



City of Somerville  
**ZONING BOARD OF APPEALS**  
City Hall 3<sup>rd</sup> Floor, 93 Highland Avenue, Somerville MA 02143

## **DECISION**

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**PROPERTY ADDRESS:** 236 Highland Ave  
**CASE NUMBER:** P&Z 21-118  
**OWNER:** Somerville Hospital c/o CHA  
**OWNER ADDRESS:** 1493 Cambridge St, Cambridge, MA 02139  
**DECISION:** Approved (Site Plan Approval)  
**DECISION DATE:** October 5, 2021

Pursuant the Somerville Zoning Board of Appeals' Rules of Procedure & Policy, commercial signs require only Minor Site Plan Approval, with the Director of Planning & Zoning serving as the decision-making authority in-lieu of the Zoning Board of Appeals.

This decision summarizes the findings made by the Director of Planning & Zoning regarding the development review application submitted for 236 Highland Ave.

### **SUMMARY OF PROPSOAL**

Applicant proposes to install an awning sign projecting from the awning, replacing a previous version of the sign that was located on the valance. The sign is thirty-seven (37) square feet and reads "Main Entrance," "33," and "Urgent Care."

### **RECORD OF PROCEEDINGS**

On October 5, 2021 the Director of Planning & Zoning reviewed the submitted application materials.

### **FINDINGS**

In accordance with the Somerville Zoning Ordinance and the Zoning Board of Appeals' Rules of Procedure and Policies for minor site plan approvals, the Director of Planning & Zoning may approve or deny a site plan approval upon making findings considering, at least, each of the following:

1. *The comprehensive plan and existing policy plans and standards established by the City.*

The Director finds that as SomerVision, the comprehensive Master Plan of the City of Somerville, does not have policies or standards related to signage, this consideration is not relevant.

2. *The intent of the zoning district where the property is located.*

The purpose of the Neighborhood Residence (NR) district is “to conserve already established areas of detached and semi-detached residential buildings.” The Director finds that installing the proposed awning sign on an existing commercial building containing a hospital does not contradict the purpose of the NR district.

3. *Mitigation proposed to alleviate any impacts attributable to the proposed development.*

The Director finds that there are no impacts attributable to the proposed development which require mitigation.

## **DECISION**

Following review of the submitted application materials and the statutorily required considerations, the Director of Planning & Zoning **APPROVED** the Site Plan Approval for an awning sign on behalf of the Zoning Board of Appeals.



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Sarah Lewis, Director of Planning & 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 VARIANCE(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.

**FOR SPECIAL PERMIT(S) WITHIN**

\_\_\_\_\_ there have been no appeals filed in the Office of the City Clerk, or  
 \_\_\_\_\_ there has been an appeal filed.

**FOR SITE PLAN APPROVAL(S) WITHIN**

\_\_\_\_\_ there have been no appeals filed in the Office of the City Clerk, or  
 \_\_\_\_\_ there has been an appeal filed.

Signed \_\_\_\_\_ City Clerk Date \_\_\_\_\_

# CAMBRIDGE HEALTH ALLIANCE

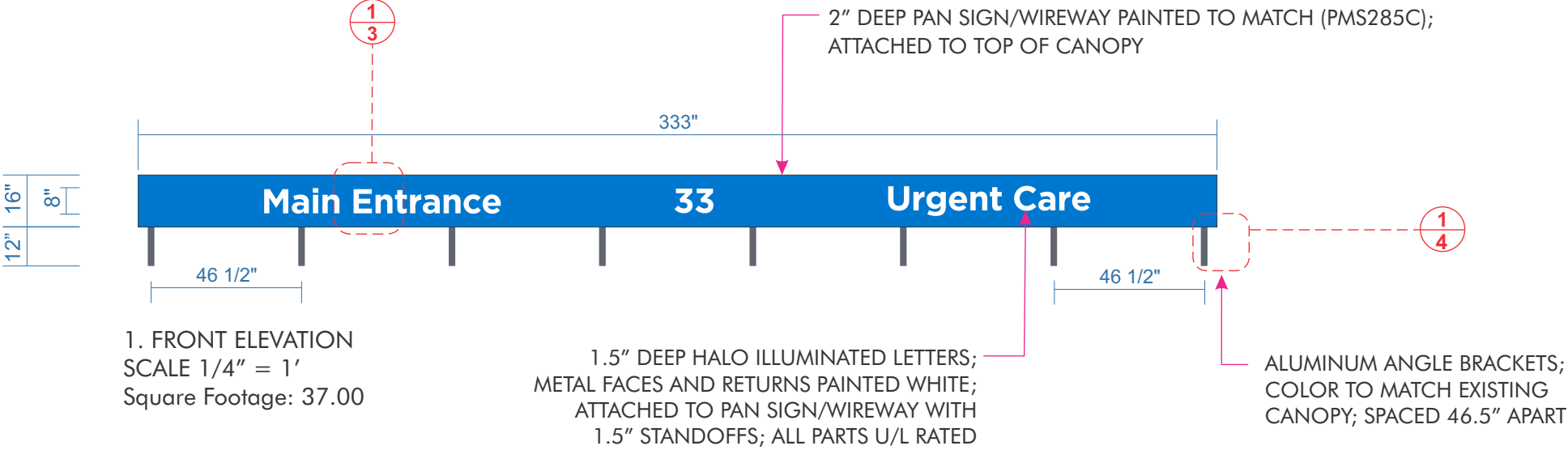
CHA040521 SOMERVILLE HOSPITAL - SIGN TYPE G - REV1  
33 TOWER STREET, SOMERVILLE, MA

**28 SEPTEMBER 2021**



25 West Union St., Suite 202  
Ashland, MA 01721  
508-625-0505 | [www.signsystem.com](http://www.signsystem.com)

Sign Type G - Canopy ID

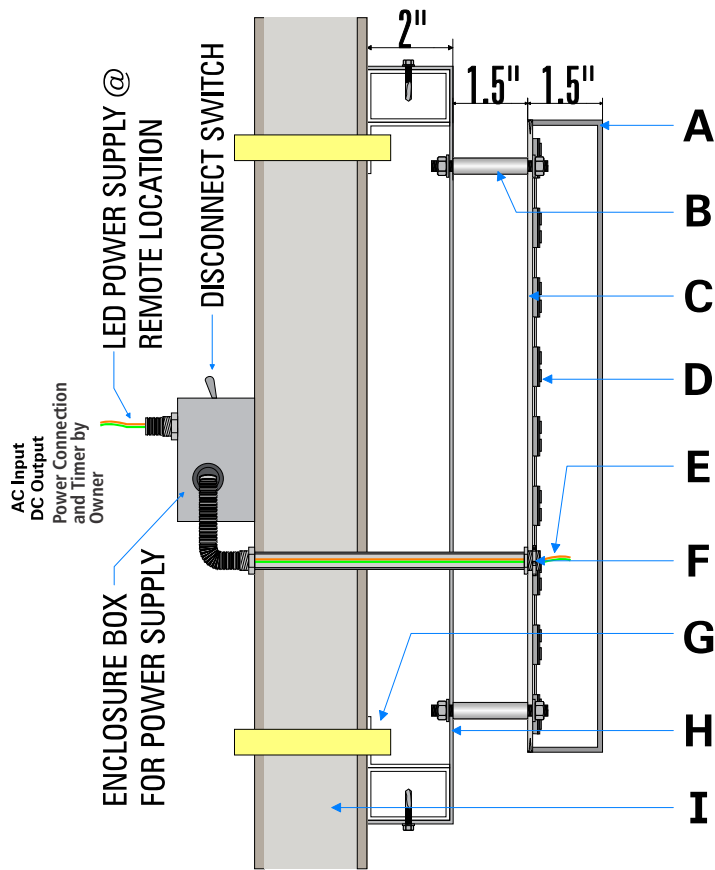


EXISTING CANOPY



PHOTO IMAGING

HALO-LIT CHANNEL LETTERS • WIREWAY MOUNT



1. SIDE SECTION  
SCALE: No Scale

<b>A</b>	Aluminum OR Stainless Steel face and return. Letter face, return and interior Finish/Painted white semi-gloss 1/4" Weep Holes.
<b>B</b>	1.5" spacers, typical. Painted: Blue
<b>C</b>	.375" thick Clear acrylic back. White LED's/inside of cans painted semi-gloss white.
<b>D</b>	LED modules, color: White. 6500K color temp (cool white).
<b>E</b>	18AWG jumper wire.
<b>F</b>	.375" dia. thru-hole. Maximum one per letter. Sealed w/ silicone.
<b>G</b>	Hardware, type: Self Tapping Screws. Fasteners will be stainless steel.
<b>H</b>	2" deep fabricated aluminum pan sign, painted: Matte (for halo lighting) Blue, 1/4" Weep Holes.
<b>I</b>	Wall, type: Aluminum Canopy Fascia
Neoprene washer between dissimilar metals to prevent corrosion.	

Client/Project Name:



Drawing Dates: 04.06.21

09.28.21 REV1

3 of 4

Drawing #: CHA040521

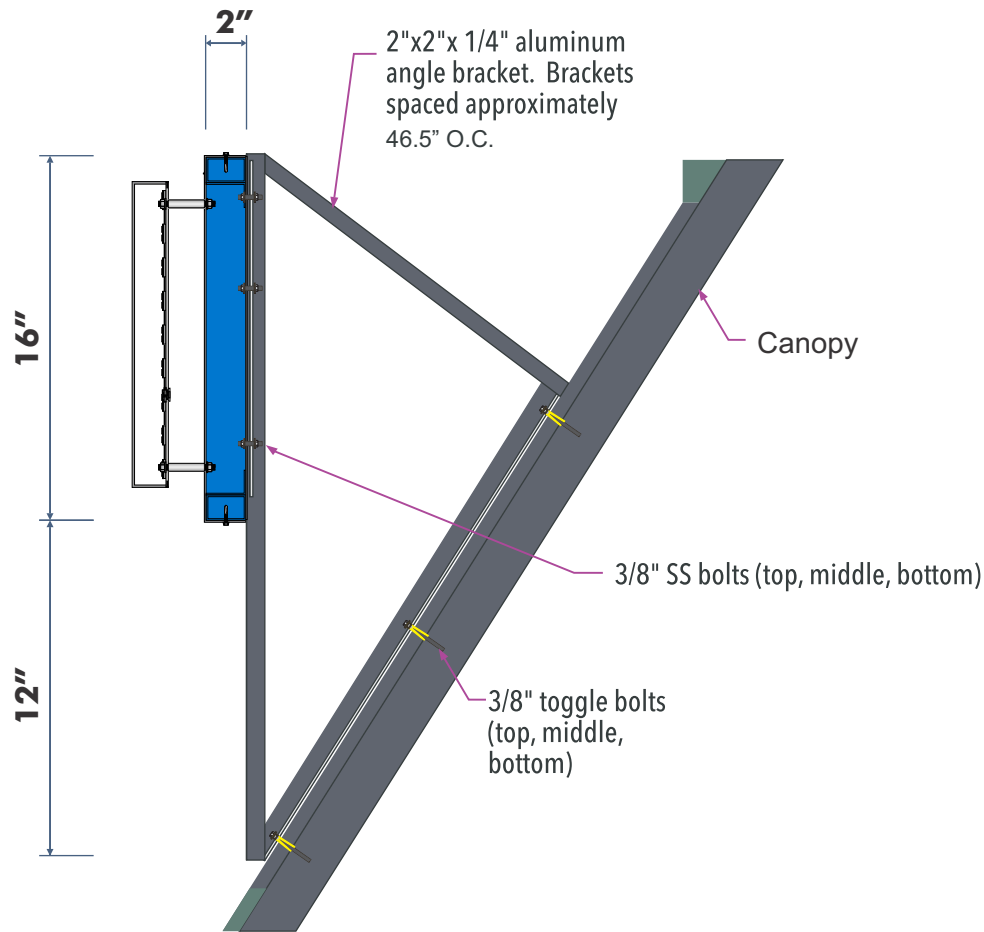
File Name: CHA Somerville Hospital  
Sign Type G

Drawn By: AD PM: RC





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Sign Type G - Canopy Attachment Detail



1. SIDE SECTION  
SCALE: No Scale

<div>Client/Project Name:</div> <div></div>	Drawing Dates: 04.06.21		<div>4 of 4</div> <div>Drawing #: CHA040521</div> <div>File Name: CHA Somerville Hospital Sign Type G</div> <div>Drawn By: AD    PM: RC</div>	<div></div> <div><small>This drawing and the ideas expressed remain the confidential property of SIGN SYSTEM SOLUTIONS. This drawing and its ideas are not to be reproduced, copied, or disclosed to any other person or entity without the express written consent of a representative of SIGN SYSTEM SOLUTIONS.</small></div>
	09.28.21 REV1			