



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

MEMORANDUM

Planning Department

TO: Zoning Board of Appeals

FROM: Planning Staff

DATE: May 16, 2008

SUBJECT: 460 Medford Street Revised Elevations

The Applicant for 460 Medford Street submitted revised southwest and northeast elevations. The southwest elevation showing the rear of the building includes one additional small window to add light to a bathroom on the second floor. The change does not appear to be significant. The northeast elevation showing the front of the building includes one additional dormer with the same gable design as the existing dormer. The Applicant submitted several schemes to alter the dormer in order to add light to a bedroom. Staff find that the dormer design attached is compatible with the existing roof lines making it the most aesthetically appealing of the newly proposed schemes.

At the May 7, 2008 meeting the ZBA asked the Applicant what he is planning to with the existing fence on the property. The Applicant stated after this meeting that he will replace the existing fence with painted wood planks.

Planning Staff is recommending approval of the revised elevations and fence. The conditions from the Planning Board Report from May 1, 1008 should be updated to include the revised elevations and fence details. The following revised conditions should be added to the permits: (see page 2 of memo)

(Updated conditions for May 21, 2008 Meeting)

#	Condition	Timeframe for Compliance	Verified (initial)	Notes										
1	Approval is to construct a dormer and entrance door, alter an existing dormer and entrance, add a deck on existing one-story structure, add two skylights, and alter existing windows. This approval is based upon the following application materials and the plans submitted by the Applicant and/or its contractor:	BP/CO	PIng.											
	<table><tr><th>Date</th><th>Submission</th></tr><tr><td>April 7, 2008</td><td>Initial application submitted to the City Clerk's Office</td></tr><tr><td>April 8, 2008</td><td>Modified plans submitted to OSPCD (plot plan, site plan-A01, floor plans-A)</td></tr><tr><td>April 22, 2008</td><td>Modified plans submitted to OSPCD (northwest elevation-A)</td></tr><tr><td>May 16, 2008</td><td>Modified plans submitted to OSPCD (northeast elevation revised-A, southwest elevation-A)</td></tr></table>				Date	Submission	April 7, 2008	Initial application submitted to the City Clerk's Office	April 8, 2008	Modified plans submitted to OSPCD (plot plan, site plan-A01, floor plans-A)	April 22, 2008	Modified plans submitted to OSPCD (northwest elevation-A)	May 16, 2008	Modified plans submitted to OSPCD (northeast elevation revised-A, southwest elevation-A)
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Any changes to the approved site plan or elevations must receive ZBA approval.														
2	In addition to the fire protection devices, etc. already on the plans, we would require fire alarm horn/strobe units and manual fire alarm pull stations in the common areas of all levels including the basement. We would also require that an outside strobe or light be installed on the front of the building that will activate if the sprinkler system or fire alarm system activates.	CO	FP											
3	Landscaping shall be installed and maintained in compliance with the American Nurserymen's Association Standards.	Perpetual	PIng. / ISD											
4	The Applicant shall screen the air conditioning units in the front yard.	CO	PIng. / ISD											
5	As specified by the Applicant, the existing fence shall be replaced with painted wood planks.	CO	PIng. / ISD											
6	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 of concrete.	CO	DPW											
7	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.	Sign-off	PIng.											