

APPLICATION  
For Planning Board and Zoning Board of Appeals Approval

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Supplemental Questions for:  
Administrative Appeals

**17. Administrative Appeal Supporting Statements**

Address the following in order to submit an administrative appeal. Attach to application form.

A. Explain the enforcement order(s) or ordinance interpretation(s) you are appealing and your basis or grounds for contesting the Building Superintendent or other administrative decision. Provide any information that you feel will aid the Board in its review of your case. See SZO § 3.2 for more information.

**Kyle and Jovie Conroy  
27 Loring Street**

This administrative appeal pertains to the property at 27 Loring Street and its classification as a Cottage in the NR District. We are petitioning the ZBA to change the zoning classification from a Cottage to a Detached House for the following reasons:

1. The Main Mass of a Cottage structure and Detached House in the NR District, according to Somerville's Zoning Ordinance, is defined in the table below. The property of 27 Loring Street exceeds the width and depth designated for a Cottage structure and falls within the range of a Detached House in the NR District, as can be seen here:

**Table 1**

Structure	Cottage	27 Loring Street	Detached Single - Family
Width (min/max)	22' - 26'	27'	22' - 28'
Depth (min/max)	24' - 32'	33'	28' - 48'

2. The adjacent properties with nonconforming lots the same as 27 Loring Street are zoned as Detached Houses, whereas 27 Loring is not. Per Table 2 below, the lot at 27 Loring Street is non-conforming for a Detached House because, while the lot exceeds the minimum width requirement for a Detached House with front driveway access (34 feet), the depth requirement is not met, making it a nonconforming lot. This is not at all unusual in the NR District of Somerville. In fact, almost all of the adjacent properties are zoned as Detached Houses and do not meet the minimum lot depth for that building classification, as can be seen on Table 3.

**Table 2**

Structure	Cottage	27 Loring	Detached Single - Family
Width (min)	34'	40'	34'
Depth (min)	70'	73'	80'

The classifications of neighboring properties on Table 3 were provided by Nicholas Antanavica, ISD Director. According to Charlotte Leis, ISD was responsible for determining these building types. After several exchanges with Nick, we asked if he would be willing to write a letter in support of our appeal, and he provided the following answer:

***"The analysis below [which is the argument herein] is solid reasoning to justify the reclassification by the ZBA, ISD as a policy does not provide letters of recommendation to any boards. The most the ISD will do is state we have no objections to a request if a board asks our opinion on a submitted case."***

Please see Table 3 below for the adjacent properties, measurements, and associated classifications in comparison to 27 Loring:

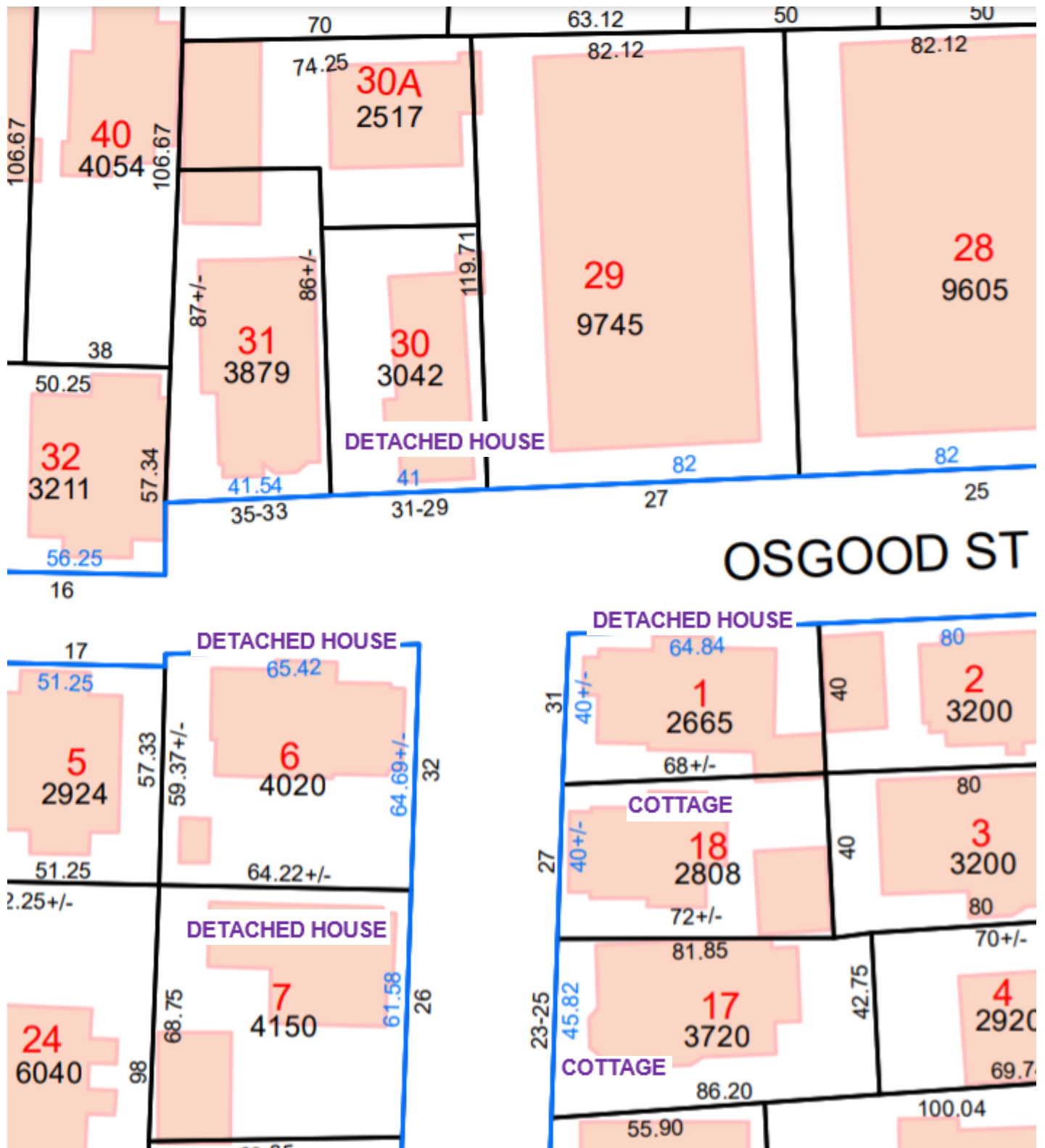
**Table 3**

<b>Property</b>	<b>23-25 Loring Street</b>	<b>26 Loring Street</b>	<b>27 Loring Street</b>	<b>31 Loring Street</b>	<b>32 Loring Street</b>	<b>29 Osgood Street</b>
<b>Classification</b>	COTTAGE	DETACHED HOUSE	COTTAGE	DETACHED HOUSE	DETACHED HOUSE	DETACHED HOUSE
<b>Lot Depth</b>	86'	63'	73'	68'	64'	
<b>Notes</b>	A three-family, three-story structure  Located to right of 27 Loring			A two-story house with an attic.  Located to left of 27 Loring		

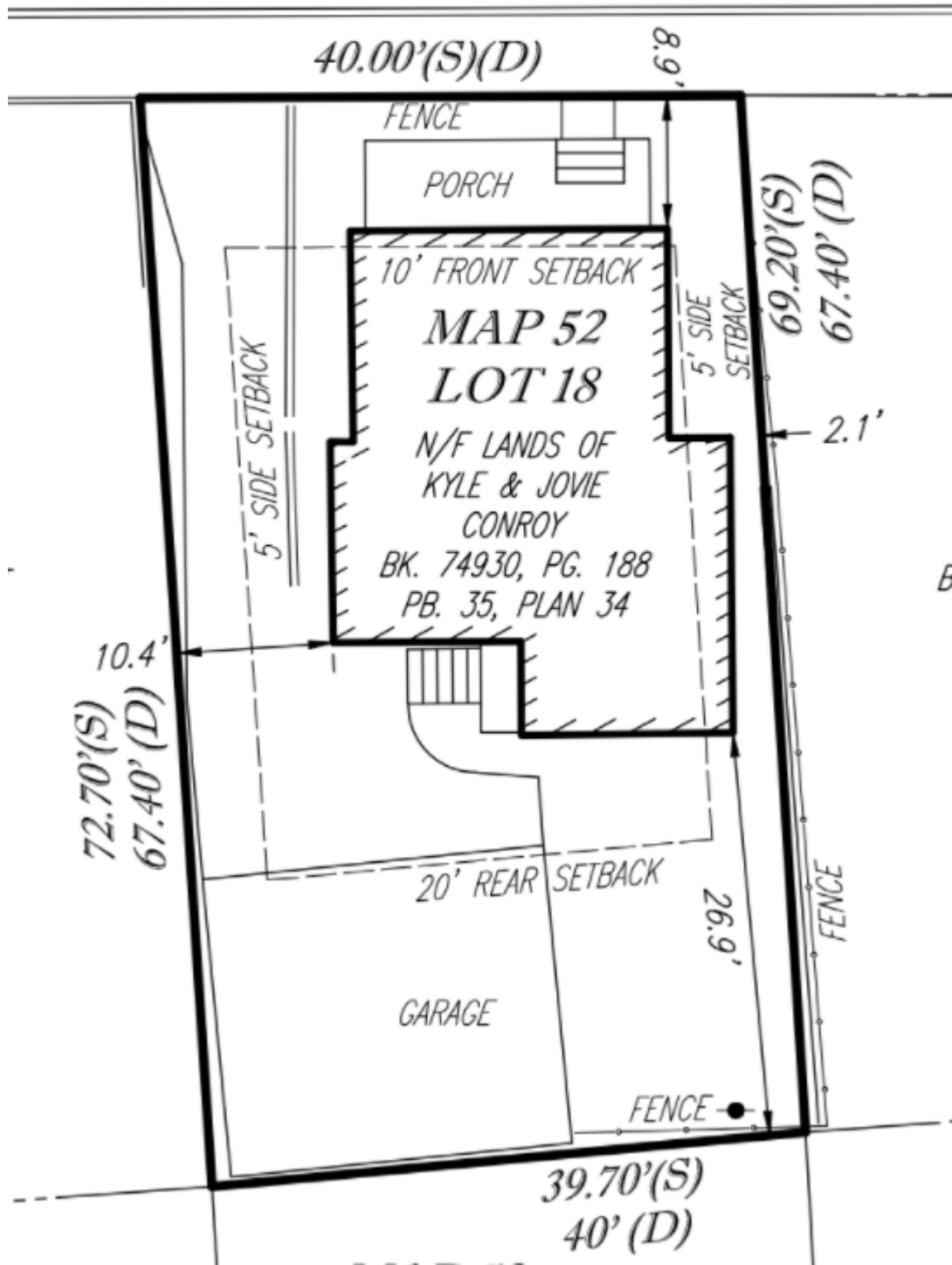
Due to the size of the home at 27 Loring Street, which falls within the range for a Detached House and outside of the range for a Cottage structure, and due to the fact that the adjacent properties with comparable, nonconforming lots are also zoned as Detached Houses, despite not meeting the minimum lot depth, we respectfully request that the property at 27 Loring Street be rezoned as a Detached House to be consistent with other, similar properties in the neighborhood.

APPENDIX:

Screenshot 1: Parcel Map of 27 Loring and Neighbors



Screenshot 2: Site Plan



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 M-W 8:30am-4:30pm, Th 8:30am-7:30pm, F 8:30am-12:30pm