

October 30, 2018

Inspectional Services Department
City of Somerville
1 Franey Road
Somerville MA 02145

RE: 70 Broadway Street

To whom it may concern:

The owners of 70 Broadway St, Somerville, propose to convert the first floor of an existing 2 family residence into a tailor shop and dry cleaning drop off location. In our interpretation, this project complies with the requirements of 521 CMR.

CENTREPOINT
ARCHITECTS

The work to be done is anticipated to exceed 30% of the value of the full and fair cash value of the first floor retail area. Therefore, the work being performed must comply with 521 CMR and an accessible entrance will be provided.

According to 521 CMR 7 Retail Establishments, the shop is considered to be a retail establishment. Areas that must be accessible include areas where the service or product is offered to the public, dressing rooms (if provided), and public toilet rooms provided for clientele.

A vertical platform lift will be installed for access to the first floor. The sales floor and the first floor restroom will also meet the requirements of 521 CMR for Retail Establishments and Public Toilets.

The existing single residence on the upper floors is exempt from 521 CMR because it is considered a private use.

Please let me know if you require any further information regarding this project.

Sincerely,

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