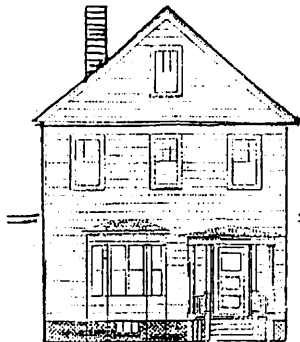


WHAT IS A SPECIAL PERMIT?

Some land uses in a zoning district are permitted as a property owner's right. Other activities, because of their potential impact on the City or the neighborhood, need individual attention and therefore require special permits. These are granted by the special permit granting authority, SPGA, which, for most situations, is the Zoning Board of Appeals (ZBA).

In reviewing a special permit application, the SPGA considers such factors as: compatibility with surrounding uses, neighborhood input, and other site or area-specific issues, as well as compliance and consistency with the standards and purposes set forth in the Somerville Zoning Ordinance. The SPGA may grant a "conditional" special permit, which attaches conditions to the permit that are designed to mitigate the expected impact of your intended land use upon the surrounding neighborhood.

Certain special permit applications require design review (SPD) in order to review the design merits of a project. In addition, certain activities, due to their size or nature, are likely to have significant impacts on the city and are therefore designated as requiring a special permit with site plan review (SPSR). These processes allow for a more thorough review by the SPGA.

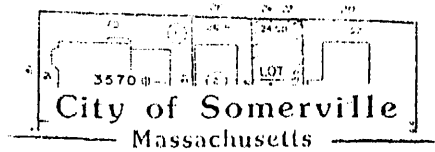


WHAT IS A VARIANCE?

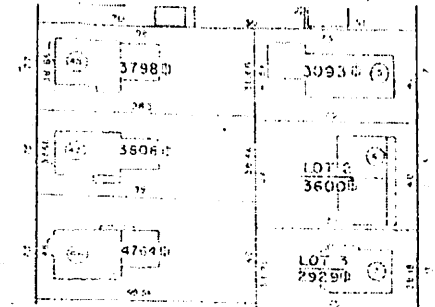
A variance grants relief from the dimensional or parking requirements set forth in the Somerville Zoning Ordinance.

A variance may be authorized only where the ZBA finds that all three of the following conditions apply:

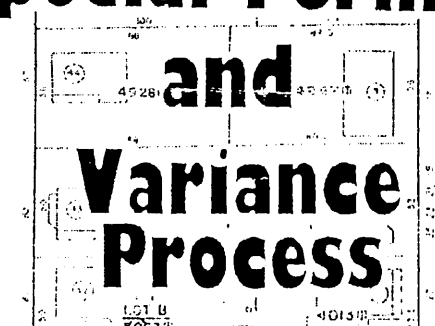
1. *There are special circumstances* related to the soil conditions, the shape, or the topography of the land or structures on the land which affect it, but do not generally affect other properties in the zoning district in which it is located, therefore causing substantial hardship for the owner.
2. The variance, as it is proposed, *is the minimum change that will give the owner reasonable relief* from these conditions, and that is necessary to allow the owner reasonable use of the building or land.
3. The granting of *the variance will be in harmony with the general purpose and intent of the Somerville Zoning Ordinance*, and will not be detrimental to the neighborhood or to the public welfare.



MAYOR JOSEPH A. CURTATONE



Special Permit and Variance Process



- ① its a label wear for better or worse people put on me
- ② whiping boy of mechanism
- ③ defend rights of most in respect the value no people.