

# SECOND HAND MOTOR VEHICLE DEALER LICENSE APPLICATION

Nonrefundable Application Fee \$605.00  
Date 11/4/15  
2016 MAR -8 A 8:57  
CITY CLERK'S OFFICE  
SOMERVILLE MA

FOR CITY CLERK'S OFFICE ONLY  
Date Recorded 3/8/16  
Amount Paid \$605.00

New Application  
 Renewing Application with Additions or Changes  
 Renewing Application with NO Additions or Changes

Check one:  Class 1  Class 2  Class 3

Vehicles stored: 2 inside  
0 outside

Business (DBA) Name: GENE AUTOMOTIVE Phone: 617-591-8300  
Business Location in Somerville (with Zip Code): 56 JOY street, Somerville 02143  
Applicant's Federal Employer Identification Number: 02-0578834  
Applicant's Legal Name: GENENE TEREFE  
Mailing Name (who we should send correspondence to): GENE AUTOMOTIVE  
Mailing Address (with Zip Code): 56 JOY street, SOMERVILLE MA 02143  
Emergency Contact: Sikeshi Waldemariam Phone: 617-921-9652

Type of Business (Check Only One and Provide the Names Indicated):

**Sole Proprietor:** Name of Owner: GENENE TEREFE

**Partnership (inc. LLP):** Name of Partnership: \_\_\_\_\_  
Names of All Partners Who Own More Than 10%: \_\_\_\_\_

**Trust:** Name of Trust: \_\_\_\_\_  
Names of All Trustees Who Own More Than 10%: \_\_\_\_\_

**Corporation:** Name of Corporation: \_\_\_\_\_  
Name of President: \_\_\_\_\_  
Name of Secretary: \_\_\_\_\_ Name of Treasurer: \_\_\_\_\_

**LLC:** Name of LLC: \_\_\_\_\_  
Names of All Managers Who Own More Than 10%: \_\_\_\_\_

**Other** (Attach a Description of the Form of Ownership and the Names of Owners)

Are you engaged principally in the business of buying, selling or exchanging motor vehicles?

Y  N

Is your principal business the sale of new motor vehicles?

Y  N

If yes, are you a recognized agent of a motor vehicle manufacturer, or do you have authority to sell the vehicles of a motor vehicle manufacturer via a written contract?

Y  N

If yes, provide the name of the manufacturer(s): \_\_\_\_\_

Is your principal business the buying and selling of second hand motor vehicles?

Y  N

If yes, have you obtained a \$25,000 bond pursuant to MGL c. 140 § 58, for this business, at this location?

Y  N

If yes, do you have access to a repair facility to comply with the warranty obligations imposed by MGL c. 90 § 7N¼?

Y  N

If yes, provide the name of the repair facility: Will provide

Is your principal business that of a motor vehicle junk dealer?

Y  N

Have you ever obtained a license to deal in second hand motor vehicles or parts?

Y  N

If yes, list year, city and state \_\_\_\_\_

\_\_\_\_\_

Have you ever been denied a license to deal in second hand motor vehicles or parts?

Y  N

If yes, list year, city and state \_\_\_\_\_

\_\_\_\_\_

Have you ever had a license to deal in second hand motor vehicles or parts revoked or suspended?

Y  N

If yes, list year, city and state \_\_\_\_\_

\_\_\_\_\_

I request permission to store <sup>2</sup>~~10~~ vehicles inside the building, and <sup>1</sup>~~3~~ vehicles on the parking lot.

Attach a scaled site plan drawing of your property, showing exactly where you will store each of the vehicles you wish to park on the premises. Include a plan for both the inside of the building and the outside parking lot. Include the dimensions for each space.

The hours of operation for used car dealers are Monday through Friday, 8 AM to 6 PM, Saturday, 8 AM to 2 PM, and Sunday, Closed. If you require different hours of operation, list them and explain:

YES

\_\_\_\_\_  
\_\_\_\_\_

**ACKNOWLEDGEMENT**

I hereby state that all information provided on this application is true and accurate, and I understand that any information that is found to be false or misleading may result in the forfeiture of this license. This license will only be effective for the listed location, will expire on December 31, and will be subject to all of the terms, conditions, and limitations set forth in the Somerville Code of Ordinances, any applicable State and Federal laws, and any conditions prescribed by the City of Somerville. I certify under the penalties of perjury that I, to my best knowledge and belief, have filed all State tax returns and paid all State taxes required under law.

Signature of Applicant: *Gene* Date \_\_\_\_\_

Business Name: GENE AUTOMOTIVE REPAIR

Business Address: 56 JOY Street SOMERVILLE MA 02143

**FOR NEW APPLICANTS:**

**INSPECTIONAL SERVICES DEPARTMENT RECOMMENDATION:**

The building located at the premises mentioned above is in a IA Zone.

- The use is permitted as of right
- The use requires a special permit
- The use is prohibited

Class 1 & 2: Maximum number of vehicles to be kept on the premises: 10 inside  
3 outside

Signature: *Paul J. Monti*

Date: 11-10-15

Print Name: Paul J Monti

Title: SVC 1614 FROSP

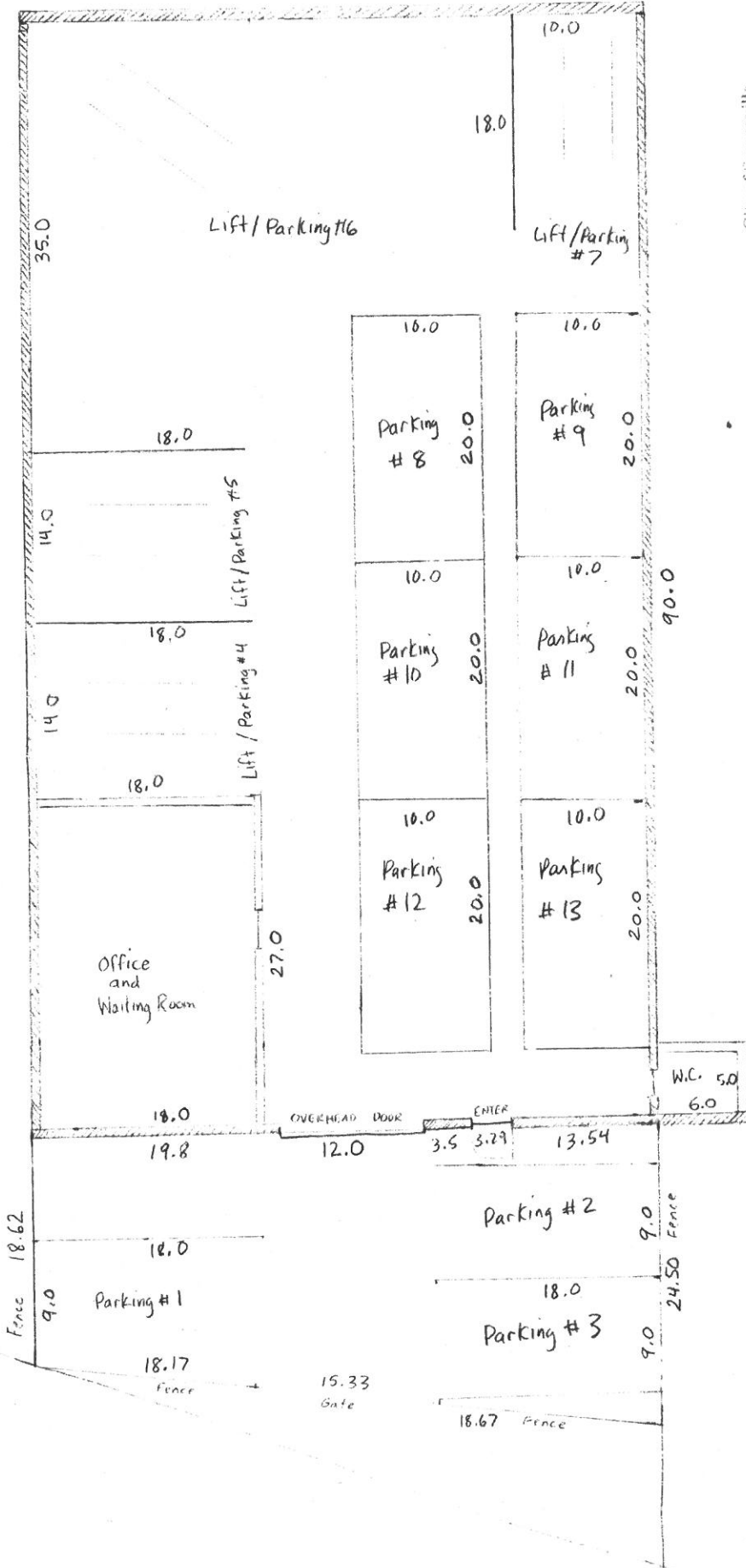
**POLICE DEPARTMENT RECOMMENDATION:**

The Chief of Police recommends that the application be

- Approved
- Denied

Signature: *Paul R. Trant*

Name and Title: Paul R. Trant  
Deputy Chief



City of Somerville  
 ZONING BOARD OF APPEALS

APPROVED  
 Date: 3/2/16  
 Case #: ZBA 2015-113

Scale  
 1" = 10'

Ceiling height  
 15'

JOY ST



CITY OF SOMERVILLE, MASSACHUSETTS  
CITY CLERK'S OFFICE  
JOSEPH A. CURTATONE  
MAYOR

JOHN J. LONG  
CITY CLERK

March 8, 2016

To an Abutter or Interested Party:

You are receiving this letter because the City of Somerville's records indicate that you own property within 300 feet of 56 Joy Street.

A Public Hearing for all persons interested will be held before the Somerville Board of Aldermen, Committee on Licenses and Permits, in the Committee Room, City Hall, 2<sup>nd</sup> Floor, 93 Highland Avenue, Somerville, MA, 02143, on Wednesday, March 16, 2016, at 6:00 PM, to consider the following matter:

Gene Terefe dba Gene Automotive seeks a Used Car Dealer's License Class II at 56 Joy Street for 2 vehicles stored inside, and no vehicles stored outside, to be open Monday through Friday from 8 AM to 6 PM, Saturday from 8 AM to 2 PM, and Sunday closed.

You, the abutter or interested party, are invited to appear and be heard at this Hearing.

Sincerely,

John J. Long  
City Clerk

Abutting Properties for  
86 JOY ST SOMERVILLE, MA  
94/ A/ 8/ /  
(300 feet)

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Location:  
94/ A/ 6/ /  
40 JOY ST  
Owner:  
SACCO JOHN & JOANN  
10819 CORNWALL LANE  
MISSOURI CITY, TX 77459

Location:  
111/ A/ 10/ /  
61 INNER BELT RD  
Owner:  
IBIC REALTY LLC  
C/O HAMLIN & CO  
54 CANAL ST  
BOSTON, MA 02114

Location:  
115/ A/ 1/ /  
0 INNER BELT RD  
Owner:  
MBTA  
C/O MARK DOYLE R E DIRECTOR  
10 PARK PLAZA SUITE 5720  
BOSTON, MA 02116

Location:  
115/ A/ 3/ /  
200 INNER BELT RD  
Owner:  
NORTH RIVER II LLC  
200 INNER BELT RD  
SOMERVILLE, MA 02143

Location:  
94/ A/ 7/ /  
48 JOY ST  
Owner:  
MAZZEO DONALD J  
CARDONE LAWRENCE  
48 JOY ST  
SOMERVILLE, MA 02143

Location:  
112/ A/ 9/ /  
20 CHESTNUT ST  
Owner:  
WINITZER CHARLES M TRUSTEE  
WINLO NOMINEE REALTY TRUST  
14 CHESTNUT ST  
SOMERVILLE, MA 02143

Location:  
106/ A/ 5/ /  
0 NEW WASHINGTON ST  
Owner:  
CITY OF SOMERVILLE  
VACANT LAND COBBLE HILL  
93 HIGHLAND AVE  
SOMERVILLE, MA 02143

Location:  
94/ B/ 12/ /  
135 LINWOOD ST  
Owner:  
BOSTON EDISON COMPANY  
NSTAR ELECTRIC & GAS COMPANY  
P O BOX 270  
HARTFORD, CT 06141

Location:  
112/ B/ 2/ /  
77 LINWOOD ST  
Owner:  
BOSTON EDISON COMPANY  
PROPERTY TAX DEPT  
PO BOX 270  
HARTFORD, CT 06141

Location:  
112/ B/ 1/ /  
71 LINWOOD ST  
Owner:  
BOSTON EDISON CO  
C/O NSTAR PROPERTY TAX DEPT  
PO BOX 270  
HARTFORD, CT 06141



50.00

City of Somerville, Massachusetts  
Finance Department, Treasury Division

**CERTIFICATE OF GOOD STANDING**

Exact name of taxpayer/applicant's business: GENE AUTOMOTIVE REPAIR

Address of taxpayer/applicant's business in Somerville: 56 JOY ST. SOMERVILLE 02143

Address of taxpayer/applicant's home in Somerville: \_\_\_\_\_

Taxpayer/applicant's phone: day: 617-591-8300 evening: 617-721-7969

I, (print name) GENENE TEREFE, the undersigned Taxpayer, do hereby certify that all the information contained herein is true and correct and all taxes and fees due the City have been paid or that the Taxpayer has entered into an agreement to pay all taxes and fees and is current on said agreement.

SIGNED UNDER THE PAINS AND PENALTIES OF PERJURY, this \_\_\_\_\_ day of

\_\_\_\_\_, 20\_\_\_\_\_.

(Taxpayer's signature)

**CITY'S ACKNOWLEDGEMENT**

DATE OF ISSUANCE: \_\_\_\_\_ INCLUDES RELEVANT POSTINGS THROUGH: \_\_\_\_\_

TAXES AND ACCOUNT NUMBER(S) INCLUDED IN CERTIFICATE:

Real Estate       Water/Sewer       Personal Property       Other: \_\_\_\_\_  
# 737      # 145025001      # 733      # \_\_\_\_\_

NOTES:

CLERK'S INITIALS: 

ORIGINAL STAMP:

The Commonwealth of Massachusetts  
Department of Industrial Accidents  
Office of Investigations  
600 Washington Street  
Boston, Mass. 02111

Workers' Compensation Insurance Affidavit - General Businesses

Applicant information:

Name: GENE AUTOMOTIVE REPAIR  
Address: 36 JOY ST, SOMERVILLE MA 02143  
City: SOMERVILLE State: MA Zip: 02143 Phone #: 617-591-8300

- I am an employer with \_\_\_\_\_ employees (full and/or part time). Business Type:  Retail  
 I am a sole proprietor or partnership and have no employees.  Restaurant/Bar/Eating Establishment  
 We are a corporation that has exercised our right of exemption per c152 s1(4), and have no employees.  Office and/or Sales (real estate, auto, etc.)  
 We are a nonprofit organization staffed by volunteers and have no employees.  Nonprofit  
 Entertainment  
 Manufacturing  
 Health Care  
 Other \_\_\_\_\_

Workers' compensation insurance information (if applicable):

Insurance Company Name: ZURICH AMERICAN  
Address: PO-BOX 1450  
City: MIDDLEBORO State: MA Zip: 02344 Phone #: 508-946-6614  
Policy #: 622UB-9732 L02-9-14 Expiration Date: 11/30/15

Applicant certification:

Failure to secure coverage as required under Section 25A of MGL 152 can lead to the imposition of criminal penalties of a fine up to \$1,500.00 and/or one years' imprisonment as well as civil penalties in the form of a STOP WORK ORDER and a fine of \$100.00 a day against me. I understand that a copy of this statement may be forwarded to the Office of Investigations of the DIA for coverage verification.

I do hereby certify under the pains and penalties of perjury that the information provided above is true and correct.

Signature: [Signature] Date: 11/30/15  
Print Name: GENENE TEREFE

Official use only. Do not write in this area. To be completed by city or town official.

City or Town: \_\_\_\_\_ Permit/License #: \_\_\_\_\_  
Contact Person: \_\_\_\_\_ Phone #: \_\_\_\_\_  
 Board of Health  
 Building Department  
 City/Town Clerk  
 Licensing Board  
 Selectmen's Office  
 Other \_\_\_\_\_



**D.M. Auto Body, Inc**

**48 Joy Street**

**Somerville Ma**

**02143**

**617-623-1111 Fax 617-628-3255**

**Email: ironhorse.cycle@verizon.net**

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**To Whom It May Concern:**

**I am writing this letter of a recommendation for Genene Terefe of 56 Joy Street Somerville, Ma 02143.**

**I have known Gene for over 10 years. Gene is a man of his word, sincere, honest and a very good businessman.**

**Sincerely,**

A handwritten signature in cursive script, appearing to read "Lawrence M Cardone".

**Lawrence M Cardone**

November 22, 2015

To Whom It May Concern,

My name is Michelle Antunes and I have been a resident of Somerville for just over 18 years. As a single woman, I have always found it difficult to find an honest mechanic to help me with my car. Some years ago, after having been cheated at another Somerville mechanic, I asked my long-time neighbor at that time, (who is also a mechanic,) if he would be my mechanic, as I was disgusted with the dishonesty of the service shop I had frequented. My neighbor told me that he worked at a shop where he did not decide pricing and that they would surely over charge me, so it wasn't a good idea. Instead, he suggested that I go to Gene's Automotive on Joy street because Gene was honest as well as fair in his prices, and quite close to my home. So I did.

I can honestly say that in the five+ years that I have been going to Gene, he has indeed been extremely honest and very fair in his prices. His shop provides fast, convenient service, and I know I can always trust what he says. He takes the time to talk about family, and has always helped me out when times were tough and I needed to pay him in installments. As long as I own a car, Gene will be my car doctor!

I highly recommend Gene Terefe to anyone who needs a mechanic, as well as a businessman who brings a lot to the Somerville community.

Please feel free to contact me if you have any questions.

Sincerely,  
Ms. Michelle Antunes  
(617) 501-0996  
ms.michelle.antunes@gmail.com



**CITY OF SOMERVILLE**  
 Commonwealth of Massachusetts  
 93 Highland Avenue  
 Somerville, MA 02143  
 (617) 625-6600

**Application to Renew Garage License**

**GENENE TEREFE**  
**93 BOWERS AVE #2**  
**MALDEN MA 02148**

**License #:** BL15-000648  
**File #:** 15-534  
**Fee:** 605

Review and update the information below. If you have workers compensation insurance, attach proof showing the insurer and policy number. Then sign the Acknowledgment and return this form with your fee to the City Clerk's Office.

<b>INFORMATION ON FILE:</b>	<b>CHANGES: (Note below or explain on a separate sheet)</b>
<b>Business/DBA Name:</b> GENE AUTOMOTIVE REPAIR <b>Business Location:</b> 56 JOY ST <b>Business Phone:</b> 617-591-8300	
<b>License Holder:</b> GENENE TEREFE 93 BOWERS AVE #2 MALDEN MA 02148	
<b>Mailing Address:</b> GENENE TEREFE 93 BOWERS AVE #2 MALDEN MA 02148	
<b>Business Type:</b> Sole Proprietor GENENE TEREFE	
<b>FID:</b> 020578834	
<b>Emergency Contact:</b> GENENE TEREFE <b>Phone:</b> 617-864-3490	
<b>Proposed Hours of Operation if outside standard hours:</b> MO-FR 8AM-6PM, SA 8AM-4PM <b># of Vehicles Kept Inside:</b> 10 <b># of Vehicles Kept Outside:</b> 3 <b>Open to the public?</b> Yes <b>Mechanical repairs?</b> Yes <b>Autobody work?</b> No <b>Spray Painting?</b> No <b>Washing vehicles?</b> No <b>Charging money to store vehicles?</b> Yes <b>Storing unregistered vehicles?</b> Yes <b>Maintaining or operating a tow vehicle at this location?</b> No	

I hereby certify under the penalties of perjury that the following is true:  
 -All information shown above is true and accurate.  
 -Any changes above are subject to the approval of the BOARD OF ALDERMEN.  
 -I have filed all State tax returns and paid all State taxes required by law for this business.



2016 MAR -7 P 3:17

CITY CLERK'S OFFICE  
SOMERVILLE, MA

**CITY OF SOMERVILLE, MASSACHUSETTS**  
**MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT**  
**JOSEPH A. CURTATONE**  
**MAYOR**

MICHAEL F. GLAVIN  
EXECUTIVE DIRECTOR

PLANNING DIVISION

**ZONING BOARD OF APPEALS MEMBERS**

ORSOLA SUSAN FONTANO, CHAIRMAN  
RICHARD ROSSETTI, CLERK  
DANIELLE EVANS  
ELAINE SEVERINO  
JOSH SAFDIE  
ANNE BROCKELMAN, (ALT.)

Case #: ZBA 2015-113  
Site: 56 Joy Street  
Date of Decision: March 2, 2016  
Decision: *Petition Approved with Conditions*  
Date Filed with City Clerk: March 7, 2016

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**ZBA DECISION**

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**Applicant Name:** Genene Terefe  
**Applicant Address:** 56 Joy Street, Somerville, MA 02143  
**Property Owner Name:** Joy Street, LP  
**Property Owner Address:** 86 Joy Street, Somerville, MA 02143  
**Agent Name:** N/A

Legal Notice: Applicant and Owner seek a Special Permit to expand use from an automobile repair shop to include the sale of used cars, which also requires parking relief.

Zoning District/Ward: IA zone/Ward 2  
Date of Application: December 7, 2015  
Date(s) of Public Hearing: 2/3, 2/17 & 3/2/16  
Date of Decision: March 2, 2016  
Vote: 5-0

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Appeal #ZBA 2015-113 was opened before the Zoning Board of Appeals at Somerville City Hall on February 3, 2016. Notice of the Public Hearing was given to persons affected and was published and posted, all as required by M.G.L. c. 40A, sec. 11 and the Somerville Zoning Ordinance. After one hearing of deliberation, the Zoning Board of Appeals took a vote.



**DESCRIPTION:**

The applicant is not proposing any physical changes, only to expand the use from auto repair to include the sale of used automobiles. The Applicant estimates they will use approximately 25% of the floor area for the sale of used cars.

**FINDINGS FOR SPECIAL PERMIT (SZO §7.11.7; 9.13):**

In order to grant a special permit, the SPGA must make certain findings and determinations as outlined in §5.1.4 of the SZO. This section of the report goes through §5.1.4 in detail.

1. Information Supplied:

The Board finds that the information provided by the Applicant conforms to the requirements of §5.1.2 of the SZO and allows for a comprehensive analysis of the project with respect to the required Special Permits.

2. Compliance with Standards: *The Applicant must comply "with such criteria or standards as may be set forth in this Ordinance which refer to the granting of the requested special permit."*

The existing use is allowed in an IA Zone by Special Permit. The proposed use, the sale of used vehicles, also requires a Special Permit under SZO section 7.11.7. The Board feels that these uses are complimentary and the addition of the sales component will not have any major negative impacts on the property or surroundings. The existing use requires 6 parking spaces (2 per first bay, plus one for each additional bay, plus 1 per business vehicle), while the proposed expansion of the use requires an additional 2 spaces of parking (1/500sf). This requires the applicant to seek parking relief for 50% of the additional spaces needed (1 space) under SZO Section 9.4 – Changes in use with no change in floor area.

In considering a special permit under §7.11.7 and 9.4.1 of the SZO, the Board finds that the use proposed would not be substantially more detrimental to the neighborhood than the existing use.

SZO §9.13 allows for sites with nonconforming parking to apply for a Special Permit to modify parking requirements if the total number of spaces is less than six. In considering a special permit under §9.13 of the SZO the Applicant must be able to demonstrate that granting the requested special permit would not cause detriment to the surrounding neighborhood through any of the criteria as set forth under SZO §9.13, which are as follows:

- 1) increase in traffic volumes;
- 2) increased traffic congestion or queuing of vehicles;
- 3) change in the type(s) of traffic;
- 4) change in traffic patterns and access to the site;
- 5) reduction in on-street parking;
- 6) unsafe conflict of motor vehicle and pedestrian traffic.

The Board finds that the proposed expansion of uses to include the sales of used vehicles would not cause detriment to the surrounding neighborhood through increased traffic volumes, congestion or queuing of vehicles, change in traffic type patterns or access, or in reduction of on street parking or unsafe conflict between motor vehicles and pedestrians.

3. Consistency with Purposes: *The Applicant has to ensure that the project "is consistent with (1) the general purposes of this Ordinance as set forth in Article 1, and (2) the purposes, provisions, and specific objectives applicable to the requested special permit which may be set forth elsewhere in this Ordinance, such as, but not limited to, those purposes at the beginning of the various Articles."*

The proposal is consistent with the general purposes of the Ordinance as set forth under §1.2, which includes, but is not limited to providing for and maintaining the uniquely integrated structure of uses in the City.

The proposal is generally consistent with the purpose of the IA district, which is, to establish and preserve areas for industrial and related uses which are not incompatible with commercial uses; uses which are most appropriately located as neighbors of industrial uses including living and studio space for artists; and uses which are necessary to service the immediate needs of industrial establishments in those areas, and accessory uses to industrial uses such as day care centers, cafeterias, health facilities, and the like.

In considering a special permit under §9.13 of the SZO the SPGA may grant such a special permit only when consistent with the purposes set forth in Section 9.1. The Board finds that the proposed use and associated parking relief necessary for said use is generally consistent with the relevant purposes of SZO Section 9.1, which include the promotion of traffic safety, increasing carrying capacity of streets through efficient parking utilization, reducing hazards to pedestrians, protecting adjoining lots and the public from auto related nuisances, and increasing the number of locations bicycles can be safely secured.

4. Site and Area Compatibility: *The Applicant has to ensure that the project "(i)s designed in a manner that is compatible with the characteristics of the built and unbuilt surrounding area, including land uses."*

*Surrounding Neighborhood*: The surroundings consist of a large Eversource office and storage building, a Uhaul Moving and Storage Building, a number of other automobile repair and sales shops, and also the Joy Street Studios which are located in the same building as the property in question.

*Impacts of Proposal (Design and Compatibility)*: The proposal will have minimal impacts on the surroundings as it is only an expansion of use and will not make any physical alterations to the property.

5. Adverse environmental impacts: *The proposed use, structure or activity will not constitute an adverse impact on the surrounding area resulting from: 1) excessive noise, level of illumination, glare, dust, smoke, or vibration which are higher than levels now experienced from uses permitted in the surrounding area; 2) emission of noxious or hazardous materials or substances; 3) pollution of water ways or ground water; or 4) transmission of signals that interfere with radio or television reception.*

*Impacts of Proposal (Environmental)*: The Board doesn't anticipate any adverse impacts resulting from excessive noise, illumination or glare at higher levels than now experienced, or from emission of noxious or hazardous substances, or from pollution of water ways or ground water, or interference with radio or television reception.

6. Vehicular and pedestrian circulation: *The circulation patterns for motor vehicles and pedestrians which would result from the use or structure will not result in conditions that create traffic congestion or the potential for traffic accidents on the site or in the surrounding area.*

*Impacts of Proposal (Circulation)*: The Board doesn't anticipate any negative impacts on traffic congestion or potential for traffic accidents as a result of the expansion of use.

6. Housing Impact: *Will not create adverse impacts on the stock of existing affordable housing.*

7. SomerVision Plan: *Complies with the applicable goals, policies and actions of the SomerVision plan, including the following, as appropriate: Preserve and enhance the character of Somerville's neighborhoods, transform key opportunity areas, preserve and expand an integrated, balanced mix of safe, affordable and environmentally sound rental and homeownership units for households of all sizes and types from diverse social and economic groups; and, make Somerville a regional employment center with a mix of diverse and high-quality jobs. The areas in the SomerVision map that are designated as enhance and transform should most significantly*

contribute towards the SomerVision goals that are outlined in the table below. The areas marked as conserve are not expected to greatly increase the figures in the table since these areas are not intended for large scale change.

8. Impact on Affordable Housing: In conjunction with its decision to grant or deny a special permit for a structure of four or more units of housing, the SPGA shall make a finding and determination as to how implementation of the project would increase, decrease, or leave unchanged the number of units of rental and home ownership housing that are affordable to households with low or moderate incomes, as defined by HUD, for different sized households and units.

No impact on affordable housing is anticipated.

**DECISION:**

Present and sitting were Members Orsola Susan Fontano, Richard Rossetti, Danielle Evans, Josh Safdie and Anne Brockelman with Elaine Severino absent. Upon making the above findings, Richard Rossetti made a motion to approve the request for a Special Permit. Josh Safdie seconded the motion. Wherefore the Zoning Board of Appeals voted 5-0 to **APPROVE** the request. In addition the following conditions were attached:

#	Condition	Timeframe for Compliance	Verified (initial)	Notes						
1	Approval is for the expansion of use under 7.11 and for parking relief. This approval is based upon the following application materials and the plans submitted by the Applicant:	BP/CO	ISD/PIng.							
	<table border="1"> <thead> <tr> <th>Date (Stamp Date)</th> <th>Submission</th> </tr> </thead> <tbody> <tr> <td>December 7, 2015</td> <td>Initial application submitted to the City Clerk's Office</td> </tr> <tr> <td>January 9, 2016</td> <td>Plans submitted to OSPCD (1)</td> </tr> </tbody> </table>				Date (Stamp Date)	Submission	December 7, 2015	Initial application submitted to the City Clerk's Office	January 9, 2016	Plans submitted to OSPCD (1)
	Date (Stamp Date)				Submission					
December 7, 2015	Initial application submitted to the City Clerk's Office									
January 9, 2016	Plans submitted to OSPCD (1)									
Any changes to the approved plans or use that are not <i>de minimis</i> must receive SPGA approval.										
<b>Operations</b>										
2	Storage of used cars will be limited strictly to the interior of the structure.	Cont.	PIng.							
3	No more than 25% of the floor area shall be used for the storage of used cars.	Cont.	PIng.							
4	The use shall not be expanded to include more floor area, or to allow used cars to be displayed for sale outside of the structure.	Cont.	PIng.							
5	The use category of <i>Sale of Used Cars</i> per SZO 7.11.7 "Used vehicle sales in conjunction there with the repair of motor vehicle engines within a building" shall be limited to Geneve Terefe, shall expire when Mr. Terefe no-longer leases the property located at 56 Joy Street, and shall not be transferred to any other individual or organization.	Cont.	PIng.							



6	The Special Permit will expire unless renewed on a date 2 years after the green line station opens at Washington Street.	Cont.	Plng.	
<b>Public Safety</b>				
7	The Applicant or Owner shall meet the Fire Prevention Bureau's requirements.	CO	FP	
8	Notification must be made, within the time period required under applicable regulations, to the Massachusetts Department of Environmental Protection (DEP) if there is any release of oil, hazardous materials, or regulated hazardous substances at the site. The City's OSE office, Fire Department and the Board of Health shall also be notified.	At time of release	OSE/FP/B OH	
<b>Signage</b>				
9	No additional signage will be permitted.	CO/Cont.	Plng.	
<b>Final Sign-Off</b>				
10	The Applicant shall 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 plans and information submitted and the conditions attached to this approval.	Final sign off	Plng.	

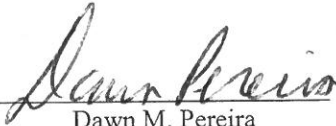




Attest, by the Zoning Board of Appeals:

Orsola Susan Fontano, *Chairman*  
Richard Rossetti, *Clerk*  
Danielle Evans  
Josh Safdie  
Anne Brockelman (Alt.)

Attest, by the Administrative Assistant:

  
Dawn M. Pereira

Copies of this decision are filed in the Somerville City Clerk's office.  
Copies of all plans referred to in this decision and a detailed record of the  
SPGA proceedings are filed in the Somerville Planning Dept.

**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. 3.2.10.

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.

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

