



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

MICHAEL F. GLAVIN  
EXECUTIVE DIRECTOR

*PLANNING DIVISION*

**TO:** Zoning Board of Appeals  
**FROM:** Planning Staff  
**DATE:** February 26, 2015  
**RE:** 200 Highland Avenue – Revised Plans

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Revised plans were submitted to Planning Staff for 200 Highland Avenue. The only modification to the plans affects the rear/side deck facing the abutting neighbor's house at 4 Spring Hill Terrace. While the deck previously extended all the way to the edge of the first floor portion of the building at the rear, the new deck is approximately 50% of the size of the original proposed deck. The deck as shown in the attached revised plans is 10 feet deep, and ends 10 feet from the edge of the building. A greenery buffer is also proposed to shield the neighbor at 4 Spring Hill Terrace from the deck.

The updated plans are attached and referenced in the conditions below.

#	Condition	Timeframe for Compliance	Verified (initial)	Notes										
1	<p>Approval is for the alteration of a four-family house. This approval is based upon the following application materials and the plans submitted by the Applicant:</p> <table border="1"> <thead> <tr> <th>Date (Stamp Date)</th> <th>Submission</th> </tr> </thead> <tbody> <tr> <td>Dec 18, 2014</td> <td>Initial application submitted to the City Clerk's Office</td> </tr> <tr> <td>Jul 22, 2014</td> <td>Plans submitted to OSPCD (Sheet A-1-A-2 Existing Floor Plans, A-3-A-4 Existing Elevations, A-6 Proposed Floor Plans.)</td> </tr> <tr> <td><del>Dec 18, 2014</del> <u>Dec 15, 2015</u></td> <td>Revised plans submitted to OSPCD (Sheet A-5 Proposed Floor Plans, A-7-A-8 Proposed Elevations)</td> </tr> <tr> <td>Aug 6, 2014</td> <td>Plans submitted to OSPCD (Certified Plot Plan)</td> </tr> </tbody> </table> <p>Any changes to the approved elevations that are not <i>de minimis</i> must receive SPGA approval.</p>	Date (Stamp Date)	Submission	Dec 18, 2014	Initial application submitted to the City Clerk's Office	Jul 22, 2014	Plans submitted to OSPCD (Sheet A-1-A-2 Existing Floor Plans, A-3-A-4 Existing Elevations, A-6 Proposed Floor Plans.)	<del>Dec 18, 2014</del> <u>Dec 15, 2015</u>	Revised plans submitted to OSPCD (Sheet A-5 Proposed Floor Plans, A-7-A-8 Proposed Elevations)	Aug 6, 2014	Plans submitted to OSPCD (Certified Plot Plan)	BP/CO	ISD/ Plng.	
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2	The Applicant shall at his expense replace any existing equipment (including, but not limited to street sign poles, signs, traffic signal poles, traffic signal equipment, wheel chair ramps, granite curbing, etc) and the entire sidewalk immediately abutting the subject property if damaged as a result of construction activity. All new sidewalks and driveways must be constructed to DPW standard.	CO	DPW											
3	Siding type and color, roofing, trim, and materials of the structure shall match or be complimentary on the entire structure.	CO	Plng.											
4	Approval is contingent upon approval of the Highway Superintendent for the curb cut.	BP	Highway											
5	The driveway shall be a maximum of 12 feet wide.	CO	Plng.											
6	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.											