



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
JOSEPH A. CURTATONE
MAYOR

GEORGE J. PROAKIS
EXECUTIVE DIRECTOR

PLANNING DIVISION STAFF

SARAH LEWIS, *DIRECTOR OF PLANNING*
SARAH WHITE, *PLANNER/PRESERVATION PLANNER*
ALEX MELLO, *PLANNER*

MONIQUE BALDWIN, *ADMINISTRATIVE ASSISTANT*

Case #: ZBA 2017-122-E1-121/8

Date: January 9, 2019

Recommendation: Re-issue original
Variance approvals

PLANNING STAFF MEMO

Site: 10-12 Ward Street

Applicant Name: Block Properties, LLC

Applicant Address: 1330 Boylston St., Suite 600, Chestnut Hill, MA

Owner name: 14 Ward Street, LLC

Owner Address: 1330 Boylston St., Suite 600, Chestnut Hill, MA

Agent: Sean O'Donovan.

Agent Address: 741 Broadway, Somerville, MA

Alderman: J.T. Scott

Legal Notice: Applicant and Owner, Block Properties*, seeks re-approval of previously granted variances that included lot area per dwelling unit and Floor Area Ratio (FAR). Article 5 of the SZO. BA zone. Ward 2.

Dates of Public Hearing: Zoning Board of Appeals – January 9, 2019

*Owner of the property is 14 Ward St, LLC. Applicant is Block Properties.

I. NATURE OF REQUEST

On February 14, 2018, the ZBA granted special permits and variances to the Applicant, Block Properties, LLC, for a project at 10-12 Ward Street. The Special Permits granted to the Applicant are still current.

The purpose of the Applicant's request before the ZBA on January 9, 2019, is to have the variances for the project re-approved prior to their expiration on February 14, 2018. Variances are valid for only one year, hence the proactive nature of the Applicant's request to have those variances re-issued prior to their expiration.

To this memo, Staff has attached the original ZBA decision regarding this property along with the approved plan set. Staff's recommendation follows immediately below:

II. RECOMMENDATION

Planning Staff recommends that the Board re-approve the Variances with associated conditions that were part of the original permits granted to the Applicant on February 14, 2018.