



CITY OF SOMERVILLE, MASSACHUSETTS

PLANNING BOARD

JOSEPH A. CURTATONE, MAYOR

MEMBERS

KEVIN PRIOR, *CHAIRMAN*

JOSEPH FAVALORO

ELIZABETH MORONEY

JAMES KIRYLO

MICHAEL A. CAPUANO, ESQ. (ALT.)

Case #: ZBA 2009-02

Date: March 4, 2009

Recommendation: Conditional Approval

PLANNING BOARD REPORT

Site: 10-12 Gordon Street

Applicant Name: Paul Dell'Anno

Applicant Address: 10 Gordon Street, Somerville, MA 02145

Property Owner Name: same

Alderman: Trane

Legal Notice: Applicant & Owner: Paul Dell'Anno seeks a special permit (SZO §4.4.1) to alter a nonconforming dwelling by adding an approximately 104 square foot first floor addition.

Zoning District/Ward: RA / 7

Zoning Approval Sought: Special Permit (SZO §4.4.1)

Date of Application: January 22, 2008

Date(s) of Public Meeting / Hearing: Planning Board: February 19, 2009 / ZBA: March 4, 2009

Dear ZBA members:

At its regular meeting on February 19, 2009 the Planning Board heard the above-referenced application. Based on materials submitted by the Applicant and the Staff recommendation, the Board voted (5-0), to recommend **conditional approval** of the requested **Special Permit**.

In conducting its analysis, the Planning Board found:

I. PROJECT DESCRIPTION

1. Subject Property: The subject property is an approximately 3,200 s.f. lot on which sits a vinyl clad, wood-framed, two-family dwelling.

2. Proposal: The proposal is to construct an approximately 104 s.f. addition extending from the rear of the house by 6'4" to the depth of the existing rear porch. The addition would be 6'4" deep by 16'6"

wide. The addition would only be for the first floor and would enable the applicant to expand a ground floor bedroom and install a walk-in closet. The area proposed to be covered is a brick patio.

3. Nature of Application: The original structure is currently nonconforming regarding the FAR.

The proposed addition increases the nonconformity from .824 to a .85 FAR. The increase of an existing nonconformity requires the applicant to obtain a special permit under §4.4.1 of the Somerville Zoning Ordinance (SZO).

4. Surrounding Neighborhood: The surrounding neighborhood is predominantly residential, with mostly two-family, 2.5 story dwellings.

5. Green Building Practices: none

7. Comments:

Alderman: Alderman Trane has been contacted but has not yet provided comments.

Fire Prevention: Deputy Chief Keenan has been contacted but has not yet provided comments.

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 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."

In considering a special permit under §4.4 of the SZO, the Board find that the alterations proposed would not be substantially more detrimental to the neighborhood than the existing structure. The proposed construction is entirely in the rear yard and not visible from the street. Also, the proposed addition will not extend out further into the back yard than the existing porch. The Board finds that the relatively small size of the addition combined with the conditions of approval will create an acceptable project for the neighborhood.

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 Board finds that this proposal is consistent with the purposes of the Ordinance and the Residence A district in which it is located.

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 Board will condition that the siding materials and foundation materials match that of the structure. The character of the structure and the rear yard open space will generally remain intact.

III. RECOMMENDATION

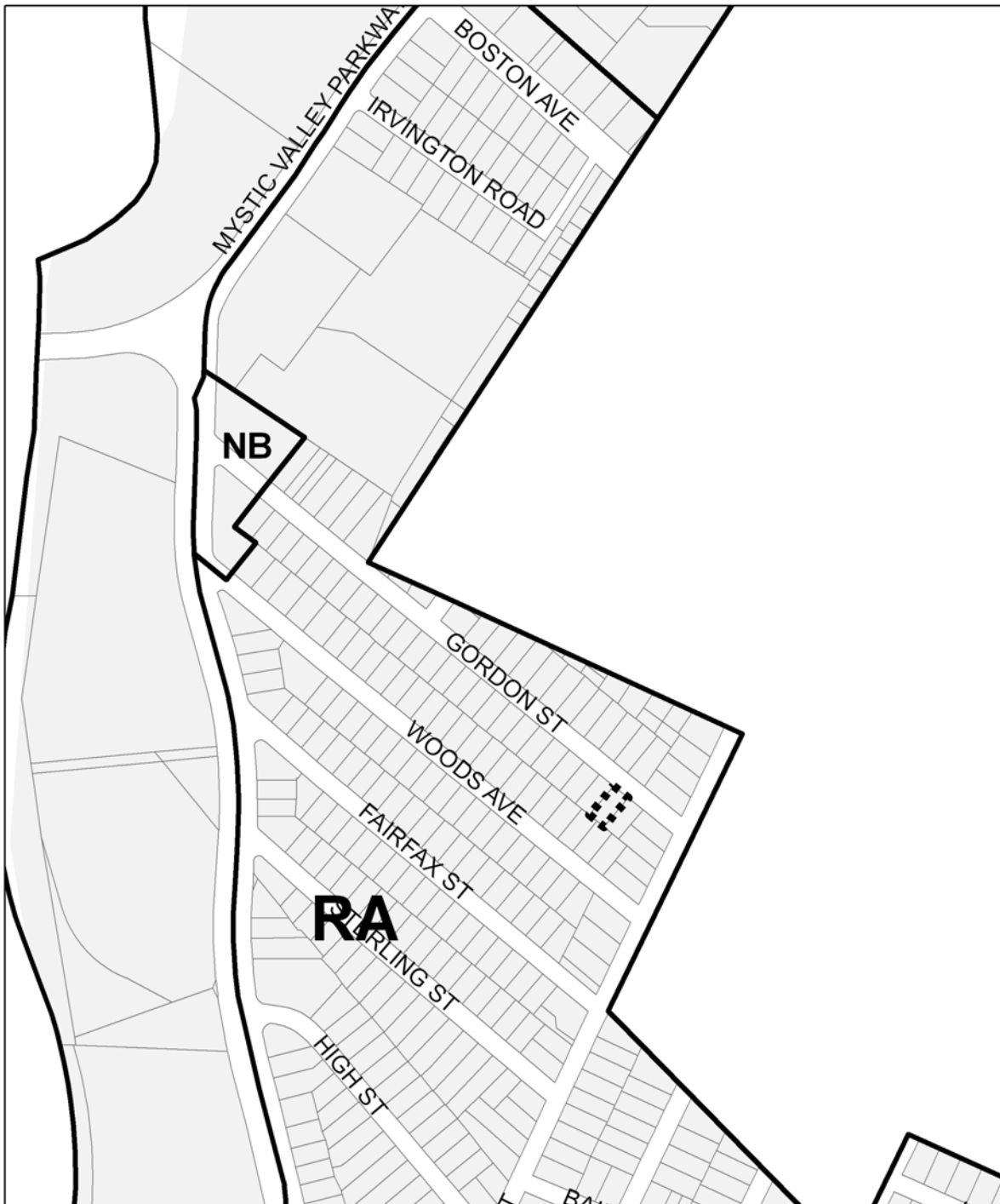
Special Permit under §4.4.1

Based on the above findings and subject to the following conditions, the Planning Board recommends **CONDITIONAL APPROVAL** of the requested **SPECIAL PERMIT**.

#	Condition	Timeframe for Compliance	Verified (initial)	Notes						
1	Approval is for the construction of an approximately 6'4" deep by 16'6" wide, one story rear addition. This approval is based upon the following application materials and the plans submitted by the Applicant:	BP/CO	Plng.							
	<table><tr><th>Date (Stamp Date)</th><th>Submission</th></tr><tr><td>(1/22/09)</td><td>Initial application submitted to the City Clerk's Office</td></tr><tr><td>(2/12/09)</td><td>Elevations and plot plan</td></tr></table>				Date (Stamp Date)	Submission	(1/22/09)	Initial application submitted to the City Clerk's Office	(2/12/09)	Elevations and plot plan
	Date (Stamp Date)				Submission					
	(1/22/09)				Initial application submitted to the City Clerk's Office					
(2/12/09)	Elevations and plot plan									
Any changes to the approved elevations that are not <i>de minimis</i> must receive ZBA approval.										
2	The façade/foundation materials and colors on the addition shall be consistent with the façade/foundation materials on the existing structure.	CO	Plng/ISD							
3	The Applicant shall contact Planning Staff at least five working days in advance of a request for a final sign-off on the building permit 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.							

Sincerely,

Kevin Prior
Chairman



10-12 GORDON STREET