



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

MICHAEL F. GLAVIN
EXECUTIVE DIRECTOR

PLANNING DIVISION STAFF

GEORGE PROAKIS, *DIRECTOR OF PLANNING*
LORI MASSA, *SENIOR PLANNER*
SARAH WHITE, *PRESERVATION PLANNER*
ETHAN LAY-SLEEPER, *PLANNER*
DAWN PEREIRA, *ADMINISTRATIVE ASSISTANT*

Case #: ZBA 2016-20

Date: April 20, 2016

Recommendation: Conditional Approval

PLANNING STAFF REPORT

Site: 24 Lexington Avenue

Applicant Name: Philip Colleran

Applicant Address: 24 Lexington Avenue, Somerville, MA 02144

Owner Name: Philip Colleran

Owner Address: 24 Lexington Avenue, Somerville, MA 02144

Alderman: Mark Niedergang

Legal Notice: Applicant and Owner, Philip Colleran, seeks a Special Permit per SZO §4.4.1 to build extend an existing non-conformity by expanding an existing shed dormer within the right side yard setback at 24 Lexington Avenue. RA Zone. Ward 5.

Dates of Public Hearings: April 20, 2016

I. PROJECT DESCRIPTION

1. **Subject Property:** The subject property is a 2 ¾ story two-family property on a 3,485 square foot lot located in the RA district.

2. **Proposal:** The proposal is to extend an existing dormer that sits within the right side yard setback.

3. **Green Building Practices:** The application states that the proposed addition will meet or exceed current green building practices.



Left: 24 Lexington.

Right: 24 Lexington existing dormer.

4. Comments:

Ward Alderman: Alderman Mark Niedergang has been notified of this project.

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 §4.4.1 of the SZO. This section of the report goes through §4.4.1 in detail.

1. Information Supplied:

Staff finds that the information provided by the Applicant conforms to the requirements of §4.4.1 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, Staff finds that the alteration proposed would not be substantially more detrimental to the neighborhood than the existing structure. The Applicant proposes extending the existing shed dormer to cover a length that is just shy of 50% of the roof to which it is attached. The size of the existing window opening will be kept, allowing the Applicant to replace the existing window, if desired. Because the dormer sits less than three feet (3 feet) from the right yard setback, no new window openings can be included in the extended dormer unless they are filled with glass block. Instead, the Applicant proposes to include two "blind windows" on the extended dormer and two skylights will be placed on the roof of the dormer in order to allow for additional light in the dormer extension.

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 proposal to extend a shed dormer is consistent with the purpose of the RA district, which is, "to establish and preserve quiet neighborhoods of one- and two-family homes, free from other uses except those which are both compatible with and convenient to the residents of such districts."

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."*

Staff finds that the proposed dormer is in keeping with the surrounding neighborhood.

7. Housing Impact: *Will not create adverse impacts on the stock of existing affordable housing.*

The proposal will not add to the existing stock of affordable housing.

8. SomerVision Plan: *Complies with the applicable goals, policies and actions of the SomerVision plan, including the following, as appropriate: Preserve and enhance the character of Somerville's neighborhoods, transform key opportunity areas, preserve and expand an integrated,*

balanced mix of safe, affordable and environmentally sound rental and homeownership units for households of all sizes and types from diverse social and economic groups; and, make Somerville a regional employment center with a mix of diverse and high-quality jobs. The areas in the SomerVision map that are designated as enhance and transform should most significantly contribute towards the SomerVision goals that are outlined in the table below. The areas marked as conserve are not expected to greatly increase the figures in the table since these areas are not intended for large scale change.

<u>SomerVision Summary</u>	<i>Existing</i>	<i>Proposed</i>
<i>Dwelling Units:</i>	n/a	n/a
<i>Parking Spaces:</i>	n/a	n/a

Staff finds that the proposal does not impact parking in any manner.

III. RECOMMENDATION

Special Permit under §4.4.1

Based on the materials submitted by the Applicant, the above findings and subject to the following conditions, the Planning Staff recommends **CONDITIONAL APPROVAL** of the requested **SPECIAL PERMIT**.

The recommendation is based upon a technical analysis by Planning Staff of the application material based upon the required findings of the Somerville Zoning Ordinance, and is based only upon information submitted prior to the public hearing. This report may be revised or updated with new recommendations, findings and/or conditions based upon additional information provided to the Planning Staff during the public hearing process.

#	Condition	Timeframe for Compliance	Verified (initial)	Notes						
1	Approval is for the extension of a shed dormer that is already within the right side yard setback.	BP/CO	ISD/Plng.							
	<table><tr><th>Date (Stamp Date)</th><th>Submission</th></tr><tr><td>March 3, 2016</td><td>Initial application submitted to the City Clerk's Office</td></tr><tr><td>April 9, 2016</td><td>Updated plans submitted to OSPCD</td></tr></table>				Date (Stamp Date)	Submission	March 3, 2016	Initial application submitted to the City Clerk's Office	April 9, 2016	Updated plans submitted to OSPCD
	Date (Stamp Date)				Submission					
	March 3, 2016				Initial application submitted to the City Clerk's Office					
April 9, 2016	Updated plans submitted to OSPCD									
Any changes to the approved site plan or elevations that are not <i>de minimis</i> must receive SPGA approval. Whether or not a change is <i>de minimis</i> in nature must be determined by the Planning Office.										
Construction Impacts										
2	The Applicant shall at his expense replace any existing equipment (including, but not limited to street sign poles, signs, traffic signal poles, traffic signal equipment, wheel chair ramps, granite curbing, etc) and the entire sidewalk immediately abutting the subject property if damaged as a result of construction activity. All new sidewalks and driveways must be constructed to DPW standard.	CO	DPW							
3	All construction materials and equipment must be stored onsite. If occupancy of the street layout is required, such occupancy must be in conformance with the requirements of the Manual on Uniform Traffic Control Devices and the prior approval of the Traffic and Parking Department must be obtained.	During Construction	T&P							
Design										
4	The dormer shall be extended exactly as presented on the approved ZBA plans and shall be clad in material that matches the existing siding in shape, color, texture, scale and design. Blind windows shall be constructed and two skylights shall be constructed on the roof of the extended dormer.	CO	Plng./ ISD							
Final Sign-Off										
5	The Applicant shall contact Planning Staff at least five working days in advance of a request for a final inspection by Inspectional Services 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.							