



Orsola Susan Fontano,
Chair
Danielle Evans,
Clerk
Elaine Severino
Josh Safdie
Anne Brockleman
Drew Kane, Alt.

City of Somerville

ZONING BOARD OF APPEALS

City Hall 3rd Floor, 93 Highland Avenue, Somerville MA 02143

CASE: ZBA2018-78-E2-3/20, 1154 Broadway
OWNER: Anuj Pradhan, Trustee of the 1154 Broadway Realty Trust,
1154-1164 Broadway, Somerville, MA 02144
DECISION: Approved on April 22, 2020

This decision summarizes the findings made by the Zoning Board of Appeals regarding the time extension application submitted for 1154 Broadway. The application was submitted on March 4, 2020 and deemed complete on April 3, 2020. The first public hearing was held on April 22, 2020. On April 22, 2020 the Zoning Board voted to approve the extension. This decision was filed with the City Clerk on May 5, 2020.

SUMMARY OF PROPOSAL

Anuj Pradhan, Trustee of the 1154 Broadway Realty Trust, requested an extension to their Special Permit with Site Plan Review (SPSR) previously granted on October 24, 2018. A one-year extension extends the SPSR to October 24, 2020.

RECORD OF PROCEEDINGS

On April 22, 2020 the ZBA held a public hearing. Present and sitting at the public hearing were Members Orsola Susan Fontano, Danielle Evans, Elaine Severino, Josh Safdie, Anne Brockelman, and Drew Kane.

Following public testimony and consideration of the statutory requirements to approve or deny an extension of previously granted permits, Danielle Evans moved to approve the 1-year extension. Elaine Severino seconded. The Board voted 6 to 0 and the motion passed.

Findings:

- The Board finds that the application was submitted to the Board prior to the special permit expiring.
- The Board finds that the applicant was diligent in pursuing a building permit and project financing but has been delayed due to the utility company's inability to act.

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Attest, by the Zoning Board of Appeals:

Orsola Susan Fontano, *Chair*
Danielle Evans, *Clerk*
Elaine Severino
Josh Safdie
Anne Brockelman
Drew Kane, *Alt.*



Attest, by the Planning Director: _____
Sarah Lewis

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. 15.5.3.

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 _____