



City of Somerville

## PLANNING, PRESERVATION, & ZONING

City Hall 3<sup>rd</sup> Floor, 93 Highland Avenue, Somerville MA 02143

January 11, 2022

45 Kent Street LLC  
c/o Jon Landry  
45 Kent Street,  
Somerville, MA 02144

Dear Jon,

Your application for a Plan Revision to your approved plans at 45 Kent Street (ZBA2017-90), case number P&Z21-187, has been deemed *de minimis* and accepted. Please see notes below and attached exhibits.

- Change to the internal stair configuration.
- Revisions to the approved interior unit layouts:
  - Unit 1: 2 bedroom/3-1/2 bathroom (from 2 bedroom/2 bathroom)
  - Unit 2: 2 bedroom/3 bathroom (from 2 bedroom/1 bathroom)
  - Unit 3: 2 bedroom/2 bathroom (from 2 bedroom/1 bathroom)

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 check additional outstanding conditions of the approval and 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, Preservation, & Zoning

Cc: file  
ISD