



CITY OF SOMERVILLE, MASSACHUSETTS

PLANNING BOARD

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Case #: 2008-23

Site: 25 Kingston Street

Date: June 5, 2008

Recommendation: Conditional Approval

PLANNING BOARD REPORT

Applicant Name: Carrie Normand

Applicant Address: 25 Kingston Street, Somerville MA

Property Owner Name: same

Agent Name: Caroline Normand, 25 Kingston Street, Somerville MA

Alderman: Trane

Legal Notice: The Applicant seeks a special permit §4.4.1 to extend a portion of the rear structure.

Zoning District/Ward: Residence B / 7

Zoning Approval Sought: Special Permit under SZO §4.4.1

Date of Application: May 15, 2008

Date(s) of Public Hearing: ZBA: June 18, 2008

Date of Decision: N/A

Vote: N/A

Dear ZBA members:

At its regular meeting on June 5, 2008 the Planning Board heard the above-referenced application. Based on materials submitted by the Applicant and the Staff recommendation, the Board voted (4-0), to recommend **conditional approval** of the requested **Special Permit**.

In conducting its analysis, the Planning Board found:

I. PROJECT DESCRIPTION

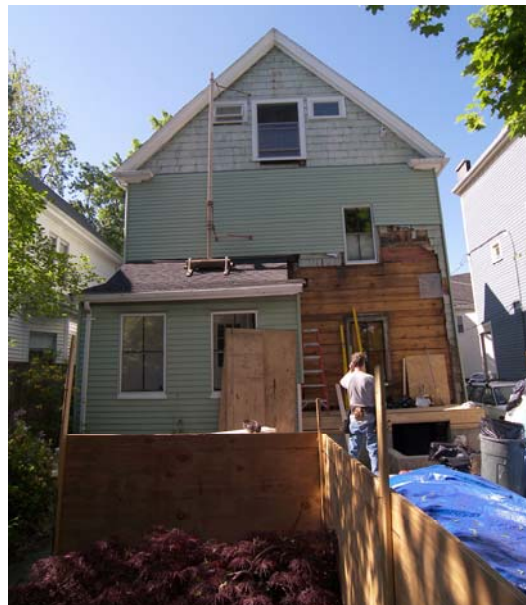
1. Subject Property: The property is a one-family dwelling on an approximately 3,232 square foot lot. The structure is wood framed and has vinyl siding. It is approximately 2419 square feet and is 32 feet in height. The property is currently undergoing renovations. It is located near Davis Square and abuts the community path.

2. Proposal: The proposal is to construct two additions in the rear of the structure. One would be a one-story, 2 feet 4 inch by 12 feet 3 inch, extension of a mud room and the other would be a two-story, 6 feet by 11 feet 11 inch, extension of a dining room.

3. Nature of Application: The structure is currently nonconforming with respect to dimensional requirements. The proposal impacts the nonconforming side yards which are 1.6 and 7.5 feet. The minimum side yard setback in this district is 8 feet. These existing nonconformities require the Applicant to obtain special permits under §4.4.1 of the Somerville Zoning Ordinance (SZO). Section 4.4.1 states that “[l]awfully existing one- and two-family dwellings which are only used as residences, which are nonconforming with respect to dimensional requirements, may be enlarged, extended, renovated or altered by special permit granted by the SPGA in accordance with the procedures of Article 5.”



25 Kingston Street: Front



Rear- location of proposed additions

4. Surrounding Neighborhood: The surrounding neighborhood features homes of similar scale. The community path abuts the property.

5. Impacts on Abutting Properties: The alterations would not be expected to impact abutters. There are many trees along the back fence that screen a portion of the house from the community path. The renovations would likely improve the rear façade of the house.



Back yard abutting community path

6. Green Building Practices: None

7. Comments:

Historic Preservation: 25 Kingston was built in 1890; however, is not listed as a Local Historic District and does not need to come to the Historic Preservation Staff.

Fire Prevention and the Ward Alderman have not provided comments on this proposal.

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 Staff 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.

The Applicant has provided the required information.

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."

The Applicant requires a special permit under §4.4.1 of the SZO. Under §4.4.1, "The SPGA, as a condition of granting a special permit under this Section must find that such extension, enlargement, renovation or alteration is not substantially more detrimental to the neighborhood than the existing nonconforming structure."

The Board finds that the proposal would not be substantially more detrimental to the surrounding neighborhood than the existing structure. The alterations would not be expected to impact abutters.

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 the proposal is consistent with the purposes set forth in Article 1 of the Zoning Ordinance, and with, to the extent possible for a lawful pre-existing nonconforming structure, those purposes established for the RB district in which the property is located, namely, "[t]o establish and preserve medium density neighborhoods of one-, two- and three-family homes, free from other uses except those which are both compatible with and convenient to the residents of the district."

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 finds that the design of the proposed additions is compatible with the site and area.

III. RECOMMENDATION

Special Permit under §4.4.1

Based on the above findings, the Planning Board recommends **CONDITIONAL APPROVAL** of the requested **SPECIAL PERMIT**.

The Board finds that this application complies with the requirements for granting a special permit as set forth under §5.1.4 and that the alterations proposed would not be substantially more detrimental to the neighborhood than the existing structure.

Although the Planning Board is recommending approval of the requested Special Permit, the following conditions should be added to the permits:

#	Condition	Timeframe for Compliance	Verified (initial)	Notes				
1	Approval is for the construction of two additions in the rear of the structure (one-story 2 feet 4 inch by 12 feet 3 inch and two-story 6 feet by 11 feet 11 inch). This approval is based upon the following application materials and the plans submitted by the Applicant and/or its contractor:	Building Permit/ CO	Plng.					
	<table><tr><th>Date</th><th>Submission</th></tr><tr><td>May 15, 2008</td><td>Initial application submitted to the City Clerk's Office</td></tr></table>	Date	Submission	May 15, 2008	Initial application submitted to the City Clerk's Office			
Date	Submission							
May 15, 2008	Initial application submitted to the City Clerk's Office							
	Any changes to the approved site plan or elevations must receive ZBA approval.							
2	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

Cc: Applicant/Owner: Carrie Normand
Agent: Caroline Normand

