



City of Somerville

PLANNING, PRESERVATION, & ZONING

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

April 26, 2022

263 Washington St LLC
c/o Mavericks at Washington
263 Washington Street,
Somerville, MA 02143

Dear Phil and Katrina,
The Plan Revision (P&Z22-044) to your approved plans at 263 Washington Street, case number ZBA2017-40, has been deemed a *Major Amendment*, and as such requires additional Board Review.

Any change to a condition of a previous approval requires 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.

The request to remove condition #22 will be sent to the ZBA for review.

Sincerely,

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

Cc: file
ISD