



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
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Case #: ZBA 2017-12

Date: March 9, 2017

Recommendation: Conditional Approval

PLANNING STAFF REPORT

Site: 10 Miner Street

Applicants/Owners Name: Carolyn Hayes and Matthew Daniels

Applicants/Owners Address: 10 Miner Street, Somerville, MA 02145

Agent Name: Al Weisz, Architect

Agent Address: 93 Hudson Street, Somerville, MA 02144

Alderman: Mark Niedergang

Legal Notice: Applicants and Owners, Carolyn Hayes and Matthew Daniels, seek a Special Permit under SZO §4.4.1 to perform an alteration within the required left side yard of a nonconforming structure. RA zone. Ward 5.

Dates of Public Hearing: Zoning Board of Appeals – March 15, 2017



I. PROJECT DESCRIPTION

1. Subject Property: The locus contains an approximately 3,624 square foot parcel that consist of a 2.5 story single family dwelling.
2. Proposal: The proposal is to renovate and expand the size of a bulkhead within the required left side yard setback. The Applicant is also proposing an as-of-right rear single story addition and rear deck.

3. Green Building Practices: The proposed project will improve day lighting, air sealing, and insulation.

4. Comments:

Ward Alderman: Alderman Niedergang has been informed of this proposal and has not yet commented as of the publication 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 §5.1.4 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."*

The structure is currently nonconforming with respect to lot area, frontage, and the minimum requirement for a left side yard setback of 8 feet. The current left side yard setback is 2.1 feet and will remain as such. This alteration to a nonconforming structure requires the Applicant to obtain a special permit under §4.4.1 of the Somerville Zoning Ordinance (SZO).

Section 4.4.1 states that “[l]awfully existing one-and two-family dwellings which are only used as residences, which are nonconforming with respect to dimensional requirements, may be enlarged, extended, renovated or altered by special permit granted by the SPGA in accordance with the procedures of Article 5.” In considering a special permit under §4.4 of the SZO, Staff finds that the alterations proposed would not be substantially more detrimental to the neighborhood than the existing structure. The proposed alteration to enlarge the bulkhead will allow better access into and out of the basement for the home owners.

Pursuant to §8.6.6, decks may project into a required side yard not more than one-quarter of the required setback. The required setback is 7 feet (reduction for narrow lots) and a quarter of that is 5.25 feet. The proposed rear deck shall be 5.25 feet from the right property line so that the structure will remain conforming in regards to the minimum required right side yard setback.

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 promote the health, safety, and welfare of the inhabitants of the City of Somerville; to provide for and maintain the uniquely integrated structure of uses in the City; to protect

health; to secure safety from fire, panic and other dangers; to provide adequate light and air; and to preserve and increase the amenities of the municipality.

The proposal is consistent with the purpose of the RA district, which is, "To establish and preserve quiet neighborhoods of one- and two-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."*

Surrounding Neighborhood: The surrounding neighborhood is comprised of one-, two-, and three-family dwellings.

Impacts of Proposal (Design and Compatibility): The design of the expanded bulkhead has been designed in a manner where the structure will not encroach any further into the required setback.

5. Housing Impact: *Will not create adverse impacts on the stock of existing 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 areas in the SomerVision map that are designated as enhance and transform should most significantly contribute towards the SomerVision goals that are outlined in the table below. The areas marked as conserve are not expected to greatly increase the figures in the table since these areas are not intended for large scale change.*

The character of the neighborhood will be preserved.

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 renovation and enlargement of the bulkhead. This approval is based upon the following application materials and the plans submitted by the Applicant:	BP/CO	ISD/Plng.											
	<table><tr><th>Date (Stamp Date)</th><th>Submission</th></tr><tr><td>February 10, 2017</td><td>Initial application submitted to the City Clerk's Office</td></tr><tr><td>May 10, 2016</td><td>Existing floor plans submitted to OSPCD (X1.0, X1.1, X1.2, and X1.4)</td></tr><tr><td>May 20, 2016</td><td>Existing elevation submitted to OSPCD (X3.1, X3.2, X3.3, and X3.4)</td></tr><tr><td>February 8, 2017</td><td>Proposed floor plans and elevation submitted to OSPCD (C1.0, A1.0, A1.1, A1.2, A3.1, A3.2, A3.3, and A3.4)</td></tr></table>				Date (Stamp Date)	Submission	February 10, 2017	Initial application submitted to the City Clerk's Office	May 10, 2016	Existing floor plans submitted to OSPCD (X1.0, X1.1, X1.2, and X1.4)	May 20, 2016	Existing elevation submitted to OSPCD (X3.1, X3.2, X3.3, and X3.4)	February 8, 2017	Proposed floor plans and elevation submitted to OSPCD (C1.0, A1.0, A1.1, A1.2, A3.1, A3.2, A3.3, and A3.4)
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Any changes to the approved site plan or elevations/use that are not <i>de minimis</i> must receive SPGA approval. Whether or not a change is <i>de minimis</i> in nature must be determined by the Planning Office.														
Construction Impacts														
2	The applicant shall post the name and phone number of the general contractor at the site entrance where it is visible to people passing by.	During Construction	Plng.											
3	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											
4	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														
5	Applicant shall provide final material samples for siding, trim, windows, and doors to Planning Staff for review and approval prior to construction.	BP	Plng.											
6	The proposed rear deck shall not encroach any closer than 5'-3" feet from the right property line.	CO	Plng. / ISD											
Site														

7	Landscaping shall be installed and maintained in compliance with the American Nurserymen's Association Standards;	Perpetual	Plng. / ISD	
8	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				
9	The Applicant or Owner shall meet the Fire Prevention Bureau's requirements.	CO	FP	
10	To the extent possible, all exterior lighting must be confined to the subject property, cast light downward and must not intrude, interfere or spill onto neighboring properties.	CO	Plng.	
Final Sign-Off				
11	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.	

