



City of Somerville

ZONING BOARD OF APPEALS

City Hall 3rd Floor, 93 Highland Avenue, Somerville MA 02143

TO: Zoning Board of Appeals
FROM: PPZ Staff
SUBJECT: 18 Ivaloo Street, P&Z 23-158
POSTED: April 26, 2023

RECOMMENDATION: No change

This memo is supplemental to the PPZ Staff Memo dated March 27, 2023 and meant to clarify information discussed in that memo.

ANALYSIS

In the fourth paragraph of the Staff Memo dated March 27, 2023, Staff discuss a path to zoning compliance the Applicant could pursue. The paragraph reads as follows:

“[I]f the Applicant reduced the width of the porch by 8 feet, then it would be compliant with the SZO.”

Staff want to further clarify that the sentence above explains how compliance with the **minimum required** dimensional standards for a rear projecting porch building component type could be met. The minimum width and projection dimensions for a rear projecting porch is 4 X 4 SF. In order for the Applicant to meet zoning compliance for their specific lot, they would need to trim about two (2) feet from the east side of the proposed deck. The red line below shows the vertical plane the deck would need to be built to, in order for the deck to be permitted by-right. The dashed blue line represents the encroachment into the side setbacks.

