



**CITY OF SOMERVILLE, MASSACHUSETTS**  
**MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT**  
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DAWN PEREIRA, *ADMINISTRATIVE ASSISTANT*

**Case #:** ZBA 2014-41

**Date:** May 29, 2014

**Recommendation:** Conditional Approval

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**PLANNING STAFF REPORT**

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**Site:** 749 Somerville Avenue

**Applicant Name:** Tushar Anil Parlikar

**Applicant Address:** 749 Somerville Ave, Somerville, MA 02143

**Property Owner Name:** Tushar Anil Parlikar

**Property Owner Address:** 749 Somerville Ave, Somerville, MA 02143

**Alderman:** Mark Neidergang

**Legal Notice:** Applicant and Owner, Tushar Anil Parlikar, seeks a Special Permit under SZO §4.4.1 to alter a nonconforming 3-family to add a dormer making it a three-story structure. Zone RB. Ward 5.

**Dates of Public Hearing:** June 4, 2014

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**I. PROJECT DESCRIPTION**

1. **Subject Property:** The existing structure is a three-family dwelling with two gable dormers on the front of the house. The structure is part of a three building condominium association with three buildings on one lot. The structure faces the common driveway, which runs through the middle of the lot.
2. **Proposal:** The proposal is to connect the two gable dormers on the front of the house with a shed dormer. The additional 33 square feet on the third floor will allow for a small office space and increased head height in a small portion of each of the two existing bedrooms on the third floor. The siding, trim, and roofing of the dormer will match that of the house. The siding will be yellow painted wooden clapboards and with white painted trim.
3. **Green Building Practices:** None listed on the application form.





4. Comments:

*Fire Prevention:* As reviewed the plan and had no objections to the application.

*Ward Alderman:* Have been contacted but has not yet provided comments.

**II. FINDINGS FOR SPECIAL PERMIT (SZO §4.4.1 & 5.1):**

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.

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."*

Any alteration to a nonconforming three-family structure requires a Special Permit. In considering a special permit under §4.4 of the SZO, Staff find that the alterations proposed would not be substantially more detrimental to the neighborhood than the existing structure.

The development is nonconforming in terms of landscaped area, rear and side yard setbacks. The location of the dormer is within the 20 foot required rear yard setback; however, the view of the dormer from the abutter to the rear is minimal because the new portion of the dormer will be between two existing dormers. The dormer will be greater than 50% of the length of the side of the building making it a three-story structure. Three-story structures are allowed in the Residence B district and this dormer was designed in way that does not greatly alter the form of the house.

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 is consistent with the general purposes of the Ordinance as set forth under §1.2, which includes, but is not limited to providing for and maintaining the uniquely integrated structure of uses in the City and conserving the value of land and buildings.

The proposal is consistent with the purpose of the Residence B district, in allowing a small house alteration for a three-family structure in a district that is intended to preserve medium density neighborhoods.

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 dormer is designed to be compatible with the existing structure. Constructing a shed dormer between two gable dormers is a way to add some square footage on the third floor of the house without totally changing the primary roofline of the house. The dormer still appears as an element on the roof as opposed to other dormers that transform the form of the building by popping up the roof in an unsympathetic manner. The new portion of the dormer will have windows that match in style to the existing windows and make up a large portion of the wall of the dormer so that it does not appear as a blank wall.

**III. RECOMMENDATION****Special Permit under §4.4.1 & 5.1**

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 alteration of a nonconforming structure to add a shed dormer between two existing gable dormers. This approval is based upon the following application materials and the plans submitted by the Applicant:	BP/CO	ISD/ Plng.									
	<table><tr><th>Date (Stamp Date)</th><th>Submission</th></tr><tr><td>May 1, 2014</td><td>Initial application submitted to the City Clerk's Office</td></tr><tr><td>April 29, 2014</td><td>Plans submitted to OSPCD (site plan, lower floor plan, front elevation)</td></tr><tr><td>April 30, 2014</td><td>Plans submitted to OSPCD (upper floor plan, section)</td></tr></table>				Date (Stamp Date)	Submission	May 1, 2014	Initial application submitted to the City Clerk's Office	April 29, 2014	Plans submitted to OSPCD (site plan, lower floor plan, front elevation)	April 30, 2014	Plans submitted to OSPCD (upper floor plan, section)
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Any changes to the approved elevations that are not <i>de minimis</i> must receive SPGA approval.												
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									
4	The material and color of the siding, trim and roof material shall match that of the house.											
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.									

