

4 August, 2025
Updated: 6 August, 2025

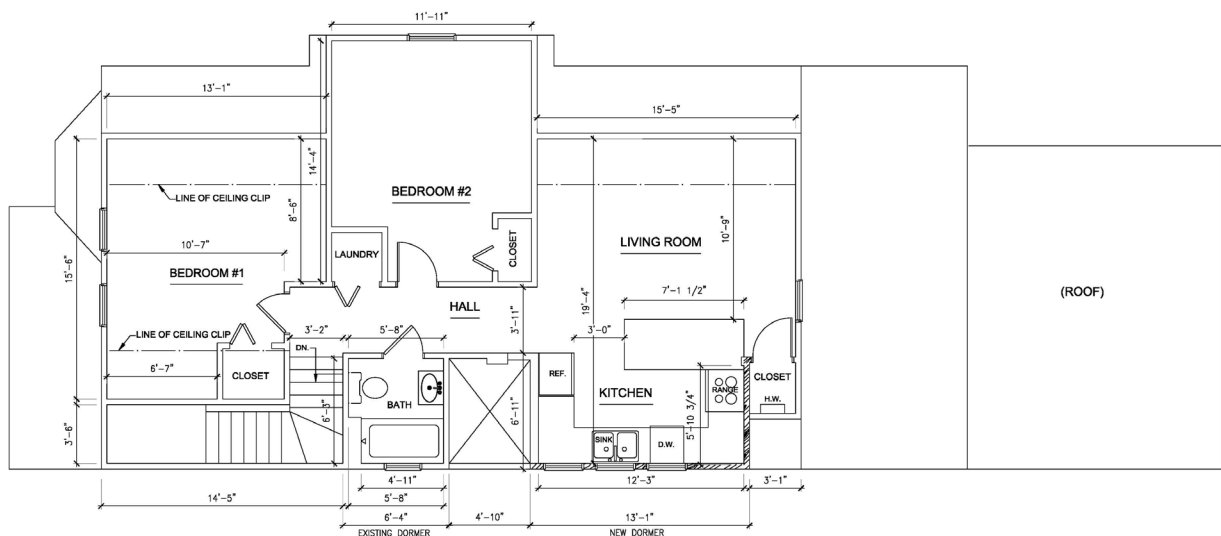
Hardship Variance Narrative Section SZO 3.1.13.I.ii.c.

Project: 8 - 8a Melvin Street Renovations

8 – 8a Melvin Street
Somerville, MA

The following is an updated Narrative based on our initial hearing with the zoning board on July, 16th, 2025. This narrative update will briefly describe our request for a hardship variance and the changes we are proposing to make for the board's consideration as it relates to the installation of a new shed dormer at the third floor affordable housing dwelling unit for the property located at 8 – 8a Melving Street in Somerville.

Based on feedback in the hearing and discussions with the owner and contractor we are proposing to reduce the dormer width down to 13'-1" wide. This would reduce our combined dormer total width to less than 50% of the existing roof ridge. Dimension for 50% of the roof ridge is 21'- 10 1/2" and the proposed combined dormer width would now equal only 19'-5" which we believe would now meet zoning requirements and no longer require a variance. We have provided the following drawings as part of this updated narrative to illustrate these dimensions.



Third Floor Plan – Proposed Revised Dormer



Right Side Elevation – Proposed Revised Dormer

We hope this narrative clearly describes our proposed changes and that we believe a hardship variance will no longer be required. We look forward to discussing these matters in detail with the board.

As always, please let me know if you have any questions.

Sincerely,
Rob Paccione, RA, LEED AP