

ADDENDUM TO
MEMORANDUM IN SUPPORT OF APPLICATION

Premises: 191 Highland Avenue
Applicant/Owner: Highland Armory Realty Trust
Agent: Adam Dash, Esq.
Case #: ZBA 2012-63

SUMMARY

Applicant and Owner, Highland Armory Realty Trust, previously filed an application seeking to revise certain conditions imposed in the decision of the Zoning Board of Appeals of Somerville (“ZBA”) in Case number ZBA 2005-70-R0209 dated March 4, 2009, as previously revised, which is itself a revision of the prior Case number ZBA 2005-70, and also affected by a prior decision, being Case number ZBA 2004-57 and its previous revisions (the “Decision”), regarding 191 Highland Avenue, which is the former armory (“Premises”).

Applicant now seeks to amend said application to allow for the ability to hold functions and classes in the auditorium accessory to the auditorium use as a space for the arts.

As a permanent certificate of occupancy has issued, the application is for a new series of special permits, rather than for a revision, although only the revised conditions will change from the prior approvals. The rest of the prior approvals will remain the same.

ACCESSORY FUNCTIONS

Applicant seeks to clarify that functions, such as weddings, parties and bar mitzvahs, can be held in the auditorium at the Premises accessory to the main use of the auditorium for arts-related activities. Applicant also seeks to clarify that it can have yoga and pilates classes in the auditorium in the morning.

While Applicant believes that such accessory uses are currently allowed, Applicant wishes to have same formally approved to avoid any ambiguity.

The purpose of having such functions and classes is so that the non-profit Arts at the Armory, which leases the auditorium from Applicant, can financially survive.

It is common for arts-related venues, such as the Museum of Fine Arts, the Cambridge Multicultural Arts Center, Symphony Hall, and the Decordova Museum and Sculpture Park, to rent their arts spaces for private functions and classes to supplement their arts programming. Applicant seeks to allow Arts at the Armory to do the same, as is customary in the arts field.

The income from such functions and classes will help financially support Arts at the Armory, as well as allow them to eventually reduce the rental fees for arts related events in the

auditorium, which will in turn increase the number of artists who will be able to use the space. It is not possible for Arts at the Armory, or any arts organization, to survive without such rentals.

The purpose of the changes being sought is to preserve the auditorium for arts uses. It will not affect the rest of the Premises.

Applicant requests that the Board approve this request.