



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

PLANNING DIVISION

TO: Zoning Board of Appeals

FROM: Lori Massa, Planner

DATE: August 13, 2009

SUBJECT: *Revision to 57 Dane Street Plans*

At their meeting on July 16, 2009 the Planning Board recommended conditional approval of the addition at 57 Dane Street; however, they advised the Applicants to discuss the proposal with their neighbors before the Zoning Board of Appeals meeting. The Applicant met with the Ward Alderman Maryann Heuston and some of the abutters to the property. Some neighbors were concerned about the size of the addition and privacy.

In response, the Applicant made the following changes to the plans:

- Reduced the size (square feet) of the addition by approximately 44% and increased the rear setback from 20 feet (the minimum required) to 32.5 feet. The new proposal would extend approximately 4.5 feet beyond the existing line of the second floor deck and stairs.
- Reduced the amount of fenestration to one window and two dormer windows on the right (north) elevation beyond the perimeter of the adjacent deck.
- Added a 6 foot wooden fence in the rear yard where one does not already exist. The chain link fence would be removed.

The following sections of the Planning Board report have been edited to reflect the changes to the plans.

2. Proposal: The proposal is to construct an 893± square foot addition to the rear of the dwelling. The addition would house a second dwelling unit that would have two bedrooms. The addition would be 2 ½ stories and the roof would have the same height and pitch as the roof on the existing structure. The siding and trim on the existing structure would be replaced and the glass in the curved window in the ½ story would be restored. The driveway would be expanded to hold three parallel parking spaces with the required maneuvering area. Two of the mature trees in the side yard would be removed to accommodate the parking spaces.

3. Nature of Application: The structure is currently nonconforming with respect to the following dimensional requirements: minimum lot size and side yard setback.

The proposed addition would conform to the dimensional requirements and would not affect these



nonconformities; however, since the extension would increase the gross floor area of the dwelling by more than 25%, the Applicant must obtain a special permits under §4.4.1 of the Somerville Zoning Ordinance (SZO) to construct it. The gross floor area would increase by approximately 52%.

Two dwelling units are allowed by-right in the Residence B district. The lot area per dwelling unit would continue to be conforming with two units.

The proposed parking spaces conform to the parking regulations – three spaces are required for two units with two bedrooms in each.

The landscaping would be reduced from approximately 39% to 33% of the lot but would remain above the landscaping requirement of 25%.

5. Impacts of Proposal: The proposal would extend the rear of the house and increase the building foot print by 271 square feet, reducing the existing landscaping by 6%. The Applicant would remove two mature in the side yard; four mature trees would remain. The mass of the structure would increase in the rear of the property; however, the rear yard and side yard setback would remain conforming. The siding and trim on the existing structure would be improved and the glass in the curved window in the ½ story would be restored.

The conditions should also be updated to reflect the dates of the plans and additional condition related to the fence (see next page).



#	Condition	Timeframe for Compliance	Verified (initial)	Notes												
1	Approval is for the construction of 893± square foot addition to the rear of the dwelling. 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>June 23, 2009</td><td>Initial application submitted to the City Clerk’s Office</td></tr><tr><td>May 5, 2009 (August 13, 2009)</td><td>Plans submitted to OSPCD (plot plan/site plan)</td></tr><tr><td>June 19, 2009 (August 13, 2009)</td><td>Plans submitted to OSPCD (EX-01 existing site plan, EX-02 existing floor plans)</td></tr><tr><td>June 30, 2009 (August 13, 2009)</td><td>Modified plans submitted to OSPCD (B-01 architectural site plan, B-02-3 floor plans, B-04-5 sections)</td></tr><tr><td>August 3, 2009 (August 13, 2009)</td><td>Modified plans submitted to OSPCD (B-06-7 elevations)</td></tr></table>				Date (Stamp Date)	Submission	June 23, 2009	Initial application submitted to the City Clerk’s Office	May 5, 2009 (August 13, 2009)	Plans submitted to OSPCD (plot plan/site plan)	June 19, 2009 (August 13, 2009)	Plans submitted to OSPCD (EX-01 existing site plan, EX-02 existing floor plans)	June 30, 2009 (August 13, 2009)	Modified plans submitted to OSPCD (B-01 architectural site plan, B-02-3 floor plans, B-04-5 sections)	August 3, 2009 (August 13, 2009)	Modified plans submitted to OSPCD (B-06-7 elevations)
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Any changes to the approved site plan or elevations that are not <i>de minimis</i> must receive ZBA approval.																
2	Landscaping should be installed and maintained in compliance with the American Nurserymen’s Association Standards.	Perpetual	Plng. / ISD													
3	The Applicant or Owner shall meet the Fire Prevention Bureau’s requirements.	CO	FP													
4	The Applicant or Owner shall install a 6 foot wooden fence in the rear yard where one does not already exist and remove the chain link fence.	CO	Plng.													
5	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.													

