



City of Somerville

PLANNING, PRESERVATION, & ZONING

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

April 20, 2022

Wooden Teeth LLC
c/o Attila Javor and Keith Glover
17 Village Street,
Somerville, MA 02143

Dear Attila and Keith,

Your application for a Plan Revision to your approved plans at 121 Washington Street (ZBA2019-111), case number P&Z22-045, has been deemed *de minimis* and accepted. Please see notes below and attached exhibits.

- Rooftop headhouse has grown by +/- 2'-0" to accommodate green roof tray system and adequate drainage on roof.
- A 2nd floor bedroom had additional window added requiring a change to the Washington Street elevation. The rear façade facing Knowlton Street went from double windows to single due to structural requirements within exterior wall.
- Roof deck orientation changed to work with roof drainage and structural loads below. The deck became smaller in size.

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
Will Chalfant, Khalsa Design



KHALSA DESIGN INCORPORATED
Architecture & Urban Planning

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

TO: **Hans Jensen**
City of Somerville

DATE: 04-19-22

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

RE: 15104-121 Washington Street, Somerville – Plan Revision Approval

Dear Hans,

Thank you for your review of 121 Washington Street. The following items are de minimus elements that we would like approval on.

1) Headhouse height

A) The rooftop headhouse grew by 2'-2 1/4". This was the result of design development to achieve adequate drainage for the green roof and roof below. Additional tapered insulation pushed the roof landing up one step which in turn raised the structure for the headhouse. The building height itself did not change. The headhouse, which to our understanding is exempt from height limitations did get taller. See side by side comparison below.



CC: File



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2) Window Revisions

A) There are two deviations from original elevations. Instance #1 occurs on the side elevation in which a single window became a double window for a bedroom.



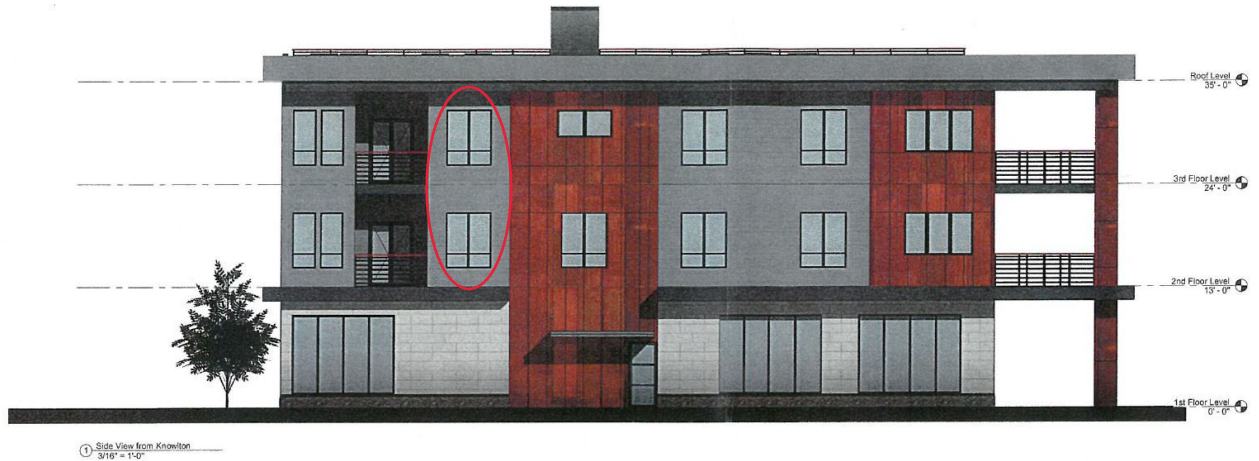


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Instance #2 occurs on the Knowlton Street elevation



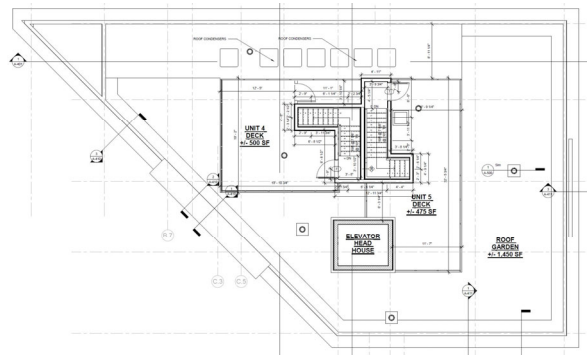
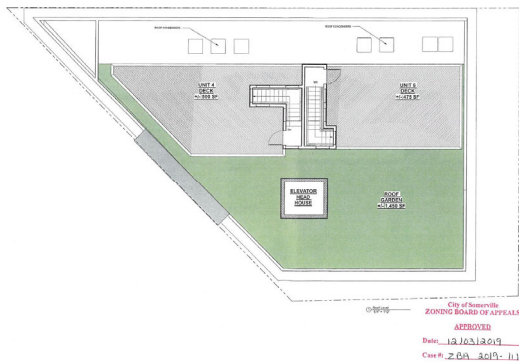


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3) Changes to roof deck orientation.

A) Roof Deck orientation changed based on design development of the roof deck and green roof system. In order to accommodate drainage with the structure below and in an effort to provide further privacy from abutters the decks were brought away from the edge of the roof.



Please let me know if you have any comments.

Will Chalfant
Khalsa Design Inc.