

DEVELOPMENT NARRATIVE SITE PLAN APPROVAL OF A LOT SPLIT

Property: 31-33 Cross Street East
Applicant/Owner: The Somerville Community Corporation, Inc.
Agent: Adam Dash, Esq.
Zoning Designations: Neighborhood Residence (“NR”) District
Affordable Housing Overlay (“AHO”)
Not in a Transit Area
Not in a Pedestrian Street District

Summary

The Property is currently an approximately 6,720 sf lot with a Triple Decker building type on it containing three dwelling units. The Property also contains two garages.

The Property is located in the NR zoning district and in the AHO. It is not located in a Transit Area or in a Pedestrian Street District.

Applicant seeks Site Plan Approval of a Lot Split of the Property into two lots, per Somerville Zoning Ordinance Section 10.1.1, which would create one lot containing the existing Triple Decker, and a second lot with no principal structure on it. Each new lot would be 3,360 sf.

The purpose of the Lot Split is so that Applicant can construct a second Triple Decker structure containing three dwelling units on the lot which is currently without a principal structure.

As can be seen from the Lot Split Plan filed herewith, the two new lots would be dimensionally compliant and both new lots would have frontage on a Thoroughfare.

Applicant intends for all units in both structures at the Property to be Affordable Dwelling Units, which meets the intent of the SomerVision 2040 strategic plan and of the AHO to create more affordable housing in the City.

Applicant believes that the proposed Lot Split falls within the criteria of a Minor Site Plan Approval which can be administratively approved.

Conclusion.

Applicant respectfully requests Minor Site Plan Approval of the Lot Split of the Property into two lots for the purpose of developing more affordable housing.