



City of Somerville

ZONING BOARD OF APPEALS

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

DECISION

2023 JAN -5 A 10:57

PROPERTY ADDRESS: 34 North St / Clarendon Hill
CASE NUMBER: P&Z 22-179
OWNER: Somerville Housing Authority
OWNER ADDRESS: 30 Memorial Road, Somerville, MA 02145
DECISION: Insubstantial Change
DATE OF VOTE: January 4, 2023
DECISION ISSUED: January 5, 2023

CITY CLERK'S OFFICE
SOMERVILLE, MA

This decision summarizes the findings made by the Zoning Board of Appeals (the "Board") regarding the Comprehensive Permit changes submitted for Clarendon Hill (34 North St).

RECORD OF PROCEEDINGS

On December 15, 2022, the Applicant (Preservation of Affordable Housing (POAH) LLC) submitted an application to revise aspects of the previously issued Comprehensive Permit.

On January 4, 2023, the Zoning Board of Appeals held a public meeting. Present and sitting at the public meeting were Board Members Chair Susan Fontano, Acting Clerk Anne Brockelman, Zachary Zaremba, Alternate Brian Cook, and Alternate Sisia Daglian. Jon Springfield of POAH represented the Applicant and provided an overview of the modifications the Applicant is proposing, including the following:

1. Adjustment to the building footprint and setbacks of Building E (Block B1), as described in the submitted plan.
2. Amendment of language of Condition #15 to be as follows: "All construction materials and equipment must be stored on-site, or off-site with property owner approval. If occupancy of the street layout is required, such occupancy must be in conformance with the requirements of the Manual on Uniform Traffic Control Devices and the prior approval of the Parking Department and Engineering Division must be obtained."
3. Change in the condition compliance timing for Condition #25, from "Prior to first (Building, Foundation, Civic Space, or Thoroughfare) Permit Application" to "Prior to application for the first Certificate of Occupancy of Phase 1."

The Board expressed no concerns.

PLANS & DOCUMENTS

Application plans, documents, and supporting materials submitted and reviewed are identified below.

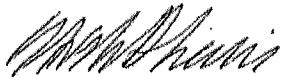
Document	Pages	Prepared By	Date	Revision Date
Memo re: Plan Revision Narrative: Clarendon Hill Building E Setback Dimensions	1	Kendra Halliwell, ICON Architecture, Inc. 101 Summer St, Boston, MA 02110	December 15, 2022	n/a
Plan: Clarendon Hill Building E, Setback Adjustments	1	Icon Architecture 101 Summer St, Boston, MA 02110	December 14, 2022	n/a

DECISION

Following review of the submitted plans and discussion of the statutorily required considerations, Acting Clerk Brockelman moved to determine that the proposed changes are **INSUBSTANTIAL**. Mr. Cook seconded. The Board voted **5-0** to approve the changes.

Attest, by the Zoning Board of Appeals:

Orsola Susan Fontano, *Chair*
Anne Brockelman, *Acting Clerk*
Zachary Zaremba
Brian Cook, *Alternate*
Sisia Daglian, *Alternate*



Sarah Lewis, Director of Planning, Preservation, & Zoning
Office of Strategic Planning & Community Development

CLERK'S CERTIFICATE

Any appeal of this decision must be filed within twenty days after the date this notice is filed in the Office of the City Clerk, and must be filed in accordance with M.G.L. c. 40A, sec. 17 and SZO sec. 15.5.3.

In accordance with M.G.L. c. 40 A, sec. 11, no variance shall take effect until a copy of the decision bearing the certification of the City Clerk that twenty days have elapsed after the decision has been filed in the Office of the City Clerk and no appeal has been filed, or that if such appeal has been filed, that it has been dismissed or denied, is recorded in the Middlesex County Registry of Deeds and indexed in the grantor index under the name of the owner of record or is recorded and noted on the owner's certificate of title.

Also in accordance with M.G.L. c. 40 A, sec. 11, a special permit shall not take effect until a copy of the decision bearing the certification of the City Clerk that twenty days have elapsed after the decision has been filed in the Office of the City Clerk and either that no appeal has been filed or the appeal has been filed within such time, is recorded in the Middlesex County Registry of Deeds and indexed in the grantor index under the name of the owner of record or is recorded and noted on the owner's certificate of title. The person exercising rights under a duly appealed Special Permit does so at risk that a court will reverse the permit and that any construction performed under the permit may be ordered undone.

The owner or applicant shall pay the fee for recording or registering. Furthermore, a permit from the Division of Inspectional Services shall be required in order to proceed with any project favorably decided upon by this decision, and upon request, the Applicant shall present evidence to the Building Official that this decision is properly recorded.

This is a true and correct copy of the decision filed on _____ in the Office of the City Clerk, and twenty days have elapsed, and

FOR COMPREHENSIVE PERMIT(S) WITHIN

_____ there have been no appeals filed in the Office of the City Clerk, or
_____ any appeals that were filed have been finally dismissed or denied.

Signed _____ City Clerk Date _____