



City of Somerville

PLANNING, PRESERVATION, & ZONING

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

June 2, 2022

471 Somerville Ave, LLC
c/o Milton Yu, Peter Quinn Architects
7 Morrison Rd West,
Wakefield, MA 01880

Dear Milton,

Your application for a Plan Revision to your approved plans at 471 Somerville Avenue (ZBA2019-74), case number P&Z22-077, has been deemed *de minimis* and accepted. Please see notes below and attached exhibits.

- Reduction of commercial space at ground floor due to stair redesign.
- Rear elevation window configuration.
- Size of fourth level decks increased.

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 & Zoning

Cc: file
ISD
ZRE Development

DEMINIMIS CHANGE APPLICATION FOR
471 SOMERVILLE AVE
SOMERVILLE, MA 02143

PETER
QUINN
ARCHI
TECTS
ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
259 ELM STREET, SUITE 301
SOMERVILLE, MA 02144
PH 617-354-3989

SEAL

CONSULTANT

PROJECT
REDEVELOPMENT OF
471 SOMERVILLE AVE

471 SOMERVILLE AVE.
SOMERVILLE, MA 02143

PREPARED FOR

471 SOMERVILLE AVE
LLC

7 MORRISON RD WEST
WAKEFIELD, MA 01880

DRAWING TITLE

TITLE
SHEET

SCALE AS NOTED

REVISION | DATE

Deminimis Appl | 18 MAY 2022

DRAWN BY
EXC | REVIEWED BY
PQ

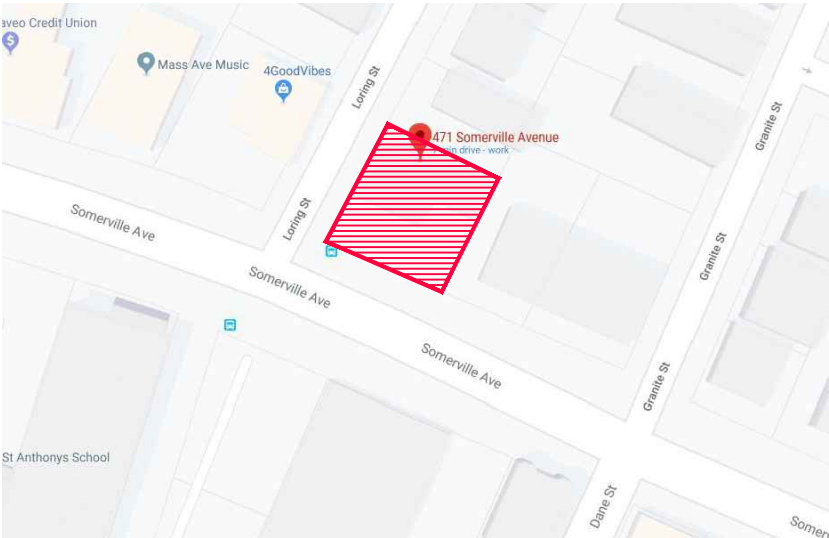
SHEET

T1



SOMERVILLE AVE ELEVATION

LIST OF DRAWINGS		DEMINIMIS APPL 18 MAY 2022
ARCHITECTURAL		
T-1	TITLE SHEET	X
A1	FIRST FLOOR PLAN APPROVED	X
A2	FIRST FLOOR PLAN PROPOSED	X
A3	SECOND FLOOR PLAN APPROVED	X
A4	SECOND FLOOR PLAN PROPOSED	X
A5	THIRD FLOOR PLAN APPROVE	X
A6	THIRD FLOOR PLAN PROPOSED	X
A7	FOURTH FLOOR PLAN APPROVE	X
A8	FOURTH FLOOR PLAN PROPOSED	X
A9	REAR ELEVATION APPROVED	X
A10	REAR ELEVATION PROPOSED	X



LOCUS PLAN

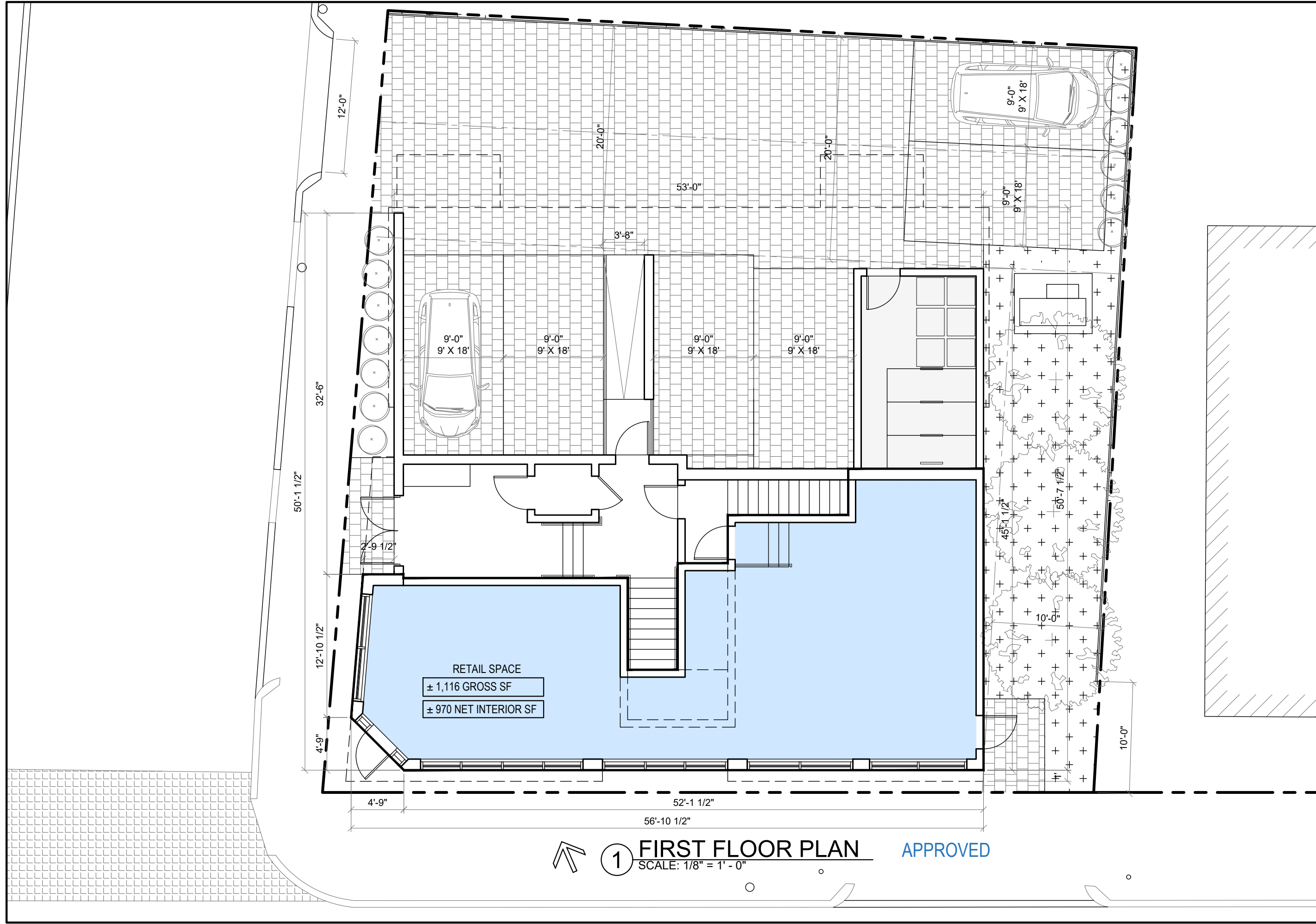
PREPARED BY:

ARCHITECT

PETER QUINN
ARCHITECTS LLC
259 ELM ST, STE 301
SOMERVILLE, MA 02144
PH (617) 354 3989

DESCRIPTION OF PROPOSED DEMINIMIS CHANGES:

1. REDUCTION OF COMMERCIAL SPACE AT GROUND FLOOR DUE TO STAIR REDESIGN
2. REAR ELEVATION WINDOW CONFIGURATION
3. SIZE OF FOURTH LEVEL DECKS WERE INCREASED



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SEAL

REGISTERED ARCHITECT

PETER SAMUEL QUINN

No. 7510

CAMBRIDGE

MA

COMMONWEALTH OF MASSACHUSETTS

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FIRST FLOOR
PLAN

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REVISION

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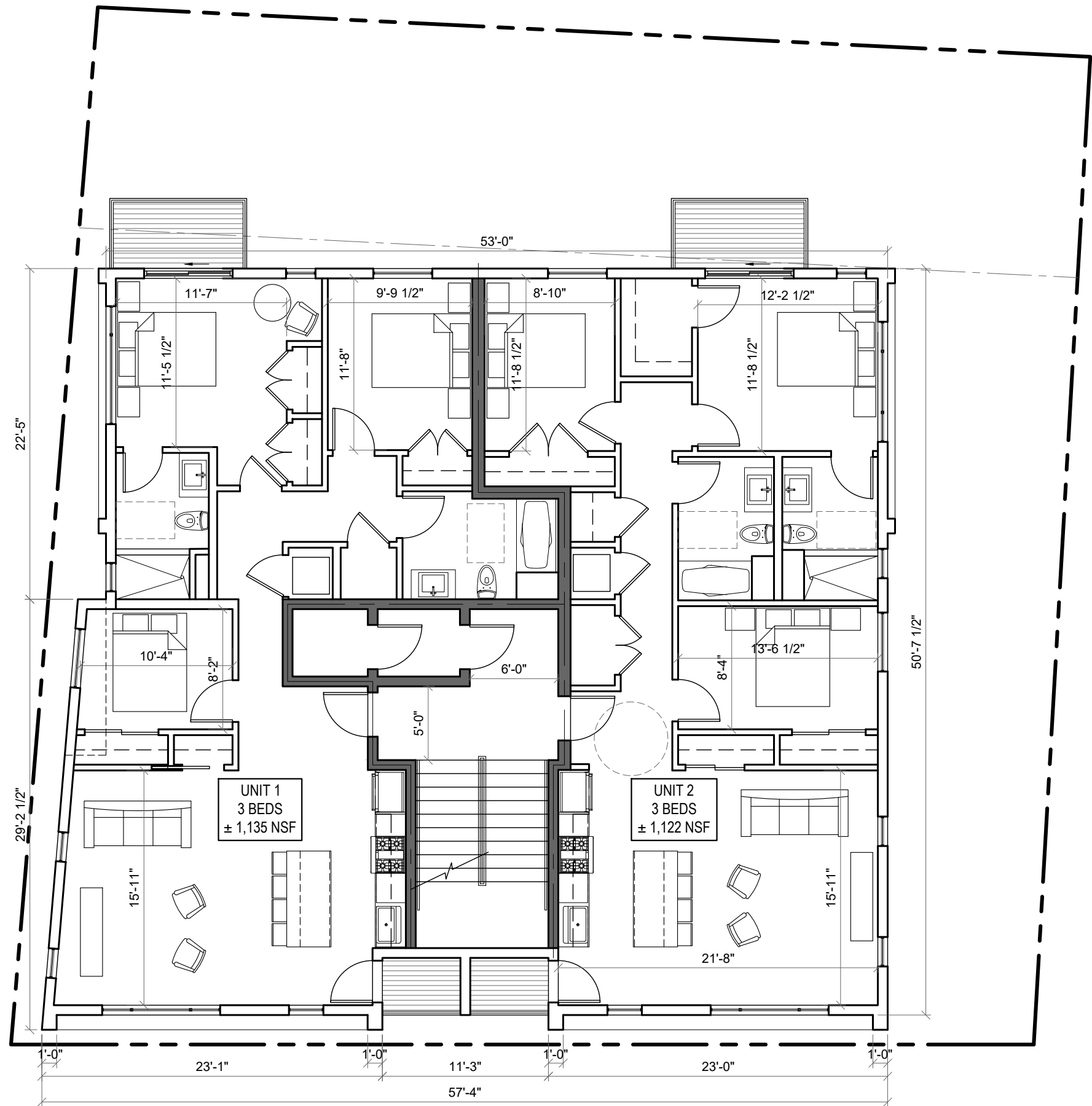
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EXC

REVIEWED BY
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SHEET

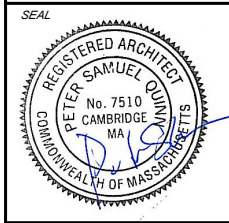
A1



1 SECOND FLOOR PLAN APPROVED
SCALE: 1/8" = 1' - 0"

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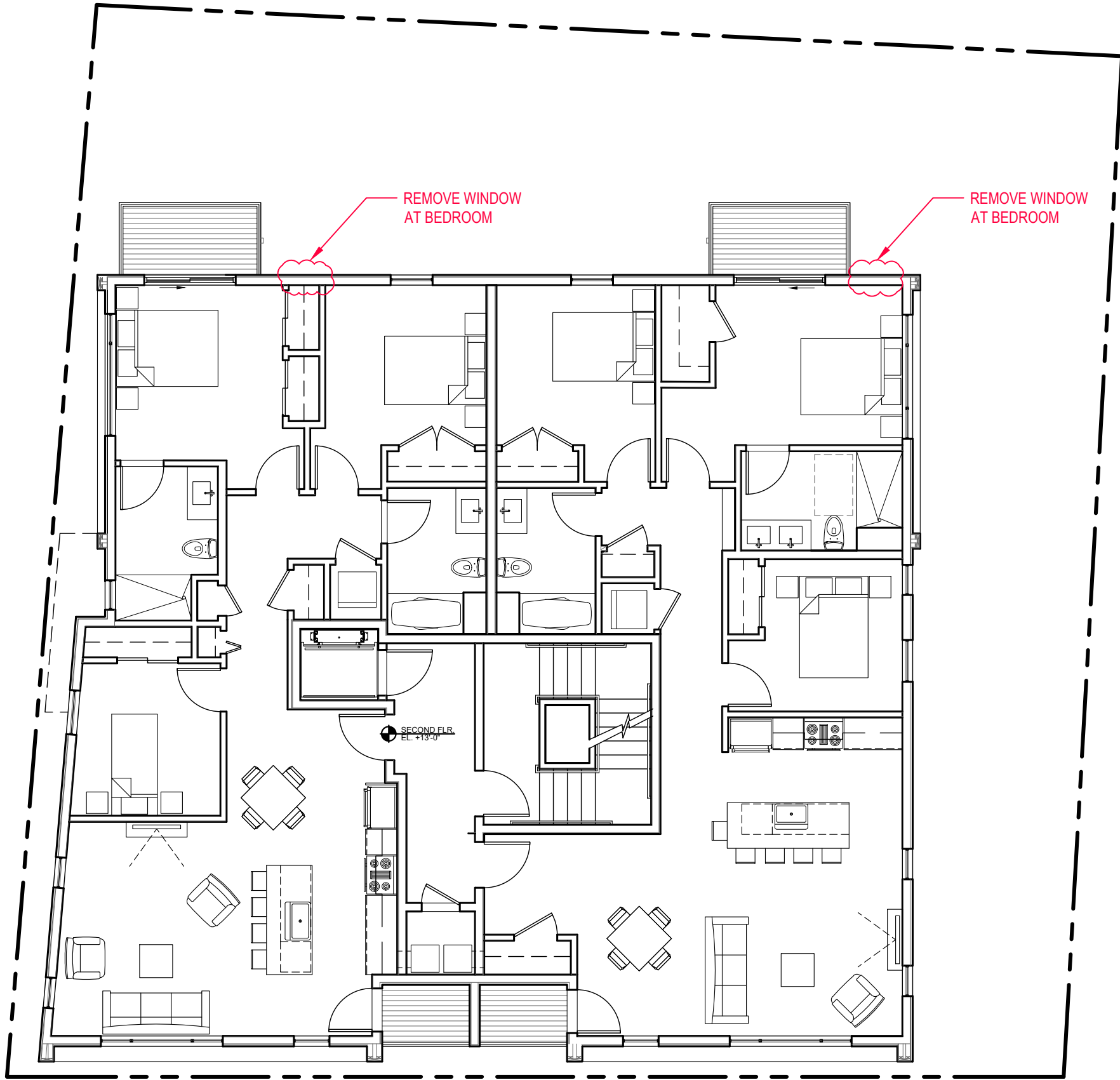
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7 MORRISON RD WEST
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DRAWING TITLE
SECOND
FLOOR
PLAN

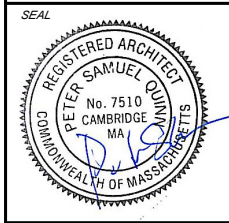
SCALE AS NOTED	
REVISION	DATE
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SHEET
A3



1 SECOND FLOOR PLAN PROPOSED
SCALE: 1/8" = 1' - 0" DEMINIMIS CHANGE

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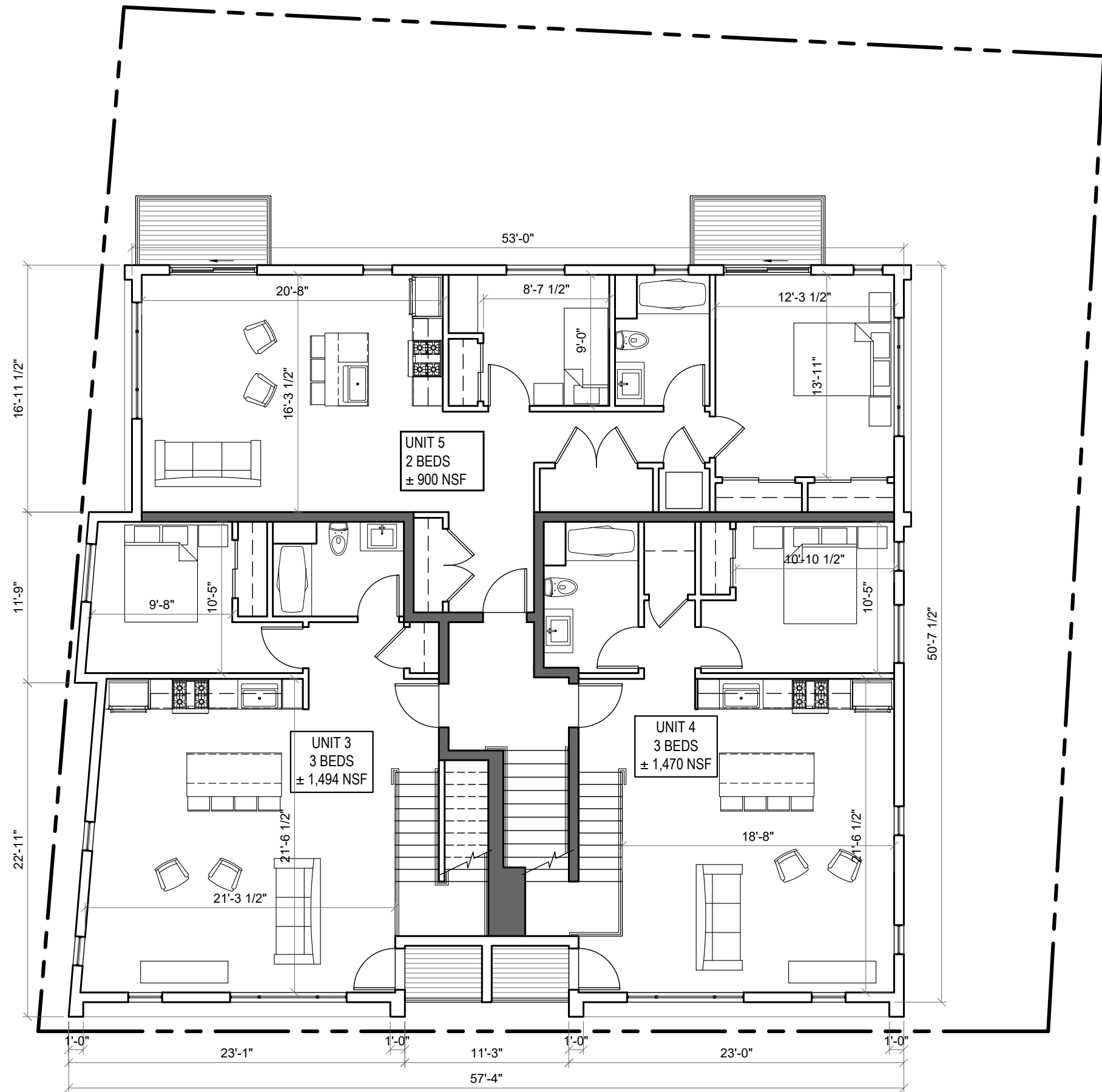
PROJECT
REDEVELOPMENT OF
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SOMERVILLE, MA 02143

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LLC
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DRAWING TITLE
SECOND
FLOOR
PLAN

SCALE AS NOTED	
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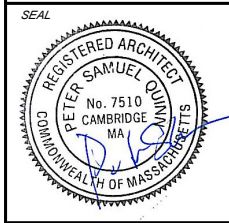
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A4



1 THIRD FLOOR PLAN
SCALE: 1/8" = 1' - 0" APPROVED

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DRAWING TITLE
THIRD
FLOOR PLAN

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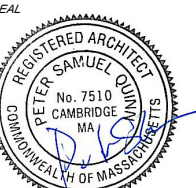
SHEET
A5



1 REAR ELEVATION

APPROVED

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REDEVELOPMENT OF
71 SOMERVILLE AVE

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SOMERVILLE, MA 02143

REPAIRED FOR

471 SOMERVILLE AVE
LC

MORRISON RD WEST
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REAR ELEVATION

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A10



1 REAR ELEVATION

PROPOSED DEMINIMIS CHANGE