

DEVELOPMENT NARRATIVE FOR LOT SPLIT

Property: 31 Tufts Street
Applicant: E3 Development LLC
Owner: City of Somerville
Agent for Applicant: Adam Dash, Esq.
Zoning District: UR/Affordable Housing Overlay

The property is in the UR zoning district and the Affordable Housing Overlay, is in the 1/4 mile Transit Area, and is not in a Pedestrian Street District.

Applicant will construct a by-right 100% affordable housing project, and also will construct a pocket park per the Site Plan Approval granted by the Zoning Board of Appeals in Case P&Z 20-004.

Upon seeking a Certificate of Zoning Compliance, Applicant found out that, as a single lot, the pocket park provides too large a setback for the proposed building under the terms of the Somerville Zoning Ordinance. In order to allow for the building and pocket park to be constructed as planned and approved, Applicant seeks to split the lot into two zoning-compliant lots known as “Lot 1” and “Lot 2” as shown on the Lot Split Plan filed herewith.

Lot 1 would be the site of the 100% affordable housing building and a small part of the pocket park. Lot 2 would be most of the pocket park. As shown on said Lot Split Plan, there would be an easement over Lot 1 in favor of Lot 2 for access to the part of the park which sits on Lot 1.

After the lot split, both new lots would be zoning-compliant for their proposed uses as stand-alone lots.

If the lot split is approved, the original 100% affordable housing and pocket park project can be constructed as originally approved. The lot split would not be visible to the public, and is more a legal change than a physical change.