



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

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EXECUTIVE DIRECTOR

*PLANNING DIVISION*

**TO:** Zoning Board of Appeals  
**FROM:** Planning Staff  
**DATE:** January 29, 2015  
**RE:** 7 Holts Ave – Proposed Zoning Ordinance

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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 7 Holts Avenue to add a rear addition onto a nonconforming semi-detached house.

Under the proposed zoning ordinance, the house is a paired house building type. The side setback for the party lot line is 0 feet, and 5 feet for the other side lot line. The rear yard setback is 20 feet. In the proposed code, the main body of the house can be expanded to a maximum depth of 48 feet. The proposed addition complies with the depth requirement of the main body of the house. The proposed ordinance would allow for expansion of a main body to be in the required yard setback if the ZBA issued a Special Permit. Therefore the right side at the proposed 3.4 feet would require a Special Permit and if the current application is approved the project would be able to move forward under the current and proposed codes.