



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

MICHAEL F. GLAVIN
EXECUTIVE DIRECTOR

PLANNING DIVISION

LEGAL NOTICE
OF PUBLIC HEARING

A **public hearing** for all interested parties will be held by the Zoning Board of Appeals on **Wednesday, January 4, 2017** at 6:00 p.m. at City Hall, Aldermanic Chambers, 2nd Floor, 93 Highland Avenue, Somerville, MA.

1 McGrath Highway: (Case #ZBA 2016-124) Applicant, Somerbridge Hotel, LLC , and Owner, The 245 Monsignor O'Brien Highway Realty Trust, Anthony Previte, Trustee, seek a Special Permit with Site Plan Review (SPSR) under §5.2, §5.3, and §7.11.10.5.b and a Variance under §5.5, §8.5.F , §9.5, and §12.4 to construct a 120 room extended stay hotel. IA zone. Ward 2.

225 Powderhouse Boulevard: (Case #ZBA 2016-138) Applicant and Owner, Karen A. Errico, seeks a Special Permit under SZO §4.4.1 to construct a dormer within the required left side yard of a nonconforming structure. RA zone. Ward 7.

191 Beacon Street: (Case #ZBA 2015-79-R1-11/16) Applicant, Well Built Construction Company, Inc., and Owner, Beacon/Park, LLC, seek a revision to a Special Permit under SZO §5.3.8 to replace decks with balconies, install a fence, landscape features, and noise screening devices, and designate space for trash storage within the commercial units. RA zone. Ward 2.

231 Lowell Street: (Case #ZBA 2013-79-E1-11/16) Applicant & Owner, 231 Lowell Street, LLC, seeks a time extension of a Variance under SZO §5.5 and M.G.L. Ch. 40A pursuant to Case # ZBA 2013-79, approved on February 3, 2016 that was for the number of parking spaces and for dimensional requirements related to the split zoned lot such as FAR, ground coverage, and lot area per dwelling unit. RC and RA zones. Ward 5.

352 Washington Street: (Case #ZBA 2016-146) Applicant, Sasha Craine, and Owner, Mai Luo, seek a Special Permit under SZO §4.5.1 to change a nonconforming use, an auto supply store, to another nonconforming use, a for-profit school for instruction in arts, skills, or vocation training . RB zone. Ward 6.

10 Florence Terrace: (Case #ZBA 2016-130) Owner, 10 Florence Terrace, LLC, and Applicant, Fernando Dalfior, seek a Special Permit under SZO §4.4.1 by finishing the basement and parking relief under SZO §9.13. RB zone. Ward 4.

5 Montgomery Avenue: (Case #ZBA 2016-131) Owner, 10 Florence Terrace, LLC, and Applicant, Fernando Dalfior, seek a Special Permit under SZO §4.4.1 by finishing the basement and parking relief under SZO §9.13. RB zone. Ward 1.



44 Medford Street: (Case #ZBA 2016-93) Applicant, Block Properties LLC, seek a Special Permit with Site Plan Review under SZO §5.2 for new construction of a mixed-use building with 1,120sf of Commercial use and 12 residential units (including 2 affordable), a Variance under SZO §5.5 and §8.5 for lot area per dwelling unit, and a Special Permit under SZO §9.13 for 3 off-site parking spaces and SZO §9.5 for parking relief. BA Zone. Ward 2.

Per Somerville Zoning Ordinance (SZO) section 13.3.3, the Board will review and vote upon policy changes to facilitate the creation of affordable homeownership opportunities under the inclusionary housing program. The first change would revise the calculation establishing the purchase price of units available to households at or below 80%, 110% and 140% of Area Median Income (AMI). The second change would revise the basis for the interest rate to be used in calculating the monthly mortgage loan amount a household can afford. Section 13.3.3 of the Ordinance calls for the Special Permit Granting Authority to conduct a public hearing to receive comment prior to adopting any change in these standards.

Applications are not posted online. Copies of these applications are available for review in the Office of Strategic Planning and Community Development (OSPCD), located on the third floor of City Hall, 93 Highland Avenue, Somerville, MA, Mon-Wed, 8:30 am-4:30 pm; Thurs, 8:30 am-7:30 pm; and Fri, 8:30 am-12:30 pm. Reports, plans and decisions, when completed, are posted online at www.somervillema.gov/planningandzoning. As cases may be continued to later dates, please check the agenda on the City's website or call before attending a meeting. Continued cases will not be re-advertised. Interested persons may provide comments to the Zoning Board of Appeals at the hearing or by submitting written comments by mail to OSPCD, Planning Division, 93 Highland Avenue, Somerville, MA 02143; by fax to 617-625-0722; or by email to dpereira@somervillema.gov.

Attest: Dawn Pereira, Administrative Assistant

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