



**Matthew Snell**

Direct Line: (617) 439-2617

Fax: (617) 310-9617

E-mail: MSnell@nutter.com

March 24, 2022

119182-7

**Via Overnight Mail**

Ms. Orsola Susan Fontano, Chair  
City of Somerville Zoning Board of Appeals  
City Hall, 3<sup>rd</sup> Floor  
93 Highland Avenue  
Somerville, MA 02143

Re: Request for Extension of Variance, DRA Case #2020-0334  
15 McGrath Highway, Somerville, MA 02143 (the "Property")

Dear Chair Fontano:

15 McGrath Hwy Owner LLC (the "Petitioner"), hereby requests that the City of Somerville Zoning Board of Appeals ("ZBA") extend the Decision in DRA Case #2020-0334, dated April 28, 2021, filed with the City Clerk on May 11, 2021 and recorded with the Middlesex South District Registry of Deeds in Book 77979, Page 533 (the "Variances"), issued for the above property. The Variances, issued pursuant to Section 15.2.3 of the Somerville Zoning Ordinance (the "SZO"), granted the Petitioner the following relief: (i) to vary the Primary Front Setback set forth in Section 5.1.9.a of the SZO, (ii) to allow a driveway in the frontage area (Section 5.1.17.c.ii), (iii) to allow the façade of the upper stories of a building to project over the façade of the ground floor story (Sections 2.4.3.a.iv and 2.4.4.a), and (iv) to allow a building façade to be built in manner that will not make the façade parallel with the front lot line (Section 2.4.4.b.i.a), all in order to allow for the development of a Lab Building at 13-21 McGrath Highway (referred to as 15 McGrath) (the "Project").

The extension of the Variances is necessary as the development of the Project is ongoing and additional time is necessary to complete the project design and the permitting of the project with the City of Somerville Planning Board, the Massachusetts Department of Transportation ("MassDOT") and the Massachusetts Bay Transit Authority ("MBTA"). The Petitioner has been diligently pursuing the additional approvals for the Project, which approvals include, among others: (1) site plan approval from the Somerville Planning Board; (2) access permits from MassDOT; and (3) licenses for entry from the MBTA. The extension will allow for the completion of the ongoing permitting, compliance with the SZO and the Variances, and final review by the Building Commissioner prior to issuance of a building permit for the Project.



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Accordingly, we request that the variance be extended for six (6) months as permitted by M.G.L. c. 40A, § 10 and Section of 15.2.3.h.ii, from April 28, 2022 to October 28, 2022.

Enclosed with this letter are the following:

- City of Somerville's Development Review Property Owner Authorization;
- City of Somerville's Campaign Contribution Mandatory Disclosure and Certification Form; and
- Certified Abutters' List from the City of Cambridge for abutters located within 300 feet of the Property.

This request for extension is timely filed prior to the expiration of the one-year period from the filing with the City Clerk on May 11, 2021. Please docket this matter in your usual manner.

Please do not hesitate to contact this office to discuss this filing.

Very truly yours,

A handwritten signature in black ink, appearing to read "Matthew Snell". The signature is fluid and cursive, with a long horizontal stroke at the end.

Matthew Snell

MHS:dal

cc: Mike Gerhardt (mike.gerhardt@lmp.com)

Enclosures

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