



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

Memorandum

To: ZBA Members

From: Planning Division, OSPCD

Date: May 29, 2009

RE: 28 BILLINGHAM STREET

On April 16, 2009 the Planning Board approved this application for a two-story addition on a single-family house with a non-conforming side yard.

Since that approval, Planning Staff has been contacted by a neighbor at 26 Billingham Street in opposition to the proposal. The neighbor believes that there is an illegal (operating without a Certificate of Occupancy-(CO)) Bed and Breakfast in operation at the address and is concerned with security, parking, potential noise and their privacy. The neighbor submitted written testimony on April 30, 2009 outlining their concerns. In addition, Staff has been directed to a website *PWQuilt.com*, which advertised for a Bed and Breakfast facility at 28 Billingham Street. The testimony and website screenshot are attached.

The applicant stated that they are no longer operating a Bed and Breakfast in this location and have not been for some time. They contend that the website was posted when they were in business and that they hadn't got around to removing it. The website has now been removed.

In the RA district, two rooms for rent would be allowed by-right as an accessory residential use, but no CO has been issued to the applicant. ISD has been informed of the situation and has sent inspectors who were unable to determine the existence of a Bed and Breakfast. ISD will continue to monitor the situation.

Due to these circumstances, Planning Staff can no longer recommend approval of this application and has no recommendation at this time.