



CITY OF SOMERVILLE

Office of Strategic Planning & Community Development

Joseph A. Curtatone
Mayor

George J. Proakis
OSPCD Executive Director

TO: Zoning Board of Appeals
FROM: Planning & Zoning Division
DATE: April 7, 2020
RE: ZBA2018-78-E2-3/20, 1154 Broadway

This memo summarizes the request for time extension submitted for 1154 Broadway, identifies any additional discretionary or administrative development review that is required by the Somerville Zoning Ordinance, and provides related analysis or feedback as necessary. The application was deemed complete on April 3, 2020 and is scheduled for a public hearing on April 22, 2020.

SUMMARY OF PROPOSAL

Planning Staff received an application on March 4, 2020, from the applicant, Anuj Pradhan, requesting a time extension of one year for a Special Permit with Site Plan Review (SPSR) and a time extension of 6 months for three Variances. The proposal, approved on October 25, 2018, was to develop a 6-story hotel containing 75 rooms, a café shop, a private fitness center, and a restaurant. It received variances for building height, FAR, and the number of parking spaces.

The applicant requested a 6-month time extension for the Variances in September 2019 and the request was granted, extending the Variances until April 25, 2020. M.G.L. Ch 40a, sec. 10, allows variances to be extended for a total of 6 months. A second extension cannot be granted for the variances.

Staff finds that the Applicant has made a good faith effort to exercise the approval granted under the SPSR decision but has been delayed in meeting the required conditions of the decisions due to Eversource's delayed responses concerning utility placement.

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