordable housing.

6. SomerVision Plan: Complies with the applicable goals, policies and actions of the SomerVision plan, including the following, as appropriate: Preserve and enhance the character of Somerville’s neighborhoods.

III. RECOMMENDATION

Special Permit under §4.4.1

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 |
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| 1 | Approval is for the construction of a rear. 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>February 7, 2019</td> <td>Initial application submitted to the City Clerk's Office</td> </tr> <tr> <td>February 7, 2019</td> <td>Plans submitted to OSPCD (D1.1, D2.1, A1.1, and A2.1)</td> </tr> <tr> <td>October 2, 2015</td> <td>Surveyed site plan</td> </tr> </tbody> </table> | | | | Date (Stamp Date) | Submission | February 7, 2019 | Initial application submitted to the City Clerk's Office | February 7, 2019 | Plans submitted to OSPCD (D1.1, D2.1, A1.1, and A2.1) | October 2, 2015 | Surveyed site plan |
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| October 2, 2015 | Surveyed site plan | | | | | | | | | | | |
| Any changes to the approved (site plan or elevations/use) that are not <i>de minimis</i> must receive SPGA approval. | | | | | | | | | | | | |
| Construction Impacts | | | | | | | | | | | | |
| 2 | The applicant shall post the name and phone number of the general contractor at the site entrance where it is visible to people passing by. | During Construction | Plng. | | | | | | | | | |
| 3 | All construction materials and equipment must be stored onsite. If occupancy of the street layout is required, such occupancy must be in conformance with the requirements of the Manual on Uniform Traffic Control Devices and the prior approval of the Traffic and Parking Department must be obtained. | During Construction | T&P | | | | | | | | | |
| 4 | For the convenience of and respect for the neighborhood, during the construction phase, construction work shall not begin prior to 7:30am and shall finish no later than 5pm Monday through Friday. There shall be no construction or construction-related work performed on weekends or holidays. | During Construction | ISD | | | | | | | | | |
| Design | | | | | | | | | | | | |
| 5 | Applicant shall provide final material samples for siding, trim, windows, and doors to Planning Staff for review and approval prior to the issuance of a building permit. | BP | Plng. | | | | | | | | | |
| Miscellaneous | | | | | | | | | | | | |
| 6 | Granting of the applied for use or alteration does not include the provision for short term rental uses, such as AirBnB, VRBO, or the like. Separate approvals are needed for the aforementioned uses. | Ongoing | ISD / Plng. | | | | | | | | | |
| 7 | The Applicant, its successors and/or assigns, shall be responsible for maintenance of both the building and all on-site amenities, including landscaping, fencing, lighting, parking areas and storm water systems, ensuring they are clean, well kept and in good and safe working order. | Cont. | ISD | | | | | | | | | |
| Public Safety | | | | | | | | | | | | |
| 8 | The Applicant or Owner shall meet the Fire Prevention Bureau's requirements. | CO | FP | | | | | | | | | |
| 9 | Per Somerville fire safety regulations, grills, barbecues, chimineas and the like are NOT permitted on decks or porches. | Perpetual | FP/ISD | | | | | | | | | |

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| 10 | To the extent possible, all exterior lighting must be confined to the subject property, cast light downward and must not intrude, interfere or spill onto neighboring properties. | CO | Plng. | |
| Final Sign-Off | | | | |
| 11 | 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. | |

