



City of Somerville

ZONING BOARD OF APPEALS

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

Orsola Susan Fontano

Chair

Danielle Evans

Clerk

Elaine Severino

Josh Safdie

Anne Brockelman

Drew Kane, *Alt.*

CASE: ZBA2018-142 EXT1, 0 & 20 Inner Belt Road / 56 Roland St

OWNERS: Paradigm Direct Roland LLC, 93 Summer St, Boston, MA 02110
Somerville City Club, 20 Inner Belt Road, Somerville, MA 02145

DECISION: Approved

DECISION DATE: January 22, 2020

This decision summarizes the findings made by the Zoning Board of Appeals regarding the time extension submitted for 0 & 20 Inner Belt Road / 56 Roland St. The application was deemed complete on January 15, 2020 and the first public hearing was held on January 22, 2020. On January 22, 2020 the Zoning Board voted to approve the time extension. This decision was filed with the City Clerk on February 5, 2020.

SUMMARY OF PROPOSAL

The property is located in the Commercial Industry (CI) zoning district. Applicant, CPC-T Innerbelt, LLC, requested to extend the variances granted as part of ZBA2018-142 for minimum lot area per dwelling unit, maximum ground coverage, floor area ratio (FAR), maximum height, minimum front yard, and minimum rear yard. They cited difficulties in correcting title issues relating to relating to a portion of the property due to staffing and administrative constraints at the MBTA as the reason for seeking an extension.

RECORD OF PROCEEDINGS

Present and sitting at the January 22, 2020 hearing were Members Orsola Susan Fontano, Danielle Evans, Elaine Severino, Josh Safdie, Anne Brockelman, and Drew Kane.

Following public testimony and deliberation, Danielle Evans moved to extend the time period of this variance (ZBA2018-142) by 6 months. Elaine Severino seconded. The Board voted 6 to 0.

93 Highland Avenue
Somerville, MA 02143
(617)-625-6600 ext.2500
TTY: (617) 666-0001
www.somervillema.gov
www.somervillezoning.com

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 Planner:

Charlotte Leis

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 _____