

ZBA Special Permit Application Narrative

Property Address: 333 Highland Ave, Somerville, MA

Property Description

The subject property is an existing 2.5-story, four-unit residential detached house located on a corner lot in the Neighborhood Residence (NR) zoning district, with frontage on Highland Avenue and Lesley Avenue.

Project Description

The Applicant proposes alterations and additions including:

- A side wing addition along the Lesley Avenue frontage with a 10-foot setback
- Two 3-foot-deep bay projections on the Lesley Avenue façade
- Replacement of the existing hip roof with a gable roof and addition of two dormers on the west side
- Construction of rear decks in the northern yard
- Modification of fenestration and exterior doors
- Basement excavation (dig-down) to create finished living space and mechanical area
- Potential addition of two compact parking spaces with curb cuts at the side yard.

Zoning Relief and Ordinance References

1. Nonconformities (§3.2, §3.3)

The existing structure is nonconforming in: (1) 4-unit detached house; (2) the main massing width being 33'; and (3) west side setback being 4'.

The project constitutes an alteration and expansion of a existing nonconforming structure with a nonconforming use and requires a Special Permit under §3.3. The proposal does not increase the degree of nonconformity in a manner more detrimental to the neighborhood.

2. Neighborhood Residence District (§6.4)

The proposal is in compliance with the dimensional standards of a detached house in NR zone including setbacks, building massing, and frontage conditions for corner lots. The side addition on Lesley Avenue (secondary frontage) is designed with a 10-foot setback and maintains consistency with neighborhood scale.

3. Parking (§9.2, §9.13)

The property currently has no on-site parking. The Applicant may propose two compact spaces, subject to compliance with parking design and access standards, including curb cuts.