



City of Somerville

# PLANNING, PRESERVATION, & ZONING

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

June 24, 2022

YEM Somerville Ave LLC  
c/o Jordan Warshaw  
185 Dartmouth Street,  
Boston, MA 02116

Dear Jordan,

The Plan Revision (P&Z22-069) to your approved plans at 515 Somerville Avenue, case number ZBA2018-122, has been deemed a *Major Amendment*, and as such requires additional Board Review.

As required by SZO §5.3.8, I find that the proposed changes **do not** meet the following criteria;

- 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.

Condition #37 specifies "To the extent possible, **all exterior lighting must be** confined to the subject property, **cast light downward** and must not intrude, interfere or spill onto neighboring properties". To edit condition language to allow upward directed lighting requires approval by the Zoning Board of Appeals.

I have forwarded you application for Board Review and will provide further information as the schedule is finalized.

Sincerely,

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

Cc: file  
ISD  
Adam Dash