



CITY OF SOMERVILLE, MASSACHUSETTS
OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
JOSEPH A. CURTATONE
MAYOR

PLANNING DIVISION

TO: Zoning Board of Appeals
FROM: Planning and Zoning Division
DATE: September 30, 2011
RE: 343, 345, 349, and 351 Summer Street – 9-30-11 Revised Plans

Board Members,

The Applicant for the project at 343, 345, 349, and 351 Summer Street (ZBA 2011-54) has recently submitted updated project plans to our office. These plans are posted on the City of Somerville website, under the Planning and Zoning Division homepage, under the Reports and Decisions section, under the address for the case, with today's date. The biggest change in the revised plans from the original plans is that the VFW Post building has been moved entirely out of the RA district and completely into the CBD district. While this design change does address the concerns that had been raised about the VFW Post building being partially located in the RA district and Planning Staff is supportive of the concept of moving the Post to this location, Staff does have two concerns about the newly proposed design:

- 1) In pulling the VFW Post building entirely into the CBD district, the Applicant has rotated the front entrance of the Post building to now face the parking lot. In doing so, a side façade of the Post building is now facing the street and the interaction of the building with the streetscape needs to be addressed in some manner.
- 2) By rotating the front entrance of the VFW Post building to face the parking lot, the doorway now opens out towards the middle of the shaft.

We believe that these issues are not insurmountable and can be address with some minor changes. Planning Staff would like the Zoning Board to state all of their concerns and comments regarding the overall project and this most updated design before Staff prepares the next update to the Staff Report. We look forward to hearing the Board's and the neighborhood's comments on this most recent proposed design so that we can address those comments, other outstanding issues, and any other changes that the Applicant may be able to make to respond the Board's comments in an updated Staff Report for the October 19, 2011 hearing.

Please also see the attached cover letter that was submitted with the revised plans.

Please do not hesitate to contact our office if you have any questions before the hearing on Wednesday, October 5, 2011.

Thank you.



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Strategic Capital Group, LLC
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Waltham, MA 02451

2011 SEP 26 P 1:43
CITY CLERK'S OFFICE
SOMERVILLE, MA

September 26, 2011

Mr. George Proakis
Planning Director
Office of Strategic Planning & Community Development
City of Somerville
93 Highland Avenue
Somerville, MA 02143

Regarding:

Case #: ZBA 2011-54
Site: 343, 345, 349, and 351 Summer Street
Applicant Name: Strategic Capital Group, LLC
Applicant Address: 1264 Main Street, Waltham, MA 02451
Property Owner Name: George Dilboy VFW Post #529 and The Dakota Partners LLC
Property Owner Address: 371 Summer Street, Somerville, MA 02144 and 1264 Main Street, Waltham, MA 02451
Agent Name: Richard DiGirolamo, Esq.
Agent Address: 424 Broadway, Somerville, MA 02145
Alderman: Rebekah Gewirtz

Dear Mr. Proakis:

Please accept the following drawings, which are replacements for the current plans of the same number and title submitted for the above referenced Case # ZBA 2011-54. These drawings are:

Title	Date
Landscape Plan	9-22-11
AZ 101- Zoning Site Plan	9-23-11
A101 – 1 st Floor Plan	9-23-11
A102 – 2 nd Floor Plan	9-23-11
A300 – North and East Elevations	9-23-11
A301 – South and West Elevations	9-23-11
A302 – Dilboy Post	9-23-11

These plans include certain changes that were made as a result of feedback provided by the Zoning Board of Appeals at the hearing held on September 6, 2011, specifically regarding the Board's preference to move the new Dilboy Post section of the mixed-use building entirely into the CBD District. The major changes to the plans may be summarized as follows:

- The 2-story Dilboy Post section of the mixed-use building was turned by 90 degrees counterclockwise and moved west by approximately 20 feet so that its entire footprint is now in the CBD district.
- The 3-story residential section of the mixed-use building was moved west by approximately 3 feet to accommodate the movement of the Dilboy Post section and maintain the underground garage access road.
- The 3-story residential section and 2-story Dilboy Post section are now completely joined at their common wall on two stories.
- The front entrance to the 2-story Dilboy Post section is now oriented towards the surface parking instead of on Summer Street.
- The reorientation of the Dilboy Post front entrance creates a large landscaped area around the front entrance.
- The Dilboy Post section of the building is now over 20 feet away from the MBTA shaft and completely outside the MBTA easement areas.

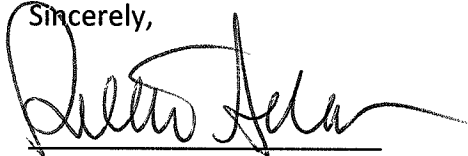
Given these proposed plan changes, the following zoning table items (in item 7. Zoning Data of the application) have changed as follows:

Data	Existing	Proposed
E. Gross Floor Area of Footprints of All Buildings	N/A square feet	18,015 square feet
F. Ground Coverage	N/A %	44.6%
G. Landscape Area (landscape area / C)	N/A %	20.4%
H. Net Floor Area (sum of all usable square feet)	N/A square feet	536 RA + 38,045 CBD = 38,581 square feet
I. Floor Area Ratio (FAR) (H/C)	N/A	0.03 RA; 1.61 CBD; 0.96 Total
K. Front Yard Setback	N/A	10 feet in CBD and 80 feet in RA
N. Side Yard Setback (right when you face property)	N/A	129 feet

We believe that the changes to the plans as proposed represent a positive improvement to the project and to the neighborhood.

Thank you for your consideration of these changes and we look forward to discussing them at the next Zoning Board of Appeals hearing, which is scheduled for October 5, 2011.

Sincerely,

A handwritten signature in black ink, appearing to read "Roberto Arista", written over a horizontal line.

Roberto Arista

Principal

Strategic Capital Group, LLC

Cc: Richard DiGirolamo, Esq.