

CITY OF SOMERVILLE, MASSACHUSETTS

MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT JOSEPH A. CURTATONE MAYOR

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PLANNING DIVISION STAFF

GEORGE PROAKIS, DIRECTOR OF PLANNING SARAH LEWIS, SENIOR PLANNER SARAH WHITE, PLANNER / PRESERVATION PLANNER ALEX MELLO, PLANNER DAWN PEREIRA, ADMINISTRATIVE ASSISTANT

Case #: ZBA 2017-98 **Date:** October 18, 2017

Recommendation: Conditional Approval

PLANNING STAFF REPORT

Site: 20 Carlton Street

Applicant Name: Elan Sassoon

Applicant Address: P.O. Box 610312, Newton, MA

02461

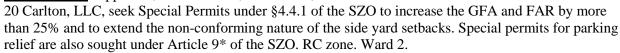
Owner Name: 20 Carlton St., LLC

Owner Address: P.O. Box 610312, Newton, MA

02461

Alderman: Maryann Heuston

<u>Legal Notice:</u> Applicant, Elan Sassoon, and Owner,



Dates of Public Hearings:

October 18, 2017

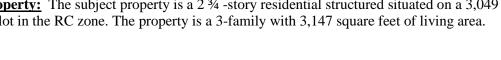
* After further review, it has been determined that parking relief is not necessary.

I. PROJECT DESCRIPTION

1. Subject Property: The subject property is a 2 ¾ -story residential structured situated on a 3,049 square foot lot in the RC zone. The property is a 3-family with 3,147 square feet of living area.

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2. <u>Proposal:</u> The Applicant proposes adding a small addition at the rear of the structure that will extend the non-conforming side yard setbacks. The Applicant proposes increasing the GFA and FAR by more than 25% by adding the addition, but also by finishing the basement and re-novating the entire interior of the structure.

3. <u>Green Building Practices</u>: The application states as follows: "Limitation of demo material, recycling where possible to reduce solid waste disposal. Use of water saving plumbing fixtures. Use of energy efficient lighting."

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 §4.4.1 of the SZO. This section of the report goes through §4.4.1 in detail.

1. <u>Information Supplied:</u>

Staff finds that the information provided by the Applicants conforms to the requirements of §4.4.1 of the SZO and allows for a comprehensive analysis of the project with respect to the required Special Permits.

2. <u>Compliance with Standards:</u> 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."

A. Under SZO §4.4.1

Section 4.4.1 states that "[l]awfully existing non-conforming structures other than one- and two-family dwellings may be enlarged, extended, renovated or altered only by special permit authorized by the SPGA in accordance with the procedures of Article 5. The SPGA must find that such extension, enlargement, renovation or alteration is not substantially more detrimental to the neighborhood than the existing non-conforming building. In making the finding that the enlargement, extension, renovation or alteration will not be substantially more detrimental, the SPGA may consider, without limitation, impacts upon the following: traffic volumes, traffic congestion, adequacy of municipal water supply and sewer capacity, noise, odor, scale, on-street parking, shading, visual effects and neighborhood character."

Staff finds that the upward extension of the side yard non-conformities will not be substantially more detrimental to the site or surrounding neighborhood than the conditions currently extant on the property. Though the GFA and FAR are increasing, with the exception of the rear addition, the majority of these increases will occur within the current envelope of the building, largely through finishing the basement. Staff finds that these increases, given that they are largely internal in nature, will not present any substantial detriment to the site or neighborhood.

The property is currently a 3-unit residential structure with no on-site parking available. Though two additional bedrooms are being added to the building, this does not necessarily correlate to the increase in number of vehicles associated with the site. Therefore, Staff finds that the proposed changes to the property will not negatively impact traffic volumes, congestion, on-street parking or neighborhood character. As this property is an existing three-family, that it is remailing a 3-family should not create undue burdens on the municipal water supply or sewer capacity, nor

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should there be any substantial uptick in odor, noise, or shading of abutting properties. Staff finds that the addition is in keeping with the scale of structures in the immediate neighborhood.

3. <u>Purpose of District:</u> The Applicant has to ensure that the project 'is consistent with the intent of the specific zoning district as specified in Article 6".

Staff finds that the proposed project at 20 Carlton Street complies with the purpose of the RC district which is to "... To establish and preserve a district for multi-family residential and other compatible uses which are of particular use and convenience to the residents of the district."

4. <u>Housing Impact:</u> Will not create adverse impacts on the stock of existing affordable housing.

The proposal will not add to the existing stock of of the City's affordable housing units.

5. <u>SomerVision Plan:</u> 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, transform key opportunity areas, preserve and expand an integrated, balanced mix of safe, affordable and environmentally sound rental and homeownership units for households of all sizes and types from diverse social and economic groups; and, make Somerville a regional employment center with a mix of diverse and high-quality jobs.

Staff finds that this project will improve the visual appearance of this property from the public way.

III. RECOMMENDATION

Special Permits 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 PERMITS.**

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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	Approval is for the construction an increase in the FAR and G	on of a small, rear addition and FA by more than 25%.	BP/CO	ISD/Plng.	
	Date (Stamp Date)	Submission			
	August 23, 2017	Initial application submitted to the City Clerk's Office			
1	October 16, 2017	Updated plan set submitted to OSPCD			
	are not de minimis must rece	de minimis in nature must be			
Pre	-Construction				
2	The Applicant shall develop a consultation with the City of Services Division. Full compl procedures shall be required, notification to abutters of dem rodent control measures (i.e. rof dust, noise, odor, and debri existing landscaping on adjace	Somerville Inspectional iance with proper demolition including timely advance iolition date and timing, good odent baiting), minimization is outfall, and sensitivity to	Demolition Permitting	ISD	
Des			1	T	
3	The property shall be re-sided this property.	and doors and the liketo approval prior to construction.	ВР	Plng.	
Con	struction Impacts		I	1	1
4	The Applicant shall, at his expequipment (including, but not signs, traffic signal poles, traf chair ramps, granite curbing, cimmediately abutting the subj result of construction activity, driveways must be constructed.	limited to street sign poles, fic signal equipment, wheel etc) and the entire sidewalk ect property if damaged as a All new sidewalks and	СО	DPW	
5		ame and phone number of the	During Construction	Plng.	
6	Approval is subject to the Appright, title and interest in the p		Cont.	Plng.	Deed submitted & application form signed
7	All construction materials and onsite. If occupancy of the str occupancy must be in conform the Manual on Uniform Traffic approval of the Traffic a be obtained.	eet layout is required, such nance with the requirements of a Control Devices and the	During Construction	T&P	

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	Construction shall occur from 7:30am – 5:00pm	During	ISD			
	Monday-Friday ONLY. There shall be no construction	Construction	150			
8	or construction-related work allowed on the weekends	Construction				
	or holidays.					
	The Applicant shall ensure that all food waste associated	During	ISD			
9	with construction personnel be removed from the premises	Construction				
	at the end of each work day.					
Site						
10	The Applicant, its successors and/or assigns, shall be	Cont.	ISD			
	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.					
	The Applicant shall present a landscaping proposal for the	BP/CO	Plng/ISD			
11	front yard to Planning Staff for their review and approval.					
	All landscaping materials screening materials and materials					
	used for parking/driveway area shall first be reviewed and					
	approved by Planning Staff prior to their installation and					
	again prior to final sign-off.					
Public Safety						
12	The Applicant or Owner shall meet the Fire Prevention	CO	FP			
	Bureau's requirements.					
	All exterior lighting must be confined to the subject	CO	Plng.			
13	property, cast light downward and must not intrude,					
	interfere or spill onto neighboring properties.					
	Per Somerville fire safety regulations, grills, barbecues,	Perpetual	Perpetual			
14	chimineas and the like are NOT permitted on decks or					
	porches.					
Final Sign-Off						
15	The Applicant shall contact Planning Staff at least five	Final sign	Plng.			
	working days in advance of a request for a final inspection	off				
	by Inspectional Services to ensure the proposal was					
	constructed in accordance with the plans and information					
	submitted and the conditions attached to this approval.					