

DECISION:

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

#	Condition	Timeframe for Compliance	Verified (initial)	Notes						
1	Approval is to establish two principal structures on a lot, and for the construction of a five-unit building. This approval is based upon the following application materials and the plans submitted by the Applicant:	BP/CO	Plng.							
	<table border="1"> <thead> <tr> <th>Date (Stamp Date)</th> <th>Submission</th> </tr> </thead> <tbody> <tr> <td>8/14/10</td> <td>Initial application submitted to the City Clerk's Office</td> </tr> <tr> <td>8/19/10</td> <td>Plans submitted to OSPCD (A-1, Z-1) Variance Appl.</td> </tr> </tbody> </table>				Date (Stamp Date)	Submission	8/14/10	Initial application submitted to the City Clerk's Office	8/19/10	Plans submitted to OSPCD (A-1, Z-1) Variance Appl.
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Any changes to the approved use or elevations that are not <i>de minimis</i> must receive ZBA approval.										
2	All conditions attached to the associated special permit shall be attached to this variance and included in the final decision. (see attached conditions).									
3	Traffic mitigation is provided in the form of \$1000.00 being provided to the City to be placed in an account for the future purchase of pedestrian safety traffic control devices in the vicinity of 270 Cedar St.	T&P	BP							





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

PLANNING DIVISION

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DANIELLE EVANS
ELAINE SEVERINO (ALT.)
JOSH SAFDIE (ALT.)

Case #: ZBA #2010-46
Site: 270 Cedar Street
Date of Decision: October 6, 2010
Decision: *Petition Approved with Conditions*
Date Filed with City Clerk: October 14, 2010

ZBA DECISION

Applicant Name: 270 Cedar Street, LLC
Applicant Address: 661 Main Street, Malden, MA 02148
Property Owner Name: 270 Cedar Street Trust
Property Owner Address: 270 Cedar Street, Somerville, MA 02145
Agent Name: Richard G. DiGirolamo, Esq.
Agent Address: 424 Broadway, Somerville, MA 02145

Legal Notice: Applicant 270 Cedar Street, LLC and owner 270 Cedar Street Trust seek a Variance from SZO § 9.5 to construct a structure with nine residential units with 12 parking spaces of conforming size, instead of 14 parking spaces as otherwise required.

Zoning District/Ward: RB zone. Ward 5
Zoning Approval Sought: §9.5
Date of Application: August 10, 2010
Date(s) of Public Hearing: 9/15 & 10/6/10
Date of Decision: October 6, 2010
Vote: 5-0

Appeal #ZBA 2010-46 was opened before the Zoning Board of Appeals at Somerville City Hall on September 15, 2010. 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 two hearings of deliberation, the Zoning Board of Appeals took a vote.



CITY HALL • 93 HIGHLAND AVENUE • SOMERVILLE, MASSACHUSETTS 02143
(617) 625-6600 EXT. 2500 • TTY: (617) 666-0001 • FAX: (617) 625-0722

www.somervillema.gov

