



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
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Case #: ZBA 2018-109
Date: October 3, 2018
Recommendation: Denial

PLANNING STAFF MEMORANDUM

Site: 11 Fiske Avenue

Applicant Name: Jason Santana / North America Development, LLC
Applicant Address: 93 Broadway, Somerville, MA
Owner Name: Genevieve M. Belew
Owner Address: 11 Fiske Avenue, Somerville, MA
Alderman: Mark Niedergang

Legal Notice: Applicant, Jason Santana, North American Development, LLC, and Owner, Genevieve M. Belew, seek special permits under §4.4.1 of the SZO to alter a non-conforming structure through the upward and linear extension of the non-conforming left side yard setback, increasing the GFA by more than 25%. Number of units to increase from one to two. Parking relief under Article 9 of the SZO. RB zone. Ward 5.

Dates of Public Hearing: Zoning Board of Appeals – October 3, 2018

Alderman Niedergang met with the Applicants for this project. During this meeting he expressed his concerns about the project as currently presented and informed the development team that it would be important to have a neighborhood meeting. The development team agreed to have a neighborhood meeting and requested that the Alderman provide them with dates for such.

However, after receiving a suggested date (October 10th), the development team informed Alderman Niedergang that they would not be participating in a neighborhood meeting as they believed that issues with the proposal could be worked out at the ZBA hearing itself. The Applicant team felt they could meet with the neighborhood after the ZBA hearing.

Planning Staff is also not supportive of the project as-proposed and has informed the development team as such. Staff will not provide a report to the ZBA with zoning analysis on this proposal until a neighborhood meeting has been held and issues with this project worked out.



It is Staff's opinion that there are three actions that are reasonable for the ZBA to take on October 3, 2018 with regard to this proposal:

- deny the proposal outright and let the Applicants file for a repetitive petition when they are ready to re-submit
- accept an Applicant request to Withdraw without Prejudice
- accept an Applicant request to continue the hearing to a much later date (to allow for neighborhood meeting(s) to be held and appropriate changes to be made to the proposal).