



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 15, 2020
RE: ZBA2018-19-R1-4/19-E1-3/20
50 - 54 Murdock Street

This memo summarizes the request for time extension submitted for 50-54 Murdock Street, identifies any additional discretionary or administrative development review that is required by the Somerville Zoning Ordinance (SZO), and provides related analysis or feedback as necessary. The application was deemed complete on April 2, 2020 and is scheduled for a public hearing on April 22, 2020.

SUMMARY OF PROPOSAL

Planning Staff received an application on March 5, 2020, from the Applicant, Alida E. Grieco, Trustee of the 50 Murdock Street Realty Trust via her attorney, Adam Dash, Esq., requesting a time extension of one year for a revision to a previously-approved Special Permit with Site Plan Review (SPSR) and a Special Permit (SP) for parking relief.

The original proposal, approved on December 12, 2018, was to construct a 10-unit residential building with two (2) of those units being inclusionary. Three spaces of parking relief were granted.

On September 4, 2019, the ZBA granted a revision to the originally-approved project. The revisions comprised a future driveway easement for 56 Murdock, a 6' fence along the 56 Murdock property, elimination of a 3-story bay facing 56 Murdock, reduction in depth of a 2-story bay, changes to number of windows, change to unit layouts, and the resizing of a rear balcony and adjacent bay. Changes to lot coverage, landscaped area, FAR, and pervious area were also approved. All previously-approved project conditions remained in effect.

The Applicant now seeks a one-year time extension for the revision to the SPSR and SP. If the ZBA grants the one-year extension, the SPSR and SP will expire on September 4, 2021.

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Staff finds that the Applicant has made a good-faith effort to exercise the approval granted under the SPSR and SP but has encountered significant hardship related to the following:

MBTA work to move an existing sewer line from the Applicant's property delayed the Applicant in obtaining a building permit. Condition #34 of the original approval specifically prohibited the Applicant from obtaining a building permit until the MBTA moved a sewer pipe from the Applicant's property and made the new sewer pipe operational. As of the date of this extension application, the MBTA still has not completed the relocation of the sewer pipe. The Applicant's delay in obtaining a building permit and starting their project has been the result of matters beyond the Applicant's control.

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