

Development Narrative

To: City of Somerville, Office of Planning, Preservation & Zoning

Applicant & Owner: 7-9 Louisburg Place LLC

Agent: Anne Vigorito, Esq.

Zoning District: Neighborhood Residential (NR)

Map/Block/Lot: 90/C/32

Purchase Date: December 2024

Reference: Special Permit Application for Expansion of Nonconforming Width of Main Massing

Subject: 7-9 Louisburg Place, Somerville, MA 02145

Applicant respectfully requests this Special Permit application for zoning relief for the project proposed at 7-9 Louisburg Place, Somerville. This property is the only house with an address on Louisburg Place, and is located on a private way off of Autumn Street in East Somerville. It is the Applicant's intention to expand the living space of the house through an addition in the front of the house, but due to the irregular lot shape and irregular intersection of the lot with the private way, it is not possible to make any meaningful addition without seeking zoning relief. The proposed addition consists of expanding the foundation 7.5' frontward, with living space above, and a front entryway porch which extends 6.0' beyond that addition with living space above.

Due to the irregular lot shape and the irregular intersection with the private way, there are multiple unconventional front setbacks, rear setbacks, and side setbacks. The existing house is already located within all of the front, rear, and side setbacks, and the proposal seeks to expand the house without increasing the encroachments into the preexisting nonconforming setbacks.

The Special Permit zoning relief that is being sought is to expand the width of the "main massing" of the house beyond the allowable main massing width. The *Somerville Zoning Ordinance Section 3.1.8.c* allows a main massing width to a maximum of 28', and the City considers this addition to be part of the width, rather than the depth, of the house, due to its irregular lot shape and intersection with the private way.

The proposed house is consistent with the surrounding neighborhood, does not cause a detriment to the public good, and complies with all other dimensional zoning requirements of the Somerville Zoning Ordinance.

