



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

MICHAEL F. GLAVIN
EXECUTIVE DIRECTOR

PLANNING DIVISION

TO: Zoning Board of Appeals
FROM: Planning Staff
DATE: January 29, 2015
RE: 1108 Broadway – proposed zoning analysis

The Mayor's Office of Strategic Planning and Community Development has submitted an ordinance to the Board of Alderman to overhaul the current zoning ordinance. The first date of the legal notice was January 26. Massachusetts General Law 40a, Section 6 states that a zoning ordinance shall apply to a special permit issued after the first notice of the public hearing for such an ordinance. Therefore, staff and boards should evaluate all applications based on the current and proposed ordinances so that there are no issued posed under either ordinance.

Staff recommends denial of the request for an easement at 1108 Broadway due to close proximity of the adjacent residential entrance. This easement would provide access to locate parking on-site. This entrance opens onto the concrete pad that is being requested for automobile use.

Under the proposed new zoning ordinance, the request for an easement to access parking on-site would not be allowed due to the definition of frontage with regard to location of driveways. The façade portion that faces onto the requested easement area will be considered part of the primary façade and a driveway is prohibited between the building façade and the front lot line.

Frontage (p 301) - The area of a lot between the facade of a principal building and the primary front lot line, extending fully to each side lot line and including all built and landscape components.

Under the proposed zoning (p 222), §7.B.11.b.i, "Driveways may be located within required front, side, and rear setback areas, but are prohibited between the facade of a building and any front lot line."