



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: 200 Highland Avenue – Proposed Zoning Ordinance

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 approval of the special permit request at 200 Highland Avenue to make alterations to a nonconforming four-family dwelling.

Under the proposed zoning ordinance, the structure is a four-plex building type. The proposal is to add a portico which is one of the permitted building frontages and for new buildings one frontage is required for this building type. Incorporating balconies and a deck into the building will add outdoor amenity space for the units and for new buildings one outdoor amenity space per unit is required. The railings that are in required setbacks will require a special permit. The proposed dormer meets the standards of the proposed code. The driveway will be limited to 12 feet in width. A condition should be added to the proposed staff conditions to address this discrepancy between the proposal and the proposed zoning ordinance.

Condition 1 should also change with updated plans dates for the proposed second floor plan and elevations. The update to the plan is an evergreen plant screen located at the rear edge of the proposed deck to add a vegetative screen between properties. The updated plans are attached and referenced in the conditions below.

If the current application is approved the project would be able to move forward under the current and proposed codes.

#	Condition	Timeframe for Compliance	Verified (initial)	Notes										
1	Approval is for the alteration of a four-family 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 18, 2014</td><td>Initial application submitted to the City Clerk's Office</td></tr><tr><td>Jul 22, 2014</td><td>Plans submitted to OSPCD (Sheet A-1-A-2 Existing Floor Plans, A-3-A-4 Existing Elevations, A-6 Proposed Floor Plans,)</td></tr><tr><td>Dec 18, 2014</td><td>Revised plans submitted to OSPCD (Sheet A-5 Proposed Floor Plans, A-7-A-8 Proposed Elevations)</td></tr><tr><td>Aug 6, 2014</td><td>Plans submitted to OSPCD (Certified Plot Plan)</td></tr></table>				Date (Stamp Date)	Submission	Dec 18, 2014	Initial application submitted to the City Clerk's Office	Jul 22, 2014	Plans submitted to OSPCD (Sheet A-1-A-2 Existing Floor Plans, A-3-A-4 Existing Elevations, A-6 Proposed Floor Plans,)	Dec 18, 2014	Revised plans submitted to OSPCD (Sheet A-5 Proposed Floor Plans, A-7-A-8 Proposed Elevations)	Aug 6, 2014	Plans submitted to OSPCD (Certified Plot Plan)
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Any changes to the approved elevations that are not <i>de minimis</i> must receive SPGA approval.														
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	Siding type and color, roofing, trim, and materials of the structure shall match or be complimentary on the entire structure.	CO	Plng.											
4	Approval is contingent upon approval of the Highway Superintend for the curb cut.	BP	Highway											
5	The driveway shall be a maximum of 12 feet wide.	CO	Plng.											
6	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.											