



City of Somerville

ZONING BOARD OF APPEALS

City Hall 3rd Floor, 93 Highland Avenue, Somerville MA 02143

TO: Zoning Board of Appeals
FROM: Planning, Preservation & Zoning (PPZ) Staff
SUBJECT: 13 Alpine Street, P&Z 21-051
POSTED: October 1, 2021

RECOMMENDATION: No change

This memo is supplemental to the Staff Memo dated July 22, 2021. It provides an updated list of recommended conditions that replaces the conditions recommended in the previous memo.

ANALYSIS

The conditions recommended here, if imposed, would require one further revision of the plans. Specifically, they would require further adjustment of the location of the railings and planter boxes on the 4th floor terrace.

The most recent plans submitted by the applicant (dated September 30, 2021) show the usable area of the 4th floor terrace being set 4.5ft back from the wall below with the planter boxes placed on the far side of the railing, and a half-height solid wall on the far side of the planters. This results in the perceived massing of the terrace being closer than 4.5ft to the exterior wall; visually, the terrace will appear to be set approximately 3ft back from the exterior wall below.

If the applicant's updated plans sufficiently address the Board's concern regarding the perceived massing of the building, the Board should not impose (or should impose an amended version of) the recommended condition concerning the railing and planter boxes.

If the applicant's updated plans do not sufficiently address the Board's concern regarding the 4th floor terrace, imposing the recommended condition would require that both the railing and planter boxes be 4.5ft back from the exterior wall, rather than only the railing. Additionally, any attempt to increase the size of the terrace would unequivocally require the Board's review, as any attempt to expand the usable area of the deck into the 4.5ft buffer zone would be a violation of that condition.

PERMIT CONDITIONS

Should the Board approve the Major Amendment to the previously approved plans which required a Special Permit with Site Plan Review, Staff recommends the following conditions:

Conditions

- A written narrative or descriptive checklist identifying the completion or compliance with permit conditions must be submitted to the Inspectional Services Department at least ten (10) working days in advance of a request for a final inspection.

Construction Documents

- The railing and planter boxes on 4th floor terrace must be recessed at least four and a half (4.5) feet from the plane of the exterior wall of the story below.

Permit Validity

- Construction documents must be substantially equivalent to the approved plans and other materials submitted for development review.
- This Decision must be recorded with the Middlesex County Registry of Deeds.
- Conditions 1 and 26 of ZBA 216-75 are null and void. All other conditions of previously approved permits remain valid.

Public Record

- Physical copies of all submittal materials as permitted by the Review Boards must be submitted for the public record in accordance with the document format standards of the ISD/PB/ZBA Submittal Requirements.
- A copy of the Recorded Decision stamped by the Middlesex South Registry of Deeds must be submitted for the public record.

Landscaping

- All vegetation must be maintained in healthy, growing condition at all times by the property owner(s) or their designated agent(s).
- Vegetation that is significantly damaged, missing, infested, disease-ridden, or dead must be replaced within one (1) year or by the next planting season, whichever occurs first.
- All buyers, grantees, lessees, renters, and tenants must be notified in writing prior to sale or lease of any dwelling unit that all vegetation must be maintained and/or replaced in accordance with the conditions of this approval.
- A green wall must be installed along the west-facing horizontal span of the brick-faced first story.

Use

- The roof may not be used for social, recreational, and/or leisure space.
- The roof may only be accessed for normal maintenance of the building and maintenance, repair, and/or replacement of mechanical equipment.