



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
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PLANNING DIVISION

ZONING BOARD OF APPEALS MEMBERS

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ANNE BROCKELMAN, (ALT.)

Case #: ZBA 2015-108
Site: 898 Broadway
Date of Decision: January 6, 2016
Decision: Petition Approved with Conditions
Date Filed with City Clerk: January 19, 2016

ZBA DECISION

| | |
|--------------------------------|------------------------------------|
| Applicant Name: | Amanda Parisi |
| Applicant Address: | 898 Broadway, Somerville, MA 02144 |
| Property Owner Name: | Amanda Parisi |
| Property Owner Address: | 898 Broadway, Somerville, MA 02144 |
| Agent Name: | N/A |

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| <u>Legal Notice:</u> | Applicant & Owner, Amanda Parisi, seeks a special permit to alter a nonconforming structure to add a dormer to and alter windows on a single-family house. |
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| <u>Zoning District/Ward:</u> | RA zone/Ward 6 |
| <u>Date of Application:</u> | December 3, 2015 |
| <u>Date(s) of Public Hearing:</u> | January 6, 2016 |
| <u>Date of Decision:</u> | January 6, 2016 |
| <u>Vote:</u> | 5-0 |

Appeal #ZBA 2015-108 was opened before the Zoning Board of Appeals at Somerville City Hall on January 6, 2016. Notice of the Public Hearing was given to persons affected and was published and posted, all as required by M.G.L. c. 40A, sec. 11 and the Somerville Zoning Ordinance. After one hearing of deliberation, the Zoning Board of Appeals took a vote.



CITY HALL • 93 HIGHLAND AVENUE • SOMERVILLE, MASSACHUSETTS 02143
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DESCRIPTION:

The proposal is to add a 10.9 foot shed dormer on the rear of the house and modify three windows on the third floor to make code compliant windows. The third floor will contain a bedroom, bathroom, and storage space.

FINDINGS FOR SPECIAL PERMIT:

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 Board 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: rear and side yard setbacks.

The proposal will impact the nonconforming side yard setback. The house is 5.2 feet from the side property line and the dormer will be just less than the required 8 feet to this side 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, the Board finds that the alterations proposed would not be substantially more detrimental to the neighborhood than the existing structure. The dormer has been designed to be less than 50% of the length of the sloping roof to which it is attached, keeping the structure technically at 2 ½ stories. The floor area ratio will continue to be conforming to the requirements of the SZO. With the increase in one bedroom to establish a four-bedroom house, the parking requirement does not change from the current requirement of two parking spaces.

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 providing for and maintaining the uniquely integrated structure of uses in the City and the purpose of the RA district in altering this single-family home.

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."*

The dormer has been designed to be a small element on the roof that does not greatly alter the appearance of the house as a 2 ½ story structure. It will be setback from the main wall and down from ridge of the house. The dormer will have three awning windows that fill the dormer wall. Adding an appropriately designed dormer to use a portion of the attic space of a single-family house is compatible with the neighborhood. The change in three window



dimensions on third floor will allow for sill heights that meet the current building code. The window style will be match the existing windows, which are compatible with the rest of the windows on the house.

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

The increase in living space of the house will make it more expensive; however, the house is not restricted as an affordable unit. The additional living space will make the house more viable for a family to live here, which is another housing type desired in the city.

7. 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, 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. The areas in the SomerVision map that are designated as enhance and transform should most significantly contribute towards the SomerVision goals that are outlined in the table below. The areas marked as conserve are not expected to greatly increase the figures in the table since these areas are not intended for large scale change.*

The property is in an area that is to be conserved in the SomerVision map. A single-family house is a building type that fits in with the conservation goal and also the policy of allowing neighborhood properties to adapt and change to meet the needs of residents, while respecting the character of the neighborhood.

| <u>SomerVision Summary</u> | <u>Existing</u> | <u>Proposed</u> |
|----------------------------|-----------------|-----------------|
| <u>Dwelling Units:</u> | 1 | 1 |



DECISION:

Present and sitting were Members Orsola Susan Fontano, Richard Rossetti, Danielle Evans , Elaine Severino and Josh Safdie. Upon making the above findings, Richard Rossetti made a motion to approve the request for a Special Permit. Elaine Severino seconded the motion. Wherefore the Zoning Board of Appeals voted **5-0** to **APPROVE** the request. In addition the following conditions were attached:

| # | Condition | Timeframe for Compliance | Verified (initial) | Notes | | | | | | | | |
|---|--|--------------------------|--------------------|-------|--|------------|--------------|--|-------------------------------|--|--------------------------------|---|
| 1 | Approval is for the addition of a dormer on the rear of the house. 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>Dec 14, 2015</td><td>Initial application submitted to the City Clerk’s Office</td></tr><tr><td>Oct 2, 2015 (Dec 17, 2015)</td><td>Modified plans submitted to OSPCD (Proposed Plot Plan)</td></tr><tr><td>Oct 25, 2015 (Dec 17, 2015)</td><td>Modified plans submitted to OSPCD (D1.1 Existing plans, D1.2 Existing Plans & Section, D2.1 Existing Elevations, A1.1 Proposed Dormer Plans & Sections, A2.1 Proposed Elevations)</td></tr></table> | | | | Date (Stamp Date) | Submission | Dec 14, 2015 | Initial application submitted to the City Clerk’s Office | Oct 2, 2015 (Dec 17, 2015) | Modified plans submitted to OSPCD (Proposed Plot Plan) | Oct 25, 2015 (Dec 17, 2015) | Modified plans submitted to OSPCD (D1.1 Existing plans, D1.2 Existing Plans & Section, D2.1 Existing Elevations, A1.1 Proposed Dormer Plans & Sections, A2.1 Proposed Elevations) |
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| Any changes to the approved elevations that are not <i>de minimis</i> must receive SPGA approval. | | | | | | | | | | | | |
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| 2 | The siding of the dormer and around the new windows shall match in material and color with the main body of the house. | BP/CO | ISD / Plng. | | | | | | | | | |
| Final Sign-Off | | | | | | | | | | | | |
| 3 | 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. | | | | | | | | | |

Attest, by the Zoning Board of Appeals:

Orsola Susan Fontano, *Chairman*
Richard Rossetti, *Clerk*
Danielle Evans
Elaine Severino
Josh Safdie

Attest, by the Administrative Assistant:

Dawn M. Pereira

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| Copies of this decision are filed in the Somerville City Clerk's office. Copies of all plans referred to in this decision and a detailed record of the SPGA proceedings are filed in the Somerville Planning Dept. |
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CLERK'S CERTIFICATE

Any appeal of this decision must be filed within twenty days after the date this notice is filed in the Office of the City Clerk, and must be filed in accordance with M.G.L. c. 40A, sec. 17 and SZO sec. 3.2.10.

In accordance with M.G.L. c. 40 A, sec. 11, no variance shall take effect until a copy of the decision bearing the certification of the City Clerk that twenty days have elapsed after the decision has been filed in the Office of the City Clerk and no appeal has been filed, or that if such appeal has been filed, that it has been dismissed or denied, is recorded in the Middlesex County Registry of Deeds and indexed in the grantor index under the name of the owner of record or is recorded and noted on the owner's certificate of title.

Also in accordance with M.G.L. c. 40 A, sec. 11, a special permit shall not take effect until a copy of the decision bearing the certification of the City Clerk that twenty days have elapsed after the decision has been filed in the Office of the City Clerk and either that no appeal has been filed or the appeal has been filed within such time, is recorded in the Middlesex County Registry of Deeds and indexed in the grantor index under the name of the owner of record or is recorded and noted on the owner's certificate of title. The person exercising rights under a duly appealed Special Permit does so at risk that a court will reverse the permit and that any construction performed under the permit may be ordered undone.

The owner or applicant shall pay the fee for recording or registering. Furthermore, a permit from the Division of Inspectional Services shall be required in order to proceed with any project favorably decided upon by this decision, and upon request, the Applicant shall present evidence to the Building Official that this decision is properly recorded.

This is a true and correct copy of the decision filed on _____ in the Office of the City Clerk, and twenty days have elapsed, and

FOR VARIANCE(S) WITHIN

_____ there have been no appeals filed in the Office of the City Clerk, or
_____ any appeals that were filed have been finally dismissed or denied.

FOR SPECIAL PERMIT(S) WITHIN

_____ there have been no appeals filed in the Office of the City Clerk, or
_____ there has been an appeal filed.

Signed _____ City Clerk Date _____

