



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

**STAFF**

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FREDERICK J. LUND, *SENIOR DRAFTSMAN*

**Case #:** ZBA 2005-93-R0308  
**Site:** 70 Glen Street  
**Date:** May 7, 2008 / May 21, 2008  
**Recommendation:** Conditional Approval

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**PLANNING STAFF REPORT**

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**Applicant Name:** Antonio Carnevale  
**Applicant Address:** 70 Glen Street, Somerville MA  
**Property Owner Name:** Same  
**Alderman:** Roche

Legal Notice: Applicant & Owner Antonio Carnevale seeks a Revision to Special Permit #ZBA2005-93 to change an approved four-season room to a covered deck. RB zone. Ward 1.

Zoning District/Ward: RB / 1

Zoning Approval Sought: Revision to Special Permit 2005-93

Date of Application: March 14, 2008

Date(s) of Public Hearing: ZBA: May 7, 2008

Date of Decision: N/A

Vote: N/A

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**I. PROJECT DESCRIPTION**

The original special permit allowed the applicant to add an addition to the rear of the existing home on the second story roof. The Applicant's contractor partially constructed the addition before obtaining a building permit. The addition remains partially constructed. The initial requested revision was to replace the addition with a covered deck of similar dimensions. After the ZBA meeting on May 7, 2008, the Applicant altered the plans to remove the roof over the deck. After further consultation the Applicant and contractor determined that the leak in the second floor roof can be fixed without constructing a roof over the third floor. The proposed revisions are shown on the plans and renderings stamped into the OSPCD on May 2, 2008 and May 16, 2008.

Notices have been mailed to abutters and the case was advertised in the newspaper.



70 Glen: View of front and rear of structure



In 2005, the Board approved the special permit but added the following conditions to address concerns.

1. *“Although the Board approves the dimensions of the addition as shown on these plans, the roof of the addition on these plans must be redesigned in the mansard style the same as the third floor level on the rest of the dwelling. Windows and finish materials on this mansard style roof must be the same as the remainder of the house.”*
2. *“The Applicant shall not install a spiral staircase as a means of egress from the addition to the first floor roof of the building. Instead, a staircase similar to the one illustrated on the February 8, 2006 plans must be installed.”*

The requested revision relates to these concerns in the following way.

1. The roof has been taken out of the proposal. The condition related to the mansard style roof and windows is no longer applicable to the project. The material of the deck, railings, and columns would be wood and include detailing in the trim. The side of the proposed deck would align with the third story roofline and not extend to the second story roofline where the current unfinished addition is located. This would reduce the visual impact of the deck from the front of the house.
2. The staircase shown is not spiral and is consistent with the February 8, 2006 plans.

## **II. RECOMMENDATION**

Based on the preceding and following a site visit, Planning Staff recommends approval of the requested revision. The original conditions attached to the Special Permit may not apply to the current plans and Planning Staff recommends replacing them with the following conditions:

(Updated for May 21, 2008 meeting)

#	Condition	Timeframe for Compliance	Verified (initial)	Notes								
1	Approval is for the revision of Special Permit 2005-93 to replace a rear addition with a deck made of wood. This approval is based upon the following application materials and the plans submitted by the Applicant and/or its contractor:	BP/CO	Plng.									
	<table><tr><th>Date</th><th>Submission</th></tr><tr><td>March 14, 2008</td><td>Initial application submitted to the City Clerk's Office</td></tr><tr><td>May 2, 2008</td><td>Modified plans submitted to OSPCD (plans A-1.1, A-2.1)</td></tr><tr><td>May 16, 2008</td><td>Modified plans submitted to OSPCD (3 renderings)</td></tr></table>				Date	Submission	March 14, 2008	Initial application submitted to the City Clerk's Office	May 2, 2008	Modified plans submitted to OSPCD (plans A-1.1, A-2.1)	May 16, 2008	Modified plans submitted to OSPCD (3 renderings)
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	May 16, 2008				Modified plans submitted to OSPCD (3 renderings)							
Any changes to the approved plans, elevations, or renderings must receive ZBA approval.												
2	Approval is contingent on faithful execution of the submitted plans and renderings, including proportions of columns and rails and details of porch trim.	BP/CO	Plng.									
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.									