



City of Somerville

PLANNING & ZONING DIVISION

City Hall 3rd Floor, 93 Highland Avenue, Somerville MA 02143

March 22, 2021

Yuan Kui Shen
43 Francesca Avenue
Somerville, MA 02143

Dear Yuan,

Your application for a *de minimis* plan revision to your approved plans at 43 Francesca Avenue, case number Special Permit #ZBA2019-07, has been accepted, see notes below and the attached exhibits.

- This request is to accommodate a phased approach to the development. The first phase includes minor changes to the floor plans and the corresponding elevations and the dormer at the third floor as shown on the attached exhibits.
- The rear elevation will remain in the existing condition.

As required by SZO §5.3.8, I find that the proposed change;

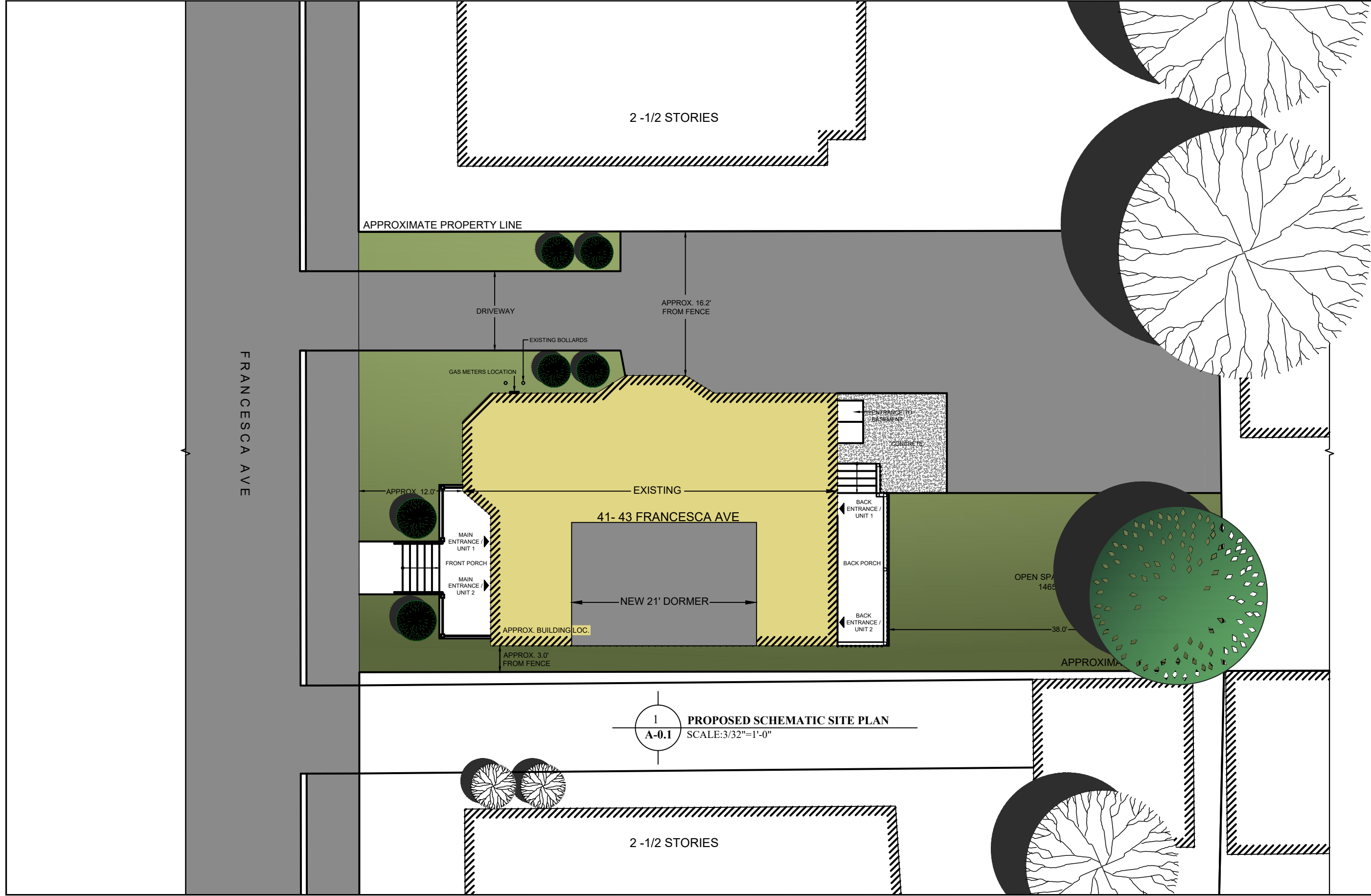
- i. Changes would not contravene the legal notice, any finding, or condition of the SPGA in the original approval;
- ii. Changes would not detrimentally impact matters of substance identified in meeting minutes of original hearings;
- iii. Changes would not alter the character of the development; and
- iv. Changes would be so insignificant as not to be noticeable to persons generally familiar with the original approval.

Please bring the stamped plans to the Inspectional Services so that they may proceed with your project. If you have not done so already, 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 revised plans and the conditions attached to the approval.

Sincerely,

Sarah Lewis, RA, LEED-AP, CNU-A
Director of Planning & Zoning

Cc: file
ISD



**2 FAMILY DWELLING
RENOVATION**
41-43 FRANCESCA AVENUE,
SOMERVILLE MA 02144

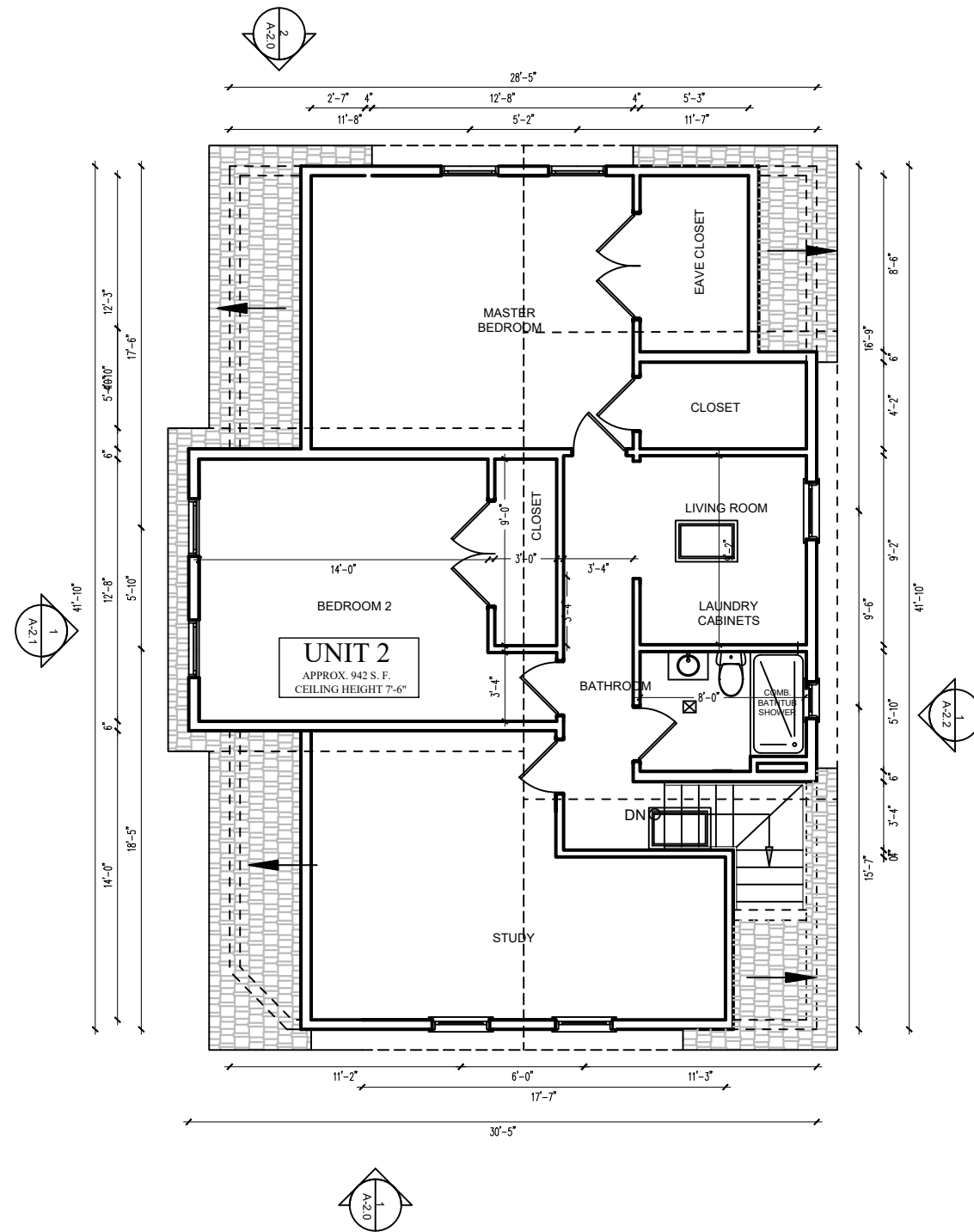
APPLICANT / OWNER:
YUAN SHEN

LAYOUT BY: EBR	DATE:
DRAWN: RH	NOTES:
CHECKED:	DATE: 09/16/20
SCALE: AS INDICATED	PROJECT NO.: RDC/00532
REVISIONS:	DATE:

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UNDER LAW.

DRAWING TITLE:
**PROPOSED
CONDITIONS**

SHEET NUMBER:
A-0.1



1
A-1.3
PROPOSED THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

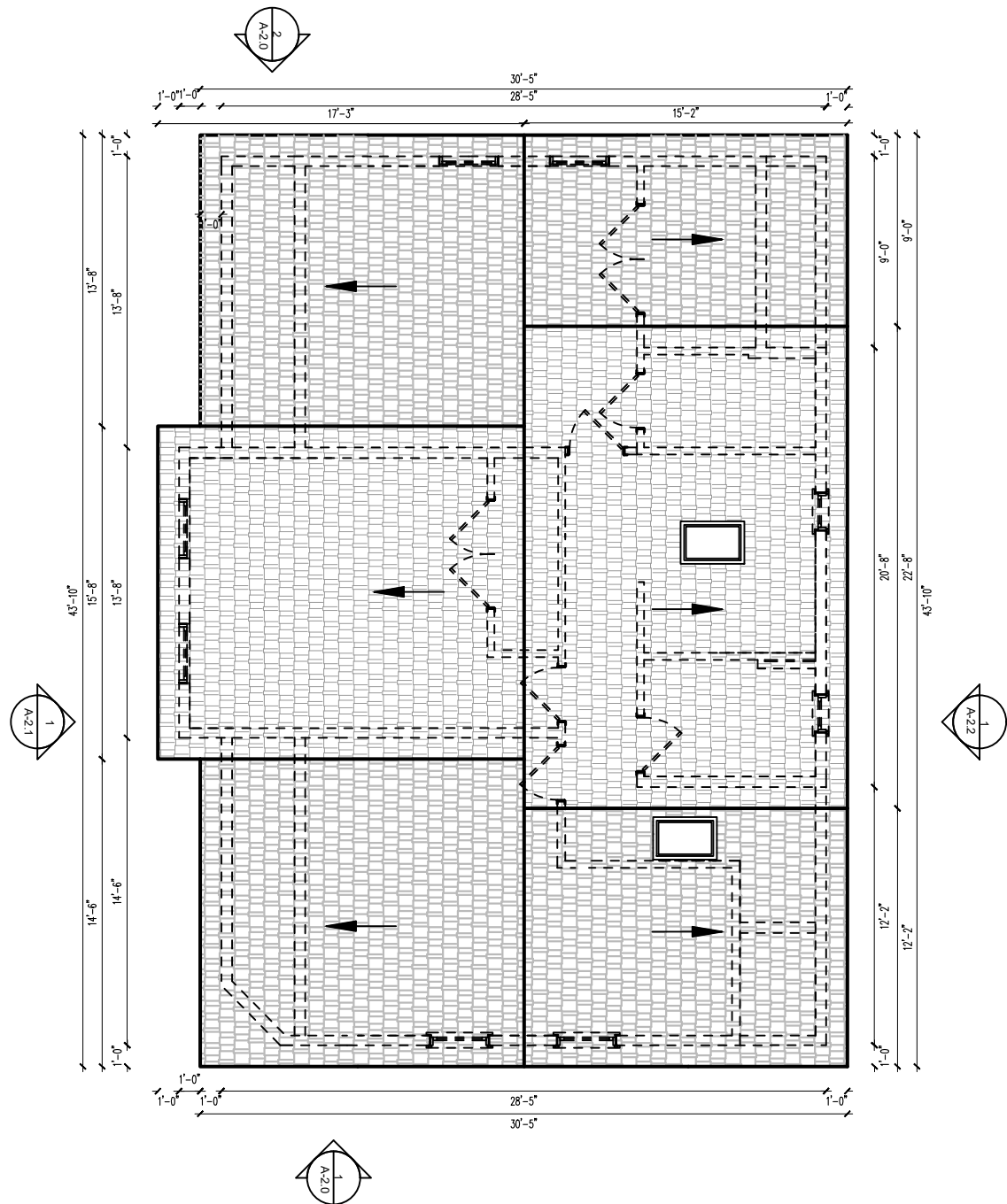
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SOMERVILLE MA 02144

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DRAWING TITLE:
PROPOSED
CONDITIONS

SHEET NUMBER:
A-1.3



1
A-1.4
PROPOSED ROOF PLAN
SCALE: 1/8" = 1'-0"



70 WARREN STREET SUITE 7
BOSTON, MA 02119
617.953.4356 INFO@ROSADCL.COM

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REVISIONS:	NOTES: DATE:

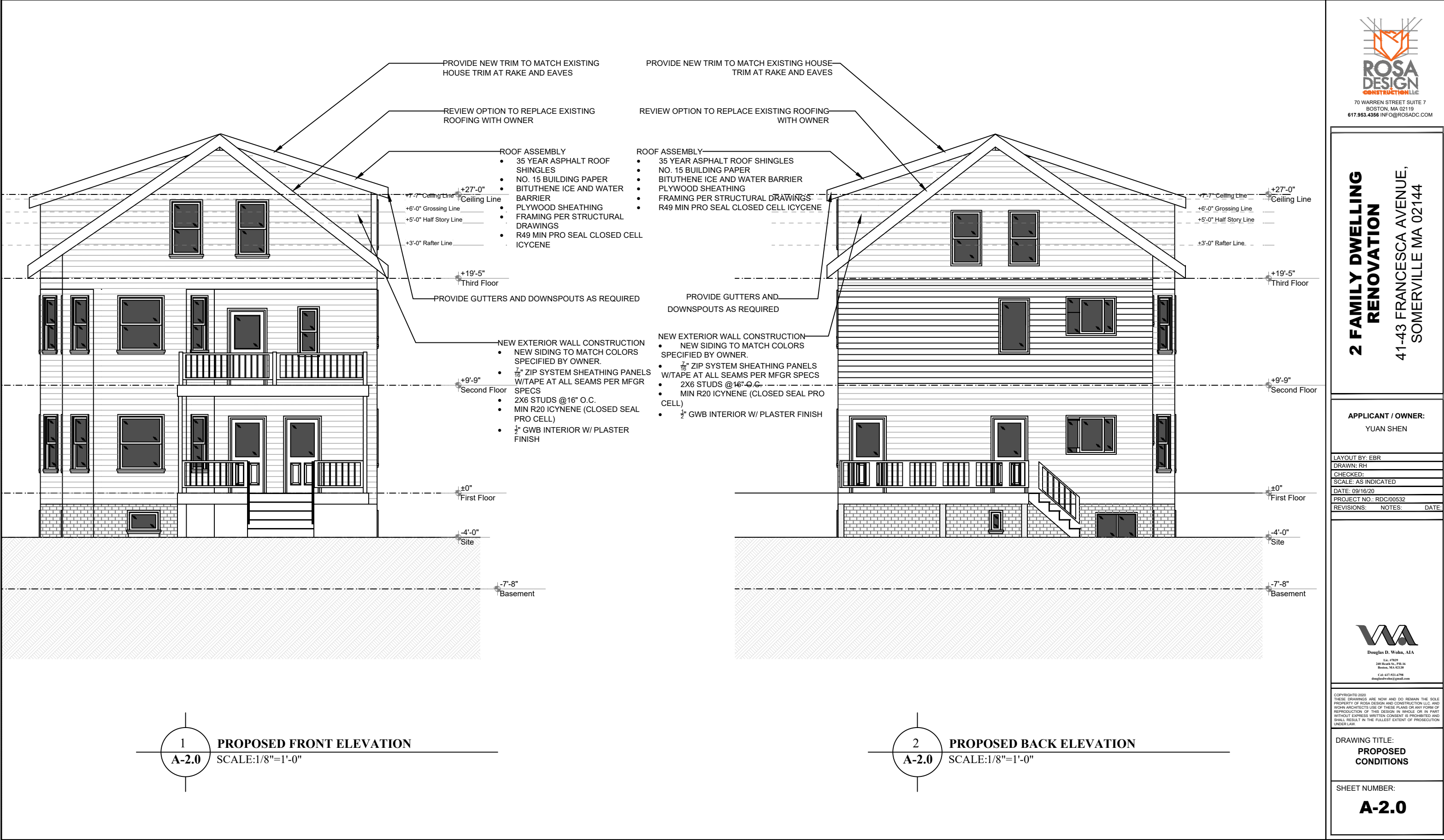


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DRAWING TITLE:
**PROPOSED
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SHEET NUMBER:
A-1.4



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SOMERVILLE MA 02144

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PROJECT NO.: RDC/00532	
REVISIONS:	NOTES: DATE:

DRAWING TITLE:
**PROPOSED
CONDITIONS**

SHEET NUMBER:
A-2.0



1
A-2.1
PROPOSED EAST ELEVATION
SCALE: 1/8"=1'-0"



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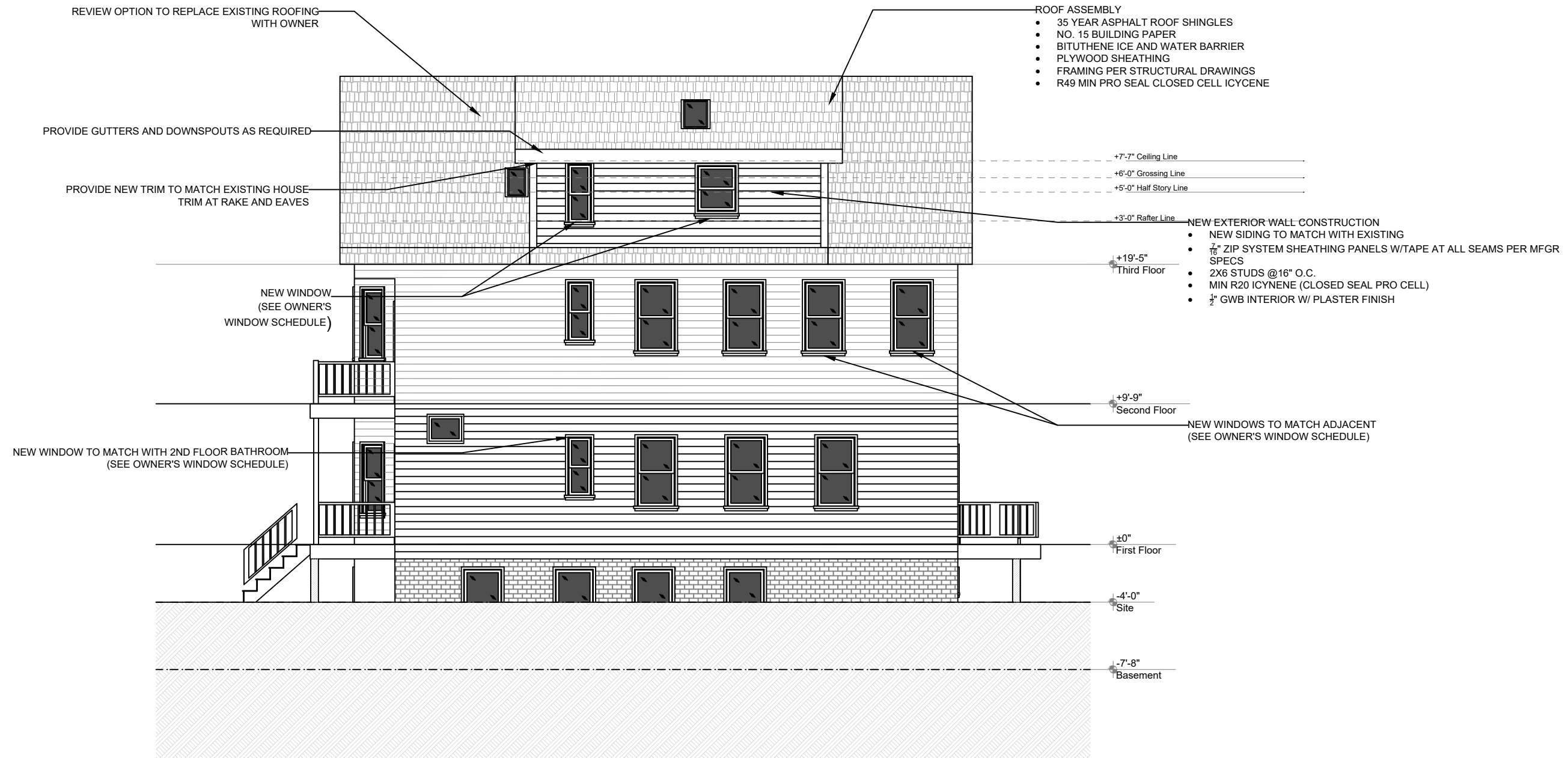
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DRAWING TITLE:
**PROPOSED
CONDITIONS**

SHEET NUMBER:
A-2.2



1
A-2.2 **PROPOSED WEST ELEVATION**
SCALE: 1/8" = 1'-0"

Department of Planning and Zoning
c/o Sarah Lewis
93 Highland Ave.
Somerville, MA 02143

To Somerville Zoning Staff:

I am the owner of 45 Francesca Ave.

My neighbor, Yuan Shen, of 41-43 Francesca Ave, whose property abuts mine, has communicated to me his proposed plans for renovation work on his property.

These proposed plans involve removing existing windows on the first and second floors on the east side of his house near the rear. These existing windows will be removed and filled with a blank wall. This change as I understand is necessary for his planned kitchen layout placement.

I have reviewed his plans, and I approve of the proposed changes.

Thank you.

Rose Loacore

Date: March 13, 2021