



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
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Case #: ZBA 2019-07

Date: ~~March 20, 2019~~ May 1, 2019

Recommendation: Conditional approval

UPDATED PLANNING STAFF REPORT

Site: 41-43 Francesca Avenue

Applicant / Owner Name: Yuan Kui Shen
Applicant / Owner Address: 43 Francesca Avenue, Somerville,
MA 02144

City Councilor: Lance Davis

*This staff report has been updated.
Items which no longer apply have been
~~struck~~ and updated information has
been highlighted in yellow.*

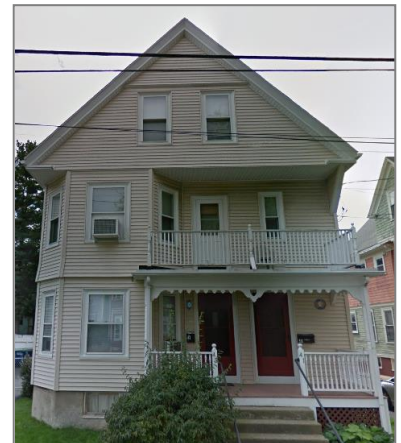
Legal Notice: Applicant and Owner, Yuan Kui Shen, seeks a Special Permit under SZO §4.4.1 to alter a nonconforming structure to construct a 2.5-story rear addition and two dormers on the right side of the ridge. RA Zone. Ward 6.

Dates of Public Hearing: Zoning Board of Appeals – ~~March 20, 2019~~ May 1, 2019

I. PROJECT DESCRIPTION

1. Subject Property: The subject property consists of one parcel totaling 4,892 square feet and contains a two-family, 2.5 story, dwelling. The property includes a large asphalt driveway and a small shed in the rear yard.

2. Proposal: The proposal is to construct a rear 2.5 **two** story addition and ~~two~~ **a** dormers on the right side of the ridge. The proposal also includes altering the floor plans of the two-unit structure. **Unit 1 is proposed to occupy the first floor and the basement and will contain two bedrooms. Unit 2 is proposed to occupy the second and third floor and will contain three bedrooms.**



3. Green Building Practices: The application states that the applicant/owner plans to install new HVAC systems and update the electrical and plumbing of the home. The updates will install new energy

efficient appliances and hardware (including energy-star appliances, LED light bulbs, and high-efficiency toilets). The applicant/owner is also considering adding solar panels to the roof as part of the dormer extension and back addition.

4. Comments:

City Councilor: Councilor Davis has been informed of this proposal and has yet to comment as of the publication of this report.

II. FINDINGS FOR SPECIAL PERMIT (SZO §4.4.1):

In order to grant a special permit, the SPGA must make certain findings and determinations as outlined in §5.1.4 of the SZO. This section of the report goes through §5.1.4 in detail.

1. Information Supplied:

The Staff finds that the information provided by the Applicant conforms to the requirements of §5.1.2 of the SZO and allows for a comprehensive analysis of the project with respect to the required Special Permits.

2. Compliance with Standards: *The Applicant must comply "with such criteria or standards as may be set forth in this Ordinance which refer to the granting of the requested special permit."*

The structure is currently nonconforming with respect to the following dimensional requirements: lot area, floor area ratio (FAR), front yard setback, right side yard setback.

The proposal will impact the nonconforming dimension of the FAR. The current dimension is 0.76, the proposal is ~~0.94~~ **0.88**, and the requirement in the district is 0.75. The proposed ~~2-5~~ **two** story addition will also extend the nonconforming right side yard setback backwards but will be setback **three feet** more than the existing structure **and six feet from the property line. The new dormer will also be set back three feet from the property line.** This alteration to a nonconforming structure requires the Applicant to obtain special permits under §4.4.1 of the Somerville Zoning Ordinance (SZO).

Section 4.4.1 states that "[l]awfully existing one-and two-family dwellings which are only used as residences, which are nonconforming with respect to dimensional requirements, may be enlarged, extended, renovated or altered by special permit granted by the SPGA in accordance with the procedures of Article 5."

In considering a special permit under §4.4 of the SZO, Staff finds that the alterations proposed would not be substantially more detrimental to the neighborhood than the existing structure. The proposal allows for a modest addition that allows for the expansion of the existing two dwelling units. The proposal has been designed with setbacks that minimally impact the neighbors and the requirements for lot area per dwelling unit, ground coverage, landscaped area, pervious area, building height, rear yard setback, left side yard setback, street frontage, and parking will continue to be conforming to the requirements of the SZO.

3. Consistency with Purposes: *The Applicant has to ensure that the project "is consistent with (1) the general purposes of this Ordinance as set forth in Article 1, and (2) the purposes, provisions, and specific objectives applicable to the requested special permit which may be set forth elsewhere in this Ordinance, such as, but not limited to, those purposes at the beginning of the various Articles."*

The proposal is consistent with the general purposes of the Ordinance as set forth under §1.2, which includes, but is not limited to promote the health, safety, and welfare of the inhabitants of the City of Somerville; to protect health; to secure safety from fire, panic and other dangers; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to conserve the value of land and buildings; to encourage the most appropriate use of land throughout the City; and to preserve and increase the amenities of the municipality.

The proposal is consistent with the purpose of the RA district, which is, “to establish and preserve quiet neighborhoods of one- and two-family homes, free from other uses except those which are both compatible with and convenient to the residents of such districts.”

4. Site and Area Compatibility: *The Applicant has to ensure that the project "(i)s designed in a manner that is compatible with the characteristics of the built and unbuilt surrounding area, including land uses."*

Surrounding Neighborhood: The subject property is located on the southern side of Francesca Ave, which is located between College Avenue and Liberty Avenue just north of Davis Square. It is a residential street comprised of single, two-, and three-family dwellings.

Impacts of Proposal (Design and Compatibility): The footprint of the addition will be indented behind the existing structure, which helps the addition visually appear smaller and subordinate to the existing structure. The proposed dormers ~~are~~ **is** less than 50% of the length of the roofs and maintain a 2.5 story classification. The proposal is compatible with the surrounding characteristics.

5. Housing Impact: Will not create adverse impacts on the stock of existing affordable housing.

6. SomerVision Plan: Complies with the applicable goals, policies and actions of the SomerVision plan, including the following, as appropriate: Preserve and enhance the character of Somerville’s neighborhoods.

III. RECOMMENDATION

Special Permit under §4.4.1

Based on the materials submitted by the Applicant, the above findings and subject to the following conditions, the Planning Staff recommends **CONDITIONAL APPROVAL** of the requested **SPECIAL PERMIT**.

The recommendation is based upon a technical analysis by Planning Staff of the application material based upon the required findings of the Somerville Zoning Ordinance, and is based only upon information submitted prior to the public hearing. This report may be revised or updated with new recommendations, findings and/or conditions based upon additional information provided to the Planning Staff during the public hearing process.

#	Condition	Timeframe for Compliance	Verified (initial)	Notes
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1	Approval is for the construction of a rear addition and dormers. This approval is based upon the following application materials and the plans submitted by the Applicant:	BP/CO	ISD/Plng.							
	<table><tr><th>Date (Stamp Date)</th><th>Submission</th></tr><tr><td>January 31, 2019</td><td>Initial application submitted to the City Clerk's Office</td></tr><tr><td>March 8, 2019 April 17, 2019 (April 26, 2019)</td><td>Plans submitted to OSPCD (T1, nbhd. context map, E0, S0-S1, E1-E8, S2, and A0-A8, and landscape plan)</td></tr></table>				Date (Stamp Date)	Submission	January 31, 2019	Initial application submitted to the City Clerk's Office	March 8, 2019 April 17, 2019 (April 26, 2019)	Plans submitted to OSPCD (T1, nbhd. context map, E0, S0-S1, E1-E8, S2, and A0-A8, and landscape plan)
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Any changes to the approved (site plan or elevations/use) that are not <i>de minimis</i> must receive SPGA approval.										
Pre-Construction										
2	The proposed basement finished floor elevation shall not be less than is 1 foot above the Seasonal High Ground Water elevation. The seasonal high ground water elevation shall be determined by a Massachusetts certified soil evaluator and stated on a signed soil test pit log.	BP	Eng.							
3	The Applicant shall complete the Site Plan Review Checklist and supply the information to the Engineering Office. The plans must comply with the City's Stormwater Management Policy.	BP	Eng.							
4	The Applicant shall submit a proposed drainage report, stamped by a registered PE in Massachusetts that demonstrates compliance with the City's stormwater policy.	BP	Eng.							
Construction Impacts										
5	The applicant shall post the name and phone number of the general contractor at the site entrance where it is visible to people passing by.	During Construction	Plng.							
6	All construction materials and equipment must be stored onsite. If occupancy of the street layout is required, such occupancy must be in conformance with the requirements of the Manual on Uniform Traffic Control Devices and the prior approval of the Traffic and Parking Department must be obtained.	During Construction	T&P							
7	For the convenience of and respect for the neighborhood, during the construction phase, construction work shall not begin prior to 7:30am and shall finish no later than 5pm Monday through Friday. There shall be no construction or construction-related work performed on weekends or holidays.	During Construction	ISD							
Design										
8	Applicant shall provide final material samples for siding, trim, windows, and doors to Planning Staff for review and approval prior to the issuance of a building permit.	BP	Plng.							
Site										
9	Landscaping shall be installed and maintained in compliance with the American Nurserymen's Association Standards;	Perpetual	Plng. / ISD							

10	The driveway must be constructed of include permeable pavers in the areas shown on the plan.	CO	Plng.	
Miscellaneous				
11	Gas and electric meters shall not be on the front of the structure. Gas and electric meters may be located on the side of the structure but shall be screened from the street by a hardy, staff approved evergreen planting. Utilities shall not be located adjacent to windows and shall not impact any parking, landscaping, or egress. The provisions of this condition may be waived by staff if the applicant submits a letter from the utility, signed by a utility representative, on utility letterhead, indicating that there is no feasible alternative to placing meters in violation of this condition.	CO	ISD	
12	Electrical conduits on the exterior facades of buildings shall be painted to match the wall material to which they are attached. Conduits are not allowed on the front of any structure.	CO	Plng.	
13	Granting of the applied for use or alteration does not include the provision for short term rental uses, such as AirBnB, VRBO, or the like. Separate approvals are needed for the aforementioned uses.	Ongoing	ISD / Plng.	
14	The Applicant, its successors and/or assigns, shall be responsible for maintenance of both the building and all on-site amenities, including landscaping, fencing, lighting, parking areas and storm water systems, ensuring they are clean, well kept and in good and safe working order.	Cont.	ISD	
Public Safety				
15	The Applicant or Owner shall meet the Fire Prevention Bureau's requirements.	CO	FP	
16	Per Somerville fire safety regulations, grills, barbecues, chimineas and the like are NOT permitted on decks or porches.	Perpetual	FP/ISD	
17	To the extent possible, all exterior lighting must be confined to the subject property, cast light downward and must not intrude, interfere or spill onto neighboring properties.	CO	Plng.	
Final Sign-Off				
18	The Applicant shall contact Planning Staff at least five working days in advance of a request for a final inspection by Inspectional Services to ensure the proposal was constructed in accordance with the plans and information submitted and the conditions attached to this approval.	Final sign off	Plng.	

