



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
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Case #: ZBA 2013-76
Date: November 14, 2013
Recommendation: Conditional Approval

PLANNING STAFF REPORT

Site: 17 Webster Street

Applicant Name: RCG Webster Renewal, LLC
Applicant Address: 17 Ivaloo Street, Suite 100 Somerville, MA 02143
Property Owner Name: RCG, LLC
Property Owner Address: 17 Ivaloo Street, Suite 100 Somerville, MA 02143
Alderman: Maureen Bastardi

Legal Notice: Applicant RCG, LCC and Owner, RCG Webster Renewal, LLC seek a Special Permit under SZO §4.4.1 to alter a nonconforming structure by change the roofline of an existing addition and adding a rear door. RB Zone. Ward 1.

Zoning District/Ward: RB Zone/Ward 1

Zoning Approval Sought: Special Permit under SZO §4.4.1

Date of Application: October 22, 2013

Dates of Public Hearing: Zoning Board of Appeals – November 20, 2013

I. PROJECT DESCRIPTION

1. Subject Property: The subject property is an existing 2 family on a 2,900 square foot lot in a Residential B district. The property is a 2.5 story side gabled home at the corner of Cutter and Webster Streets. The first floor unit has 3 bedrooms, the second floor unit is 5 bedrooms.



2. Proposal: The Applicant proposes to change the roofline of an existing addition on the northwest corner of the building. The renovation will allow for an increased ceiling height in an existing bedroom and bathroom.

3. Nature of Application: The Applicant seeks a Special Permit under SZO §4.4.1 to alter an existing, non-conforming, structure by changing the roofline on an existing addition. The side yard lot line is 4', 8' is required. The rear yard setback is 6.3'. After the addition the setbacks will remain the same but the roof height over the existing addition will increase 2'-6". The other side yard and front yard setbacks are not affected by this renovation.

4. Surrounding Neighborhood: The subject parcel is located in the East Somerville neighborhood within a Residence B district on the corner of Webster and Cutter Streets. The surrounding area has a medium density level and is predominantly composed of single, two-, and multi-family dwellings. The East Somerville Community School is the nearest landmark. Broadway, located a few blocks north, has a variety of commercial, retail, and office uses as well as access to public transportation.

5. Impacts of Proposal: There are few impacts to this proposal. The change in roofline will only be seen by the residents of 21 Webster Street.

6. Green Building Practices: None listed on the application

7. Comments:

Fire Prevention: The Applicant must provide a code compliant fire alarm system.

Engineering: Engineering has been contacted but has not provided any comments at this time.

Ward Alderman: Alderman Bastardi has been contacted but has not provided any comments at this time.

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 §5.1.4 of the SZO. This section of the report goes through §5.1.4 in detail.

1. Information Supplied: The Staff finds that the information provided by the Applicant conforms to the requirements of §5.1.2 of the SZO and allows for a comprehensive analysis of the project with respect to the required Special Permits.
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."

In considering a special permit under §4.4 of the SZO, Staff find that the alterations proposed would not be substantially more detrimental to the neighborhood than the existing structure.

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 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.

The proposal is consistent with the purpose of the district, which is, "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."

The alterations proposed will not change the use of the structure and will be compatible with the neighborhood.

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 Special Permit under SZO §4.4.1 to alter a nonconforming structure by change the roofline of an existing addition. This approval is based upon the following application materials and the plans submitted by the Applicant:	BP/CO	ISD/PIng.											
	<table border="1"> <thead> <tr> <th>Date (Stamp Date)</th> <th>Submission</th> </tr> </thead> <tbody> <tr> <td>October 22, 2013</td> <td>Initial application submitted to the City Clerk's Office</td> </tr> <tr> <td>October 7, 2013</td> <td>Modified plans submitted to OSPCD (Plot Plan)</td> </tr> <tr> <td>October 21, 2013</td> <td>Modified plans submitted to OSPCD (EC1 & EC2- Existing Floor Plans, EC3- Existing Roof Plan, EC4- Existing Elevations, A3- Proposed Roof Plan)</td> </tr> <tr> <td>November 14, 2013</td> <td>Modified plans submitted to OSPCD (A5-Proposed Elevations)</td> </tr> </tbody> </table>				Date (Stamp Date)	Submission	October 22, 2013	Initial application submitted to the City Clerk's Office	October 7, 2013	Modified plans submitted to OSPCD (Plot Plan)	October 21, 2013	Modified plans submitted to OSPCD (EC1 & EC2- Existing Floor Plans, EC3- Existing Roof Plan, EC4- Existing Elevations, A3- Proposed Roof Plan)	November 14, 2013	Modified plans submitted to OSPCD (A5-Proposed Elevations)
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Any changes to the approved plans or elevations that are not <i>de minimis</i> must receive SPGA approval.														
Pre-Construction														
2	The Applicant will be required to demonstrate that the updated project plans meet the current City of Somerville stormwater policy. Utility, grading, and drainage plans must be submitted to the Engineering Department for review and approval.	BP	Eng.											
3	The Applicant shall develop a demolition plan in consultation with the City of Somerville Inspectional Services Division. Full compliance with proper demolition procedures shall be required, including timely advance notification to abutters of demolition date and timing, good rodent control measures (i.e. rodent baiting), minimization of dust, noise, odor, and debris outfall, and sensitivity to existing landscaping on adjacent sites.	Demolition Permitting	ISD											
Construction Impacts														
4	The Applicant shall at his 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											

5	All construction materials and equipment must 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 Department must be obtained.	During Construction	T&P	
Design				
6	The Applicant shall match the existing siding and paint color of the building.	BP	Plng.	
Miscellaneous				
7	The Applicant, its successors and/or assigns, shall be responsible for maintenance of both the building and all on-site amenities, including landscaping, fencing, lighting, parking areas and storm water systems, ensuring they are clean, well kept and in good and safe working order.	Cont.	ISD	
Public Safety				
8	The Applicant or Owner shall meet the Fire Prevention Bureau's requirements.	CO	FP	
Final Sign-Off				
9	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.	

