



**CITY OF SOMERVILLE, MASSACHUSETTS**  
**MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT**  
**JOSEPH A. CURTATONE**  
**MAYOR**

MICHAEL F. GLAVIN  
EXECUTIVE DIRECTOR

**PLANNING DIVISION STAFF**

GEORGE PROAKIS, *DIRECTOR OF PLANNING*  
SARAH LEWIS, *SENIOR PLANNER*  
SARAH WHITE, *PLANNER / PRESERVATION PLANNER*  
ALEX MELLO, *PLANNER*  
DAWN PEREIRA, *ADMINISTRATIVE ASSISTANT*

**Case #:** ZBA 2016-145

**Date:** February 1, 2017

**Recommendation:** Conditional Approval

---

**PLANNING STAFF REPORT**

---

**Site:** 25 Ivaloo Street

**Applicant Name:** Tuesday Thomas & Can Keskin  
**Applicant Address:** 30 College Ave., Somerville, MA 02144  
**Owner Name:** Tuesday Thomas & Can Keskin  
**Owner Address:** 30 College Ave., Somerville, MA 02144  
**Alderman:** Mark Niedergang



**Legal Notice:** Applicants and Owners, Tuesday Thomas & Can Keskin seek a Special Permit under §4.4.1 of the SZO to substantially alter a non-conforming structure by razing the structure and rebuilding a single-family residence. RB zone. Ward 2.

**Dates of Public Hearing:** Zoning Board of Appeals – February 1, 2017

---

## I. PROJECT DESCRIPTION

- Subject Property:** The existing structure is a c.1890 single-family residential structure with 1,260 square feet of living area on a 2,178 square foot lot. The property is situated on a corner lot in the RB zone.

A few years ago, the previous owner applied to demolish this building. The Somerville Historic Preservation Commission (HPC) determined this structure to be both “historically

significant” and “preferably preserved” and imposed the 9-month demolition delay on the property. That delay has long since run out, leaving the current owners the right to raze the structure without further HPC review.

2. **Proposal:** The Applicant proposes to alter the property by demolishing the existing building and constructing a new, single-family residence. The property will provide two on-site parking spaces and will be re-landscaped. A roof deck is proposed and the height of the building will increase by eleven (11) feet from 22 feet to 33 feet tall.

3. **Green Building Practices:**

None reported with this application

4. **Comments:**

Ward Alderman: Maryann Heuston has been sent a copy of this report.

## II. FINDINGS FOR SPECIAL PERMIT (SZO §4.4.1):

In order to grant a special permit, the SPGA must make certain findings and determinations as outlined in §5.1 of the SZO. This section of the report goes through §5.1 in detail.

1. **Information Supplied:**

- Staff finds that the information provided by the Applicant conforms to the requirements of §4.4.1 of the SZO and allows for a comprehensive analysis of the project with respect to the required Special Permits.
- Staff has conditioned the project requiring the Applicant to submit a plan set that clearly indicates the non-conforming section of the building foundation to be retained so that the new residence can be built off of it. Staff has further conditioned the project to require a comprehensive landscape plan that indicates specific plantings, fencing, etc., and locations thereof.

2. **Compliance with Standards:** *The Applicant must comply "with such criteria or standards as may be set forth in this Ordinance which refer to the granting of the requested special permit." Section 4.4.1 states that "[l]awfully existing one-and two-family dwellings which are only used as residences, which are non-conforming with respect to dimensional requirements, may be enlarged, extended, renovated or altered by special permit granted by the SPGA..."*

- The existing structure is non-conforming with regard to lot area, front yard setback, rear yard setback, and left yard setback. After the demolition of a dimensionally non-conforming structure has occurred, the only manner in which an Applicant can rebuild on the same lot is if a portion of an original non-conformity is retained off of which the new structure is constructed. Typically, a portion of an original foundation wall is retained off of which subsequent reconstruction is driven. In essence, this allows the Applicant to apply to “extend” an existing non-conformity. Such is the case with 25 Ivaloo Street.

- While extending a non-conformity, the plans for 25 Ivaloo Street improve other existing non-conformities, in particular increasing the amount of landscaped area from 35.7% to 45%, and pulling back the west side yard setback so that it becomes conforming.

3. **Consistency with Purposes:** *The Applicant has to ensure that the project "is consistent with (1) the general purposes of this Ordinance as set forth in Article 1, and (2) the purposes, provisions, and specific objectives applicable to the requested special permit which may be set forth elsewhere in this Ordinance, such as, but not limited to, those purposes at the beginning of the various Articles."*

- The proposal, as conditioned, is consistent with the general purposes of the Ordinance as set forth under §1.2, which includes, but is not limited to promoting the health, safety, and welfare of the inhabitants of the City of Somerville; to secure safety from fire, panic and other dangers; and to encourage the most appropriate use of land throughout the City.
- Staff finds that the proposal is also consistent with the purposes of the RB district which are "...to establish and preserve medium density neighborhoods of one-, two-, and three-family homes, free from other uses except those which are both compatible with and convenient to the residents of such districts."

4. **Site and Area Compatibility:** *The Applicant has to ensure that the project "(i)s designed in a manner that is compatible with the characteristics of the built and unbuilt surrounding area, including land uses."*

- Ivaloo Street and the immediate surroundings are populated with several 1.8--story Mansard-roofed residential structures (several of which whose rooflines have been altered from the original Mansard style), gable-fronted residential structures and several low-rise, multi-unit apartment buildings of various styles. It appears that 25 Ivaloo Street, at one time, may have presented a true Mansard roof.
- Staff finds that generally, the proposed Mansard-style design of the new residence is in keeping with the height, massing and style of immediate nearby buildings.

5. **Housing Impact:** *Will not create adverse impacts on the stock of existing affordable housing.*

- The proposal will not add to the existing stock of affordable housing.

6. **SomerVision Plan:** *Complies with the applicable goals, policies and actions of the SomerVision plan, including the following, as appropriate: Preserve and enhance the character of Somerville's neighborhoods, transform key opportunity areas, preserve and expand an integrated, balanced mix of safe, affordable and environmentally sound rental and homeownership units for households of all sizes and types from diverse social and economic groups; and, make Somerville a regional employment center with a mix of diverse and high-quality jobs.*

- The proposal provides two spaces of off-street parking, decreasing potential parking congestion on a City street.

### III. RECOMMENDATION

#### Special Permit under §4.4.1

Based on the materials submitted by the Applicant, the above findings and subject to the following conditions, the Planning Staff recommends **CONDITIONAL APPROVAL** of the requested **SPECIAL PERMIT**.

The recommendation is based upon a technical analysis by Planning Staff of the application material based upon the required findings of the Somerville Zoning Ordinance, and is based only upon information submitted prior to the public hearing. This report may be revised or updated with new recommendations, findings and/or conditions based upon additional information provided to the Planning Staff during the public hearing process.

#	Condition	Timeframe for Compliance	Verified (initial)	Notes
1	Approval is to demolish and re-build a single-family structure with two off-street parking spaces	BP/CO	ISD/ Plng.	
	<table border="1"> <thead> <tr> <th>Date (Stamp Date)</th> <th>Submission</th> </tr> </thead> <tbody> <tr> <td>December 5, 2016</td> <td>Initial application submitted to city clerk's office</td> </tr> </tbody> </table>			
Date (Stamp Date)	Submission			
December 5, 2016	Initial application submitted to city clerk's office			
	ANY changes to the approved plans, other than those changes made specifically to conform with the conditions below, must first be submitted to the Planning Division to determine whether or not they are <i>de minimis</i> in nature or whether they require review by the SPGA.			
2	The Applicant shall be required to demonstrate that the project plans meet the current City of Somerville stormwater policy. Utility, grading, and drainage plans <u>must be submitted to the <b>Engineering Department for review and approval before a building permit will be issued.</b></u>	BP	Eng/ISD	
4	The Applicant must contact the Engineering Department to coordinate the timeline for cutting or opening the street and/or sidewalk for utility connections or other construction. <u>There is a moratorium on opening streets from November 1<sup>st</sup> to April 1<sup>st</sup> and there is a list of streets that have additional opening restrictions.</u>	BP	Eng/ISD	
5	The Applicant shall present their electrical plan to lights and lines/wiring for their review and approval prior to the issuance of a Building Permit.	BP	Wiring/ISD	
6	The Applicant shall provide the Traffic & Parking Division with a plan for construction traffic management for that division's review and approval prior to the issuance of a building permit. This plan will include delivery windows for construction equipment	BP	T&P / ISD	

7	The Applicant shall file a demolition plan with the Inspectional Services Division (ISD) for their review and approval prior to any demolition or building permits being issued.	Demo Permit/BP	ISD	
<b>Construction Impacts</b>				
8	The applicant shall post the name and phone number of the general contractor and all sub-contractors at the site entrance where it is visible to people passing by.	During Construction	ISD	
9	For the convenience of and respect for the neighborhood, during the construction phase, construction work shall not begin prior to 7:30am and shall finish no later than 5pm Monday through Friday. There shall be no construction or construction-related work performed on weekends.	During Construction	ISD	
10	Deliveries to the construction site shall be limited to 9am to 3pm so as not to interfere with the comings and goings of neighborhood residents during peak commute times.	During Construction	ISD/T&P	
11	Approval is subject to the Applicant's and/or successor's right, title and interest in the property.	Cont./perpetua l	Plng.	Deed submitted & application formed signed
12	The Applicant shall, at their expense, replace any existing equipment (including, but not limited to street sign poles, signs, traffic signal poles, traffic signal equipment, wheel chair ramps, granite curbing, etc.) and the entire sidewalk immediately abutting the subject property if damaged as a result of construction activity. All new sidewalks and driveways must be constructed to DPW standard.	CO	DPW/ISD	
13	All construction materials and equipment shall be stored onsite. If occupancy of the street layout is required, such occupancy must be in conformance with the requirements of the Manual on Uniform Traffic Control Devices and the prior approval of the Traffic and Parking Division must be obtained.	During Construction	T&P	
<b>Design</b>				
14	The Applicant shall provide material samples for siding, trim, windows, and doors to Planning Staff for review and approval prior to construction and prior to the issuance of a building permit. Planning Staff shall have final determination and approval over all materials used on the exterior of 25 Ivaloo Street. Lighting styles, location and design, along with roofing/gutter samples shall also be provided for Staff approval.	CO	ISD/Plng	
15	No vinyl material shall be used for exterior trim, siding, railings, or the like.			
16	All windows shall be two-over-one with dark sash, dark mullions and dark spacers. Mullions (grids) shall be applied to the glass or shall be true divided lite. No between-glass grids shall be allowed.			

17	Any vents or pipes exiting the house shall be either wrapped or painted to match the color of the house portion from which they protrude.	CO	ISD/Plng	
18	All exterior lighting on the site shall be downcast and shall not, in any way, spill onto abutting properties.	Final sign off / Perpetual	Wiring Inspector	
19	The structure shall be clad in wood clapboarding or a cementitious material first reviewed and approved by Planning Staff prior to installation. Vinyl siding shall not be permitted on this structure.	CO/Perpetual	ISD/Plng	
20	All trim, decking, and the like shall be of wood or a composite material first reviewed and approved by Planning Staff prior to installation.	CO/Perpetual	ISD/Plng	
21	All windows shall be two-over-two with a dark sash, dark spacers and dark grids (mullions). Grids shall be applied to the exterior of the glass. No between-glass grids shall be allowed. Windows shall not present a mirrored or reflective quality in any way and shall not be tinted. Windows are close to the lot line will meet building code requirements by being either blind windows – designed to appear as windows – or being fire rated, inoperable windows. Review of fire-rated windows required by ISD prior to installation.	BP initial review / CO final review	ISD/Plng	
22	The Mansard roof shall be constructed so as to present correct historical proportions to this roof shape. The slope of the roof, and its materials, shall be subject to staff review and approval. The sides of the Mansard roof shall present historically-appropriate proportions and curvature.	CO	ISD/Plng	
<b>Site</b>				
23	Pervious pavers or pea stone shall be used for the driveway. Asphalt shall not be allowed on this site.	CO	ISD/Plng	
24	Since the entire property is being overhauled, a full landscaping plan must be submitted to Planning Staff for their review and approval prior to installation of plantings and hardscape.	CO	ISD/Plng	
25	All mechanical equipment shall be screened with evergreen vegetation ( <b>no arborvitae</b> ). Planning Staff shall approve vegetative screening prior to installation.	CO/Perpetual	ISD/Planning	
26	All trash and recycle areas shall be screened with cedar wood lattice or similar screening. Planning Staff shall approve such screening. No dumpsters shall be permitted on site (after the construction period is complete).	CO/Perpetual	ISD/Planning	
27	Because of its corner location, all fencing used on road frontage shall be no taller than 3.5 feet. Fencing shall be made of wood or metal, the materials and design of which shall be submitted to Planning Staff for their review and approval prior to installation. No vinyl fencing shall be permitted. Shrub hedges may be used, but only if they are perpetually trimmed to be no more than 3.5 feet in height.	BP/perpetual	Plng/ISD	
<b>Public Safety</b>				
28	The Applicant and/or Owner(s) shall meet the Fire Prevention Bureau's requirements.	CO	FP	

29	As per Somerville regulations, no grills or similar cooking/heating apparatus shall be permitted on decks, including roof decks.	Perpetual	ISD/FP	
30	All fire/smoke detectors shall be hard-wired.	CO/Perpetual	ISD	
<b>Final Sign-Off</b>				
31	<u>The Applicant shall contact Planning Staff at least five (5) working days in advance of a request for a final inspection by Inspectional Services to ensure the proposal was constructed in accordance with the plans and information submitted and the conditions attached to this approval.</u>	Final sign off	ISD/Plng.	