



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
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Case #: ZBA 2014-66
Date: August 6, 2014
Recommendation: Conditional Approval

PLANNING STAFF REPORT

Site: 24 Wesley Park

Applicant Name: Heidi Meyer
Applicant Address: 24 Wesley Park, #2
Property Owner Name: Heidi Meyer
Property Owner Address: 1626 24 Wesley Park, #2

Alderman: Robert McWatters

Legal Notice: Applicant and Owner, Heidi Meyer, seek a Special Permit under SZO §4.4.1, to alter a nonconforming three-family by installing an egress stair in the rear of the property. RB zone. Ward 3.

Dates of Public Hearing: Zoning Board August 6, 2014

I. PROJECT DESCRIPTION

1. Subject Property: The subject property is a 2 ½ story dwelling on a 3,080 square foot lot at the end of cul de sac of Wesley Park. The house has been used as a three-family dwelling at least prior to the current owners buying the property in 1998. A certificate of occupancy has not been obtained for the property, which is not unusual for one-, two- and three-family houses that were built many years ago. The file at Inspectional Services shows conflicting information on the legal use of the property. A Certificate of Occupancy should be obtained to get the final determination and will be a condition of approval.

The following is the information gathered about the use of the property:

- The file at Inspectional Services includes a letter from a Building Inspector dated August 31, 2012 stating that the metal ladders from the second and third floors to the ground are not a legal



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 for the construction of a rear egress stair and alteration of a rear third floor door. This approval is based upon the following application materials and the plans submitted by the Applicant:	BP/CO	ISD/ Plng.		
	Date (Stamp Date)				Submission
	June 12, 2014				Initial application submitted to the City Clerk’s Office
	June 28, 2014				Modified plans submitted to OSPCD (A1 Elevation and Plan View)
	June 30, 2014				Modified plans submitted to OSPCD (Plot Plan)
	Any changes to the approved site plan or elevations that are not <i>de minimis</i> must receive SPGA approval.				
Public Safety					
2	Owner must obtain a Certificate of Occupancy, which if deemed necessary by Inspectional Services may include zoning approval, for a three-family dwelling in connection with construction of the stairs.	BP	ISD/ Plng.		
3	An exterior light and electrical receptacle is required for all levels of the porch.	Final Signoff	Wiring Inspector		
Final Sign-Off					
4	The Applicant shall contact Planning Staff at least five 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.	Final sign off	Plng.		