



City of Somerville

PLANNING BOARD

City Hall 3rd Floor, 93 Highland Avenue, Somerville, MA 02143 P 12: 04

DECISION

CITY CLERK'S OFFICE
SOMERVILLE, MA

PROPERTY ADDRESS: 71-72 Union Square
CASE NUMBER: CZC#2020-00039
OWNER: Laxmi Pradhan, Trustee of Everest Realty Trust
OWNER ADDRESS: 1274 Broadway, Apt 2., Somerville, MA 02143
DECISION: Approved with Conditions (Site Plan Approval)
DECISION DATE: April 21, 2021

Pursuant the Somerville Planning Board's Rules of Procedure & Policy, commercial signs and any modification to the ground story façade of a building, including building components, requires only Minor Site Plan Approval, with the Director of Planning & Zoning serving as the decision-making authority in-lieu of the Planning Board.

This decision summarizes the findings made by the Director of Planning & Zoning regarding the development review application submitted for 71-72 Union Square.

SUMMARY OF PROPSOAL

Laxmi Pradhan, Trustee of Everest Realty Trust, proposes to install an Entry Canopy and a Canopy Sign.

RECORD OF PROCEEDINGS

On April 21, 2021 the Director of Planning & Zoning reviewed the development review application. Following consideration of the statutory requirements to approve or deny site plan approval, the Director of Planning & Zoning approved the proposal.

FINDINGS

In accordance with the Somerville Zoning Ordinance and the Planning Board's Rules of Procedure and Policies for minor site plan approvals, the Director of Planning & Zoning may approve or deny a site plan approval upon making findings considering, at least, each of the following:

1. *The comprehensive plan and existing policy plans and standards established by the City.*

The Director finds that as SomerVision, the comprehensive Master Plan of the City of Somerville, does not have policies or standards related to canopies or signage, this consideration is not relevant.

2. *The intent of the zoning district where the property is located.*

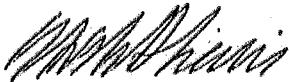
The Director finds that the proposal is consistent with the intent of the Commercial Core district as the proposed canopy and signage conform to the standards for a canopy in the Commercial Core district and the standards for Commercial Signs throughout the City.

3. *Mitigation proposed to alleviate any impacts attributable to the proposed development.*

The Director finds that there are no impacts attributable to the proposal that require mitigation.

DECISION

Following review of the submitted application materials and upon making the above findings, the Director of Planning & Zoning **APPROVED** the Site Plan Approval on behalf of the Planning Board.



Sarah Lewis, Director of Planning & Zoning
Office of Strategic Planning & Community Development

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.

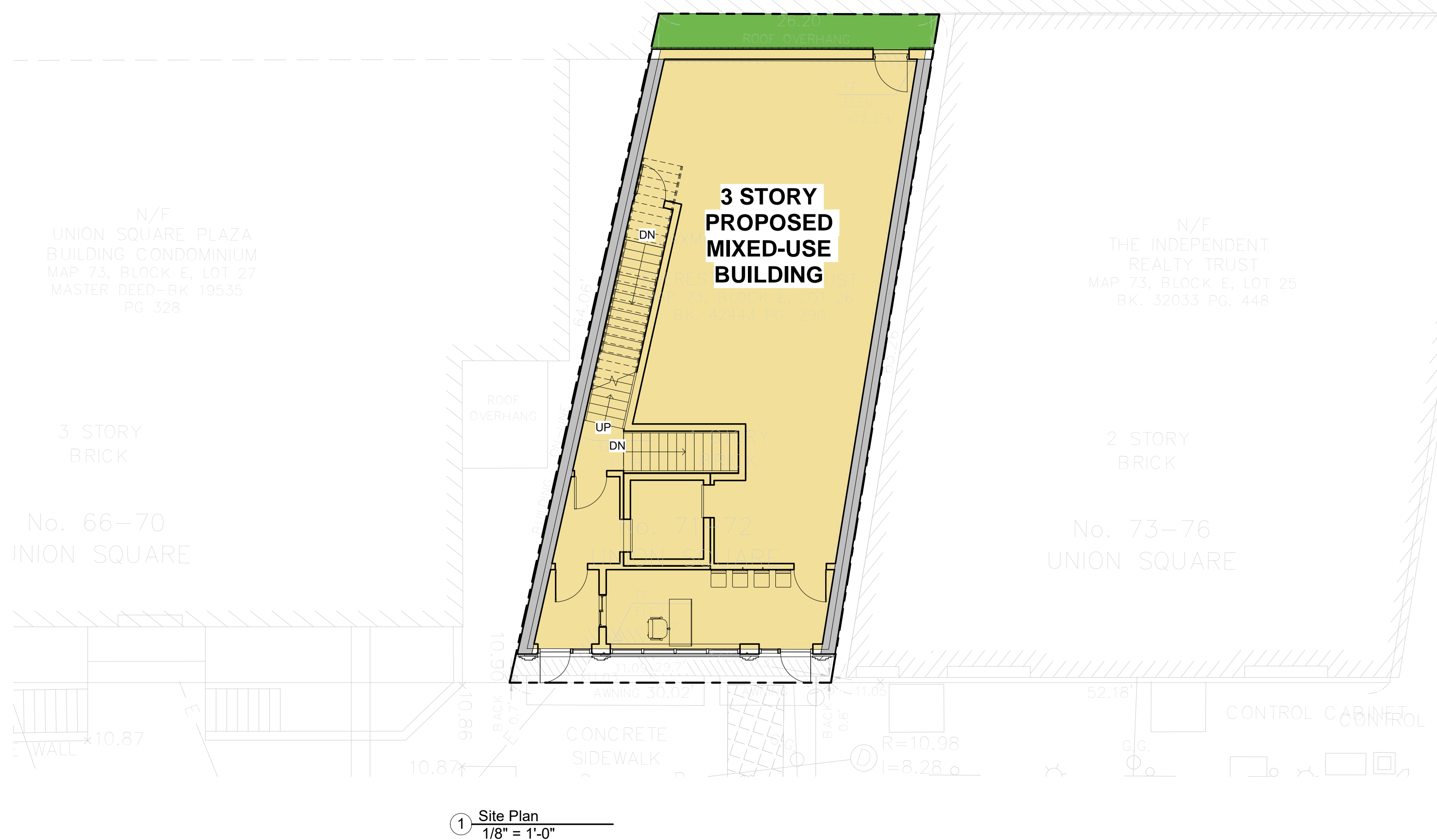
FOR SPECIAL PERMIT(S) WITHIN

_____ there have been no appeals filed in the Office of the City Clerk, or
_____ there has been an appeal filed.

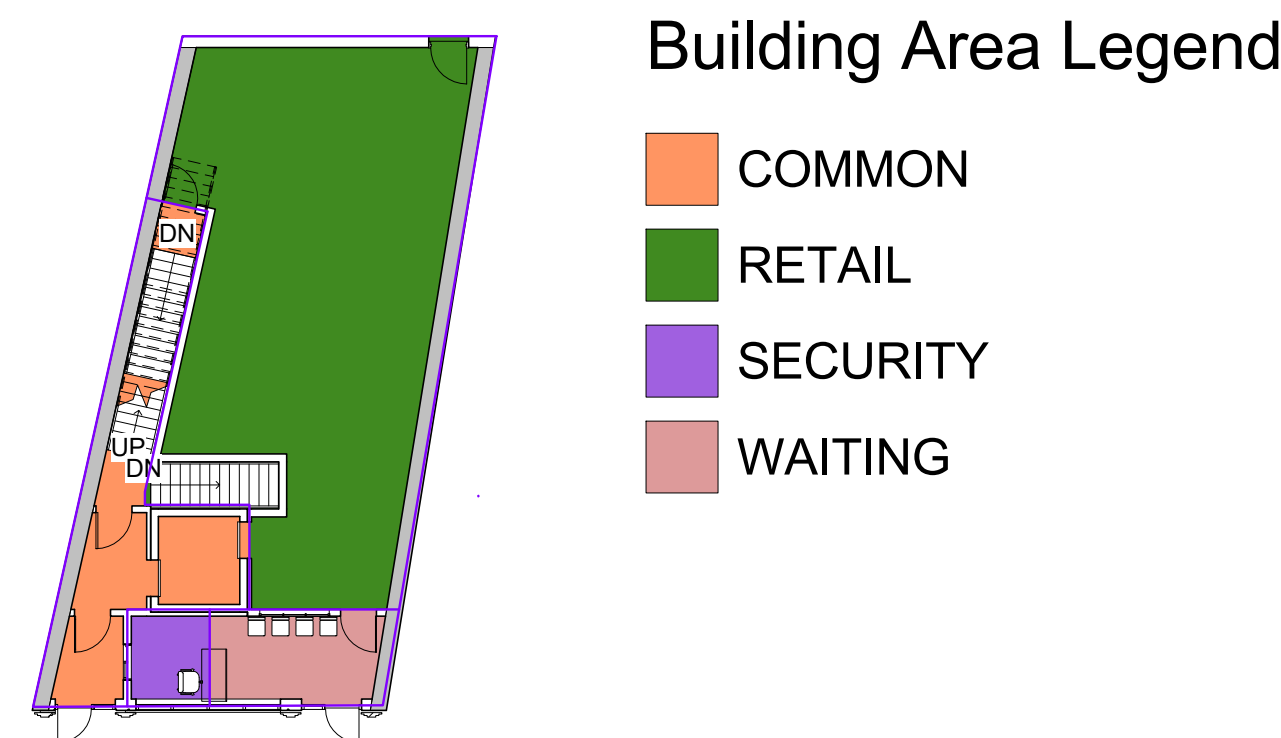
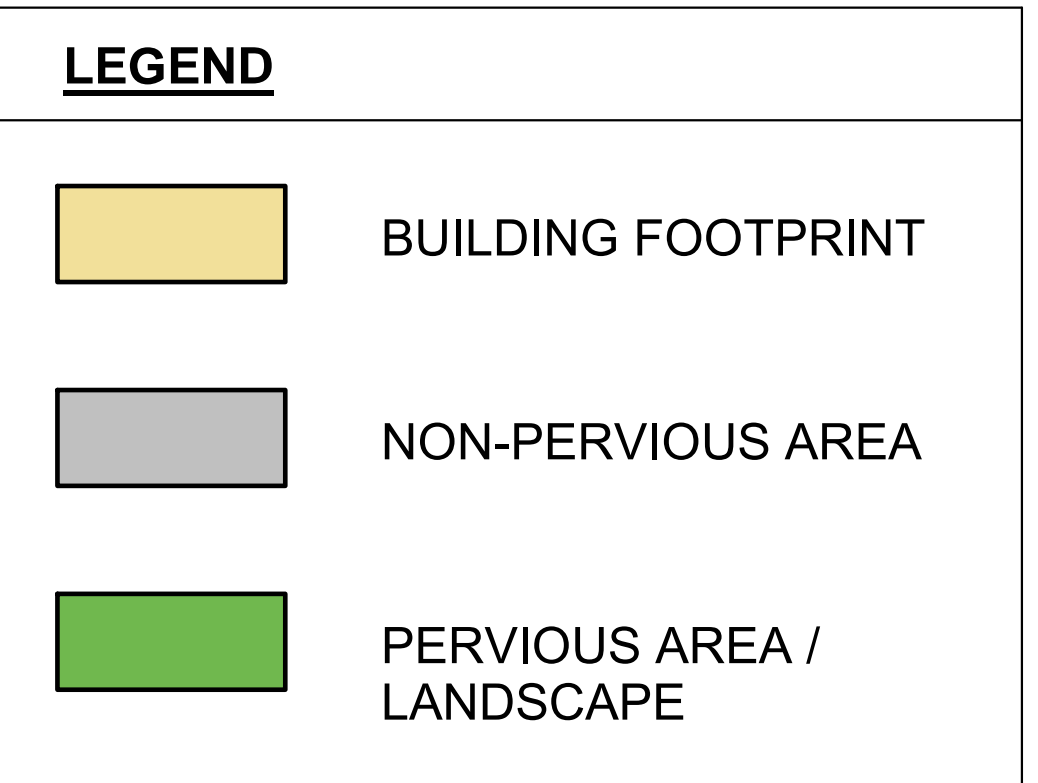
FOR SITE PLAN APPROVAL(S) WITHIN

_____ there have been no appeals filed in the Office of the City Clerk, or
_____ there has been an appeal filed.

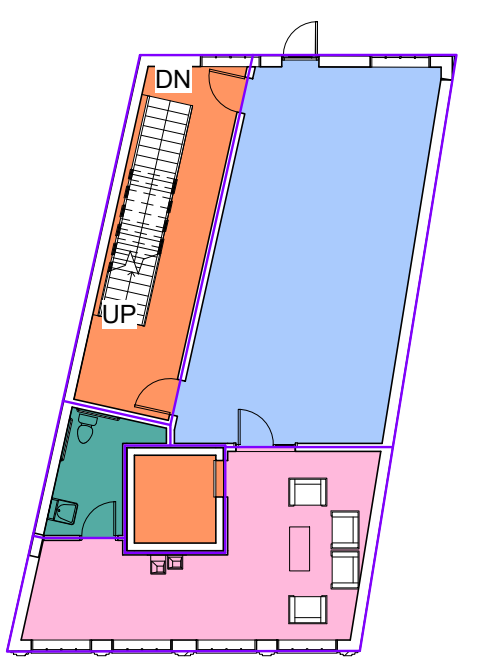
Signed _____ City Clerk Date _____



1 Site Plan
1/8" = 1'-0"



3 1st Floor Level
1/16" = 1'-0"

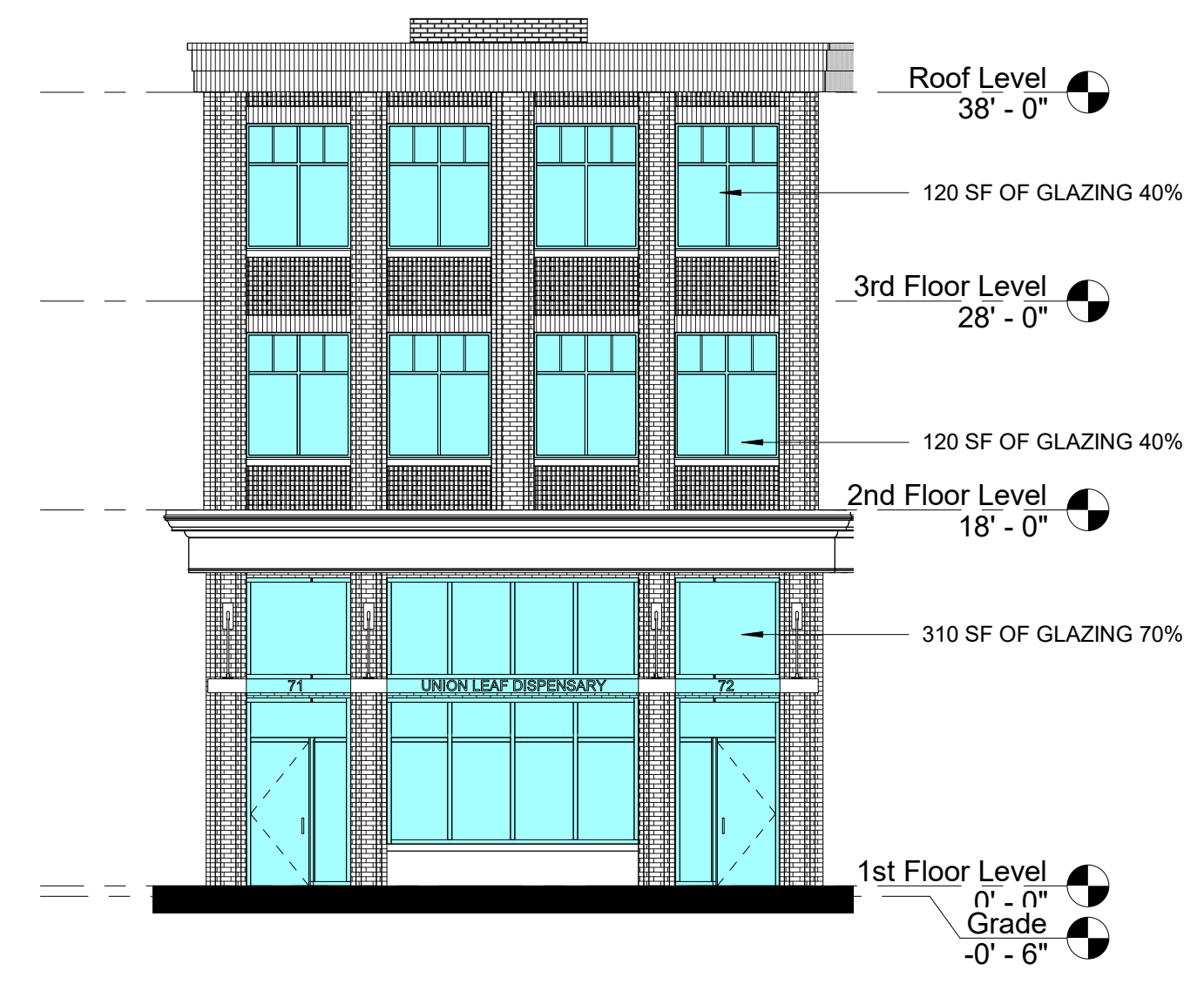


4 2nd Floor Level
1/16" = 1'-0"

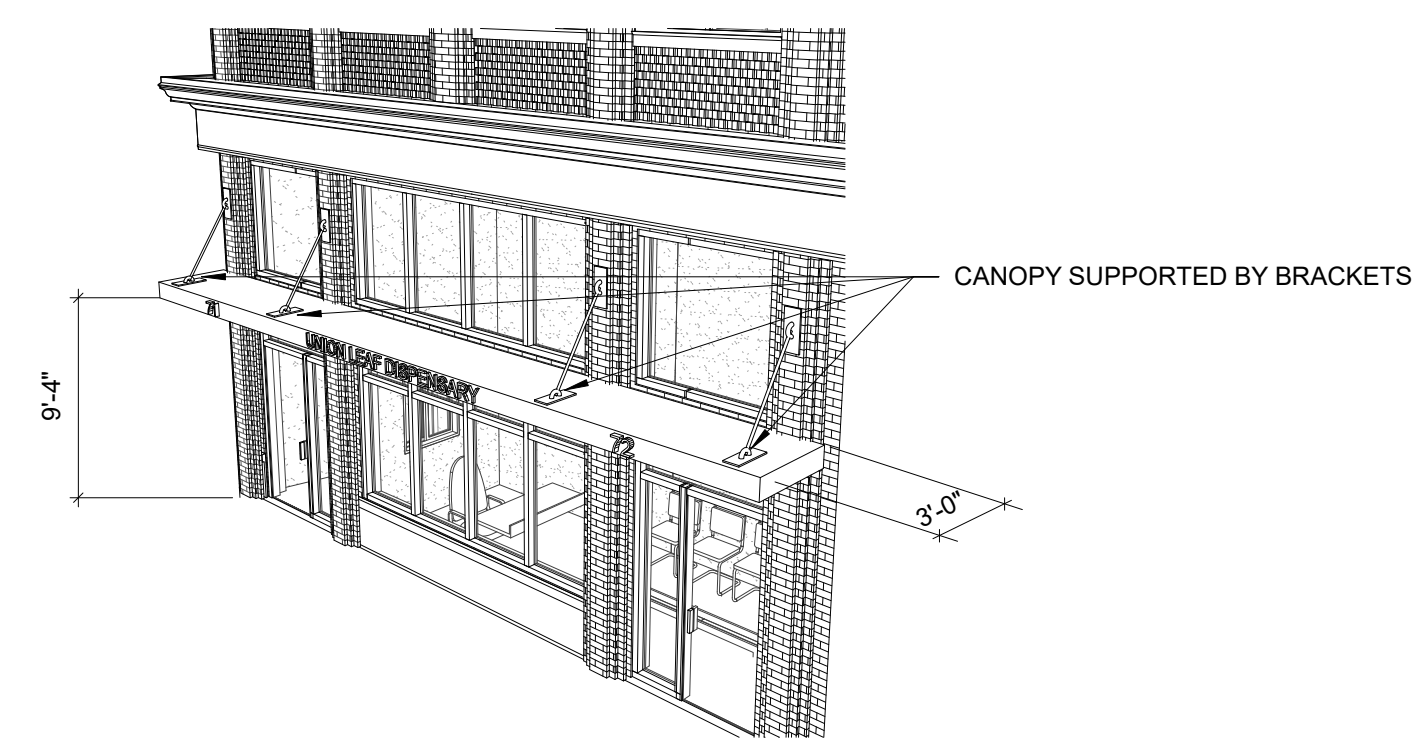


5 3rd Floor Level
1/16" = 1'-0"

ZONING DIMENSIONAL TABLE-PROPOSED ZONING:			
LOT SIZE: +/- 12,143 SF	ALLOWED / REQUIRED	PROPOSED	COMMENTS
ZONE	CC-4 ZONE		
BUILDING TYPE	COMMERCIAL	COMMERCIAL	
LOT DIMENSIONS			
WIDTH (MIN.)	30 FT	30'-2"	COMPLIES
LOT DEVELOPMENT			
LOT COVERAGE (MAX)	100 %	93% / 1,631 SF	COMPLIES
GREEN FACTOR (MIN.)	0.20 MIN 0.25 IDEAL	0.27	COMPLIES
OPEN SPACE (MIN.)	25%	7%	PAYMENT MADE TO CITY
BUILDING SETBACKS			
PRIMARY FRONT (MIN/ MAX.)	2 FT / 15 FT	2'-0"	COMPLIES
SECONDARY FRONT (MIN/ MAX.)	2 FT / 12 FT	--	
SIDE (MIN)	@ ALLEY OR ROW: 0 FT @ NR OR LHD: 10'-0"	0'-0" (L) 0'-0" (R)	COMPLIES
REAR (MIN)	@ ALLEY OR ROW: 0 FT ABUTTING NR OR LHD: 10 FT	3'-0" FT	COMPLIES
MAIN BODY			
BUILDING WIDTH (MAX.)	200 FT	30'-0"	COMPLIES
FACADE BUILD OUT, FRONT STREET (MIN.)	-		
PRIMARY FRONT	80 %	100%	COMPLIES
SECONDARY FRONT	65 %	N/A	
FLOOR PLATE (MAX.)	30,000 SF	1,631 SF	COMPLIES
GROUND STORY HEIGHT (MIN)	18'-0"	18'-0"	COMPLIES
UPPER STORY HEIGHT (MIN)	10'-0"	10'-0"	COMPLIES
BUILDING HEIGHT, STORIES (MIN.)	3 STORIES	3 STORIES	COMPLIES
BUILDING HEIGHT, STORIES (MAX.)	VARIABLES BY MAP	N/A	
BUILDING HEIGHT, FEET (MAX.)	3 STORY (50'-0")	38 / 43 FT	COMPLIES
ROOF TYPE	FLAT	FLAT	COMPLIES
FACADE COMPOSITION			
GROUND STORY FENESTRATION (MIN.)	70%	70% (310 SF)	COMPLIES
UPPER STORY FENESTRATION (MIN./ MAX.)	15% / 70%	35% (105 SF)	COMPLIES
BLANK WALL (MAX.)	20 FT	N/A	
USE & OCCUPANCY			
ENTRANCE SPACING (MAX)	30'-0"	22'-0"	COMPLIES
COMMERCIAL SPACE DEPTH (MIN)	30'-0"	59'-0"	COMPLIES

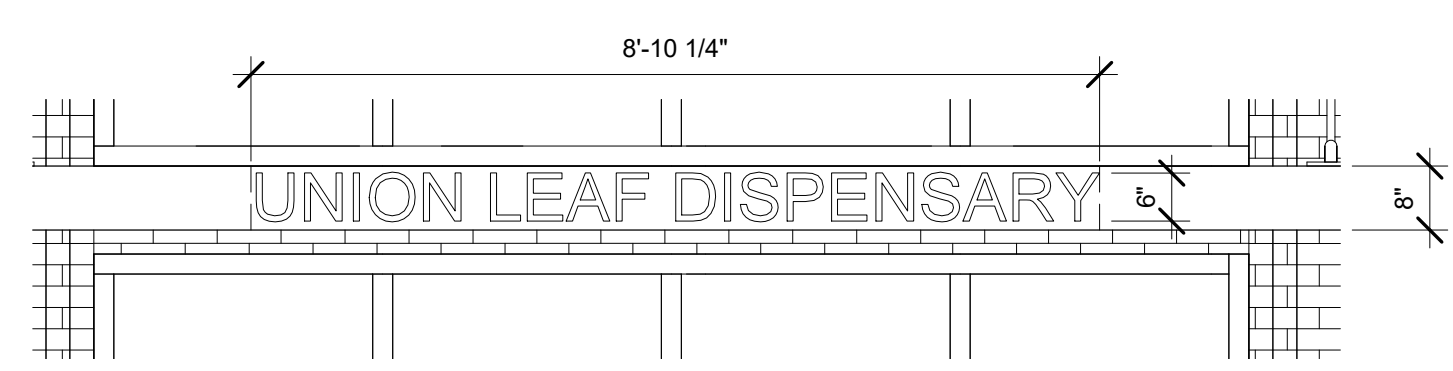


7 Street Elevation Glazing diagram
1/8" = 1'-0"



8 Canopy View

SIZE:	
Area	-
Located on Valance (max)	50% coverage
Projecting from Canopy (max)	1 sf. per width of canopy
LETTERING:	
Height	-
Valance (max) 8"	8"
Projection from Canopy (max) 12"	1" projection from Facade
LOCATION:	
Number of Signs 1 per Canopy	1 Proposed Sign



CANOPY DIMENSIONAL REQUIREMENTS	
Width (min):	
ii. Standards	
a) Entry canopies must be visually supported by brackets, cables, or rods	
b) The width of an entry canopy must be equal to or greater than the width of the doorway surround or exterior casing it is mounted over.	
PROPOSED: THE PROPOSED CANOPY IS SUPPORTED BY CABLES AND IS WIDER THAN THE WIDTH OF THE DOORWAYS	
Projection (min):	3'-0"
PROPOSED: THE PROPOSED CANOPY IS 3'-0" DEEP	
Clearance (min):	8'-0"
PROPOSED: THE PROPOSED CANOPY IS 9'-4" ABOVE THE STREET	
Front Setback Encroachment (max):	100%
PROPOSED: THE PROPOSED CANOPY COMPLIES	
Setback from curb (min):	2'-0"
PROPOSED: THE PROPOSED CANOPY IS IN EXCESS OF 2'-0" FROM CURB	

PROJECT NAME
71-72 Union Square

PROJECT ADDRESS
71-72 Union Square,
Somerville MA

CLIENT
Everest Realty Trust

ARCHITECT
DESIGN KHALSA

17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682 FAX:
617-591-2086

CONSULTANTS:

REGISTRATION

Project number 15062
Date 01-29-21
Drawn by WC
Checked by JSK
Scale As indicated

REVISIONS		
No.	Description	Date

Architectural Site Plan
A-020
71-72 Union Square