



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, December 7, 2016** at 6:00 p.m. at City Hall, Aldermanic Chambers, 2nd Floor, 93 Highland Avenue, Somerville, MA.

46 Mount Vernon Street: (Case # ZBA 2016-121) The Applicant, True-Healing Health Services, Inc., and Owner, Ting Fang, seek a special permit under SZO §7.11.4.f to operate an accessory office for acupuncture, massage, herbal medicine, and other holistic therapies within a primary residence. RB Zone. Ward 1.

1366, 1370, 1372, and 1374 Broadway: (Case # ZBA 2016-127) Applicant, FHRC Management Corporation, and Owner, Clarendon Hill Somerville, Limited Partnership, seek a Special Permit under SZO §4.4.1 to install accessory smoking shelters on a lot with nonconforming structures. RC zone. Ward 7.

741 Somerville Avenue : (Case # ZBA 2016-134) Applicants and Owners, Fatima Abouzid and EL Mahjoub Karmoussi, seek a Special Permit under SZO §4.4.1 to construct dormers, remove and create new windows, and construct a deck within the required side yards of a nonconforming structure. RB zone. Ward 5.

NorthPoint Parcel JK - loading docks: (Case # ZBA 2016-137) Applicant/Owner DW NP Property LLC requests a Variance under §6.6.10.G for four loading docks on the secondary front lot line as part of a Commercial Office, R&D/Laboratory, or Other Use on Parcel JK within the overall NorthPoint development site. North Point Special District (NPSD). Ward 1.

102 Morrison Avenue: (Case # ZBA 2016-112) Applicant/Owner Paul Lavelle seeks a Special Permit under §4.4.1 to build an exterior stair for existing unenclosed decks at the rear of a 3-family. RA Zone. Ward 6.

70 Lowell Street: (Case # ZBA 2016-118) Applicant/Owner Daniel Needleman seeks a Special Permit under §4.4.1 for a second story and attic, for 1 additional bedroom, added to an existing 1-1/2 story 3-bedroom house. RB Zone. Ward 3.

55 Partridge Avenue: (Case # ZBA 2016-130) Applicant and Owner, Wei Zhang, seeks a Special Permit under SZO Section 4.4.1 to finish the basement and increase the FAR. RA zone. Ward 5.

483 Medford Street: (Case # 2016-26) Applicant, Mouhab Rizkallah, and Owner, 62 College Ave Trust, LLC, seek a Special Permit under SZO Section 4.4.1 to alter the exterior of the single-story portion of the property. RC zone. Ward 5.



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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