



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

MICHAEL F. GLAVIN
EXECUTIVE DIRECTOR

PLANNING DIVISION STAFF

GEORGE PROAKIS, *DIRECTOR OF PLANNING*
LORI MASSA, *SENIOR PLANNER*
AMIE HAYES, *PLANNER*
MELISSA WOODS, *PLANNER*
DAWN PEREIRA, *ADMINISTRATIVE ASSISTANT*

Case #: ZBA 2014-127

Date: January 29, 2014

Recommendation: Conditional Approval

UPDATED PLANNING STAFF REPORT*

Site: 30 Hancock Street

Applicant Name: Paul Shannon

Applicant Address: 30 Hancock Street Somerville, MA 02144

Owner Name: Paul Shannon, Diane Adler, and Mary Dyou

Owner Address: 30 Hancock Street Somerville, MA 02144

Alderman: Rebekah Gewirtz

Legal Notice: Applicant, Paul Shannon, and Owner, Paul Shannon, Diane Adler, & Mary Dyou, seek a Special Permit to lengthen an existing dormer. RB Zone. Ward 6.

Dates of Public Hearing: Zoning Board of Appeals – January 21, 2014

*This report is updated to analyze the project on the existing and proposed zoning code. Additions have been underlined, deletions have been ~~struck~~.

I. PROJECT DESCRIPTION

1. Subject Property: The subject property is a 3-family house on a 4,283 square foot lot.
2. Proposal: The proposal is to add length to an existing dormer. The added head room will make a more usable kitchen.
3. Green Building Practices: None listed on the application.
4. Comments:

Fire Prevention: Fire prevention has reviewed the plans and has no comments at this time.

Ward Alderman: Alderman White has been contacted and has no comments at this time.

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."*

Per SZO 4.4.1 structural alterations to a three family structure require a Special Permit.

In considering a special permit under §4.4 of the SZO, Staff find that the alterations proposed would not be substantially more detrimental to the neighborhood than the existing structure.

In the proposed code, dormers are considered building components and are allowed as long as they meet the dimensional requirements. The dormer is less than 50% of the length of the roofline and less than 24' in length (whichever is greater) and the dormer meets the 50% glazing requirement. A Special Permit is required when expanding an existing nonconforming dormer. This dormer does not meet the sidewall setback. Approving this extension meets the findings of the new ordinance that it will be in context with the existing neighborhood and meets the needs of the owner. Where possible, the proposal meets the majority of the dimensional requirements.

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 promoting the health, safety, and welfare of the inhabitants of the City of Somerville and to encourage housing for persons of all income levels.

The proposal is consistent with the purpose of the district, which is, "To establish and preserve medium density neighborhoods of one-, two- and three-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."*

The surround neighborhood is a mix of one-, two-, and three-family homes in close proximity to the good and services offered in Porter Square.

There are no impacts to the proposal except those associated with residential uses.

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

The proposal will make an existing unit more desirable since it will have a more usable kitchen but it will not have a drastic effect on 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, 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 proposal will not make a contribution to the SomerVision target numbers but will allow a homeowner to make minor modifications to their home.

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
---	-----------	--------------------------------	-----------------------	-------

1	Approval is for added lenth to an existing dormer. This approval is based upon the following application materials and the plans submitted by the Applicant:		BP/CO	ISD/ PIng.	
	Date (Stamp Date)	Submission			
	December 18, 2014	Initial application submitted to the City Clerk's Office			
	January 5, 2015	Modified plans submitted to OSPCD (Cover, A.01 Existing & Proposed Plan, A.02 Existing & Proposed Elevation)			
Any changes to the approved plan or elevations that are not <i>de minimis</i> must receive SPGA approval.					
Construction Impacts					
2	The Applicant shall at his expense replace any existing equipment (including, but not limited to street sign poles, signs, traffic signal poles, traffic signal equipment, wheel chair ramps, granite curbing, etc) and the entire sidewalk immediately abutting the subject property if damaged as a result of construction activity. All new sidewalks and driveways must be constructed to DPW standard.		CO	DPW	
3	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	
Design					
4	The dormer shall be finished to either match or be complementary to the existing body of the home.		BP	PIng.	
Miscellaneous					
5	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					
6	The Applicant or Owner shall meet the Fire Prevention Bureau's requirements.		CO	FP	
Final Sign-Off					
7	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	PIng.	
8	<u>The Applicant shall submit to Planning Staff a labeled plan that complies with all the required dimensional standards of the new code.</u>		<u>BP</u>	<u>PIng.</u>	

