



City of Somerville

# **ZONING BOARD OF APPEALS**

City Hall 3<sup>rd</sup> Floor, 93 Highland Avenue, Somerville MA 02143

**TO:** Zoning Board of Appeals  
**FROM:** Planning, Preservation, & Zoning Staff  
**SUBJECT:** 620 Broadway, P&Z 22-138  
**POSTED:** November 9, 2022

**RECOMMENDATION:** Approve (Extension for Hardship Variance)

Staff memos are used to communicate background information, analysis, responses to public comments, review of statutory requirements and other information from Planning, Preservation, & Zoning Staff to the Review Board members.

This memo summarizes the request for an extension of the duration of the validity of a Hardship Variance previously granted for 620 Broadway and provides related analysis or feedback as necessary. The application was deemed complete on October 27, 2022, and is scheduled for a public hearing on November 30, 2022. Any Staff recommended findings, conditions, and decisions in this memo are based on the information available to date prior to any public comment at the scheduled public hearing.

## **LEGAL NOTICE**

620 Broadway, LLC requests an extension to a previously approved Hardship Variance (P&Z 21-140).

## **SUMMARY OF PROPOSAL**

620 Broadway, LLC is requesting a 6-month extension to the validity of a previously granted Hardship Variance (P&Z 21-140). The Variance was for minimum number of stories, and allows the Applicant to build one (1) story instead of the required three (3) stories. Granting this extension would extend the validity of the permit from December 15, 2022 to June 15, 2023.

## **ANALYSIS**

Staff is supportive of the Applicant's request for this extension. The Applicant has spent much of the past year working diligently with Staff on Site Plan Approval for the building which is required by the SZO prior to issuance of a Building Permit. Staff believes that if this extension is granted the Applicant will continue to work diligently towards receiving a Building Permit and utilizing the Hardship Variances granted by the Board in December 2021.

## **CONSIDERATIONS & FINDINGS**

Upon written request by an Applicant, the Zoning Board of Appeals may, in its discretion, extend the time period that a Hardship Variance remains valid for up to six (6) months. The Somerville Zoning Ordinance does not require any findings to be made.

### **PERMIT CONDITIONS**

Should the Board approve the requested extension of the duration of the validity of the Hardship Variance, Planning, Preservation & Zoning Staff does not recommend any conditions at this time.