



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

Memorandum

To: ZBA Members
From: Planning Staff
Date: September 23, 2008
RE: 69 WALNUT STREET

At the Zoning Board of Appeals hearing of September 3, 2008, the Board requested that the Applicant for 69 Walnut Street create a work plan with completion dates for the exterior of the residence. The plan is attached. It includes work done or to be done on trees, windows, right-side porch, proposed stairs, proposed roof deck, siding, and landscaping.

The Board asked that Staff recommend additional conditions to prevent the addition of a new unit, to preserve the mansard roof, and to ensure that the exterior renovations and landscaping would be completed in a timely manner. The proposed conditions are attached.

Finally, the Applicant submitted revised drawings as noted in revised condition 1. The Applicant revised the drawings to clarify some of the details in the plans.

#	Condition	Timeframe for Compliance	Verified (initial)	Notes						
1	Approval is for the construction a new 320 sf (20 x 16 foot) roof deck on the existing rear flat roof and new stairs (10 x 8.6 foot) from an existing two-story porch and the proposed deck. This approval is based upon the following application materials and the plans submitted by the Applicant:	BP/CO	Plng.							
	<table><tr><th>Date</th><th>Submission</th></tr><tr><td>July 17, 2008</td><td>Initial application submitted to the City Clerk’s Office</td></tr><tr><td>September 9, 2008</td><td>Revised plans (right elevation, back elevation, plot plan, detailed right elevation of stairs, plan view)</td></tr></table>				Date	Submission	July 17, 2008	Initial application submitted to the City Clerk’s Office	September 9, 2008	Revised plans (right elevation, back elevation, plot plan, detailed right elevation of stairs, plan view)
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Any changes to the approved plans that are not <i>de minimis</i> must receive ZBA approval.										
2	The use of the property shall remain as a two-family dwelling.	Perpetual	ISD							
3	No roof shall be constructed over the roof deck.	Perpetual	ISD							
4	The Applicant shall make efforts to follow the work plan submitted.	May 2009	Plng.							
5	Landscaping should be installed and maintained in compliance with the American Nurserymen’s Association Standards.	Perpetual	Plng. / ISD							
6	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.	Final sign off	Plng.							