



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
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Case #: ZBA 2015-32-E1-10-2017
Date: November 8, 2017
Recommendation: Approval

PLANNING STAFF REPORT

Site: 906-908 Broadway

Applicant & Owner Name: Siyuan He
Applicant & Owner Address: 32 St James Ave,
Somerville, MA 02144

Alderman: Lance Davis

Legal Notice: Applicant and Owner, Siyuan He, seeks a one-year extension under §5.3.10 to the Special Permits issued by the ZBA in 2015 to alter a non-conforming 2-family structure to add an approximately 2,000 square foot addition. RA zone. Ward 6.



Dates of Public Hearing: Zoning Board of Appeals – November 8, 2017

I. PROJECT DESCRIPTION

- 1. Subject Property:** The subject property is a 2,600 square foot two-family house on a 6,853 square foot lot. One unit has one bedroom and the other has four bedrooms. There is an existing curb cut on Billingham Street with a driveway for two cars.
- 2. Proposal:** The Applicant seeks a one year extension of the Special Permits that were granted in 2015. Those approvals were for the alteration of this non-conforming structure to add approximately 2,164 square foot addition according to plans submitted on June 3, 2015 and September 3, 2015.

II. EVALUATION & FINDINGS FOR EXTENSION

In SZO §5.3.10 good cause for an extension of a special permit shall be determined by the SPGA, and only upon a finding of demonstrated hardship (e.g. financing problems, labor strike, bad weather conditions, or act of God) and that there has been good faith effort to overcome the hardship and expedite progress.

Demonstration of Hardship

The Applicant advised the Planning Office that the tenants at 906-908 Broadway still have time left on their lease, leaving the Applicant unable to begin working on the property until September, 2018.

Good Faith Effort to Overcome Hardship and Expedite Progress

Staff finds that it is preferable to allow for current tenants to finish out the remainder of their lease(s) rather than for the leases to be broken for the sake of beginning construction. Staff is supportive of the one-year extension of the Special Permits until November 18, 2018.

III. RECOMMENDATION

Planning Staff recommends that the Board grant the extension of the special permit until **November 18, 2018**, which is one year beyond the expiration date of the original Special Permit.