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# CITY OF SOMERVILLE

Office of Strategic Planning & Community Development

**TO:** Zoning Board of Appeals  
**FROM:** Planning & Zoning Division  
**DATE:** March 19, 2020  
**RE:** ZBA 2018-85-R1-03/20, 54 Dane Street

This memo summarizes the revision submitted for 54 Dane Street, identifies any additional discretionary or administrative development review that is required by the Somerville Zoning Ordinance, and provides related analysis or feedback as necessary. The application was deemed complete on March 12, 2020 and is scheduled for a public hearing on March 25, 2020.

## SUMMARY OF PROPOSAL

Ronald Axelrod is proposing a revision to a Special Permit previously granted. Condition #11 which states, "Gas and electric meters shall not be on the front of the structure. Gas and electric meters may be located on the side of the structure but shall be screened from the street by a hardy, staff approved evergreen planting. Utilities shall not be located adjacent to windows and shall not impact any parking, landscaping, or egress. The provisions of this condition may be waived by staff if the applicant submits a letter from the utility, signed by a utility representative, on utility letterhead, indicating that there is no feasible alternative to placing meters in violation of this condition." The applicant would like the condition removed. ISD has proposed a location on the side of the house that's near the parking area approved in the original decision. Arguing safety concerns and urban design, the applicant would like to keep the existing electrical service on the front of the house where it has always been.

If the Board chooses to act, they should uphold the conditions of the previous approval but remove condition #11; and they should consider whether additional vegetative screening is desired. If yes, that should be an conditioned.

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