



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

MICHAEL F. GLAVIN
EXECUTIVE DIRECTOR

PLANNING DIVISION

TO: Zoning Board of Appeals
FROM: Planning Staff
DATE: September 26, 2013
RE: 11 Linden Avenue

Members of the Zoning Board of Appeals,

Another neighborhood meeting was held on Monday, September 16, 2013. This meeting presented an updated building design which reflects a 1½ story second principle structure with a reduced building height (previously 33.5', currently proposed 29'). The footprint will remain the same, approximately 45' in width by 33' in length, but the units will be reduced to approximately 1500 gross square feet. The proposal retains the minimum 8' left side yard setback for minimal visibility of the second structure.

The new building design is consistent with the previous design in that it emulates a carriage house or barn that has been converted into a habitable structure. The height of the structure, to the ridge of the roof, has been reduced; however, this height does not include the cupola. Main differences are the side-gable roof form with a projecting bay on the front façade while two shed dormers and a gable dormer are located on the rear façade and the location and size of various windows.

The Applicants received approval from the Historic Preservation Commission on 9/17/2013 for the updated building design and reduced building height.

Staff recommends that the Board support the following modified plans (Condition 1 as part of the final approval.)

Date (Stamp Date)	Submission
April 4, 2012 April 4, 2013 (April 24, 2013) (September 26, 2013)	Units 2 & 3 Floor Plans – Proposed (A-100, A-300, <u>A-310</u> , <u>A-311</u> , AV)

