



City of Somerville

PLANNING, PRESERVATION, & ZONING

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

May 18, 2022

109 Prospect Street LLC
c/o John Topalis
PO BOX 610312,
Newton, MA 02461

Dear John,

Your application for a Plan Revision to your approved plans at 109-111 Prospect Street (ZBA2018-139), case number P&Z22-071, has been deemed *de minimis* and accepted. Please see notes below and attached exhibits.

- Window spacing changed on the North and South Elevations to accommodate alterations to interior layouts with kitchen counter locations.

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
Elan Sassoon
Will Chalfant, Khalsa Design



KHALSA DESIGN INCORPORATED
Architecture & Urban Planning

17 Ivaloo Street, Suite 400, Somerville, MA 02143
p.617-591-8682 / f. 617-591-2086

TO: **Hans Jensen**
City of Somerville
(617)-625-6600

DATE: 05-10-2022

FROM: Will Chalfant
Khalsa Design, Inc.
17 Ivaloo Street
Somerville, MA 02143
(617)-591-8682

RE: 109 Prospect Street – Plan Revision Request

Dear Hans,

I understand you walked 109 Prospect Street recently with John Topalis for a final walkthrough. John alerted me to a few comments you had related to the exterior, specifically the side elevations and the window pattern.

The Side (north) Elevation on the approved set of drawings:



CC: File



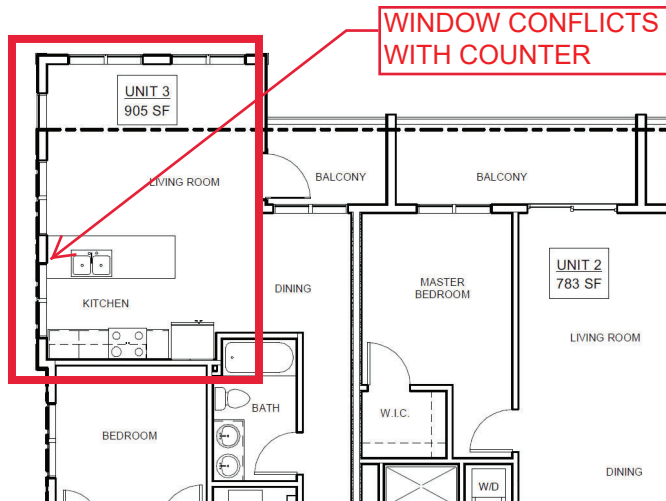
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The Side (north) Elevation as built:



This change occurred because of a conflict with the kitchen island countertops. Reconfiguring the windows was the solution to this.

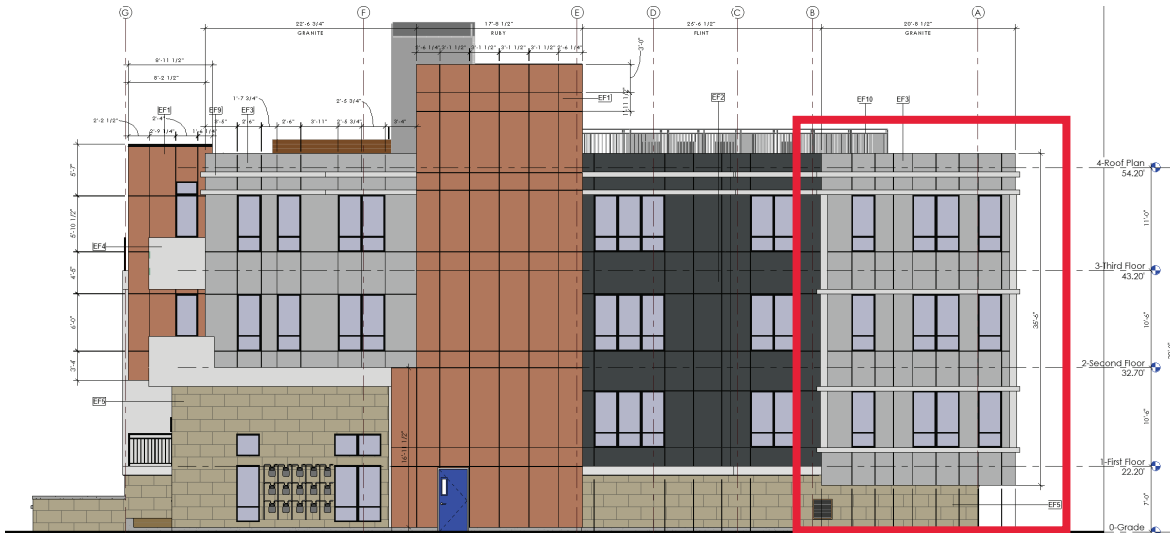




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The same revision occurred on the South Elevation as shown below.



Please let me know if you have any comments.

Will Chalfant
 Khalsa Design Inc.

CC: File