



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, November 16, 2016** at 6:00 p.m. at the Visiting Nurse Association, 259 Lowell Street, Community Room, 3rd Floor, Somerville, MA.

45 Lexington Avenue: (Case # ZBA 2016-102) (re-advertised) Applicant/Owner, 45 Lexington Development LLC, seeks a Special Permit under SZO §4.4.1 to approve a renovation of a non-conforming 2-1/2 story two-family residential building with an expansion to finish the basement add a first floor addition with second floor roof deck and §9.13 for parking relief. RA Zone. Ward 5.

98 Highland Road: (Case # ZBA 2016-113) (re-advertised) Applicant, Hardin Realty Development LLC, and Owners, Jennifer and Scott Hardin, seek a Special Permit under SZO §4.4.1 to finish the basement of a non-conforming three-family residential by adding a family room, bathroom, and two bedrooms and §9.13 for parking relief. RA Zone. Ward 5.

14 Tennyson Street: (Case # ZBA 2016-117) Applicant and Owner, Ellery Yahia, seeks a Special Permit per SZO §4.4.1 to finish a basement which increases the FAR. RA zone. Ward 5.

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 §4.5.1 and §7.11.10.5.b, and a Variance, under §5.5, §8.5.F, and §9.5. IA zone. Ward 2.

514A Medford Street: (Case # ZBA 2016-125) Applicant, Julio Pleitez, and Owner, Giuseppe Bologna of LAB Trust, seek a Special Permit with Design Review (SPSR) under SZO §7.11.10.2.1.A to establish a fast order food business. NB zone. Ward 5.

18-20 Arlington Street: (Case # ZBA 2016-126) Applicant and Owner, 18-20 Arlington Street, LLC, seeks a Special Permit per SZO §4.4 to modify a nonconforming five-unit condominium structure by adding a roof deck on top of the rear second story. RB zone. Ward 1.

252 Medford Street: (Case: ZBA 2016-119) Applicant, New Cingular Wireless PCS, LLC, and Owner, Somerville Housing Authority, seek a Special Permit (SZO §7.11.15.3 and SZO Article 14) to replace three panel antennas. BB zone. Ward 3.



27 College Avenue: (Case ZBA 2016-122) Applicant, New Cingular Wireless PCS, LLC, and Owner, Somerville Housing Authority, seek a Special Permit (SZO §7.11.15.3 and SZO Article 14) to replace three panel antennas. CBD zone. Ward 6.

483 Medford Street: (Case ZBA 2016-127) Applicant, Mouhab Rizkallah, and Owner, 62 College Ave Trust, LLC, seek Special Permits under §7.11.1 and §4.4.1 of the SZO to convert commercial space to residential and to add a fourth residential unit to the property. RC zone. Ward 5.

31 Porter Street: (Case ZBA 2016-119) Applicant and Owner, 31 Porter Street, LLC, seeks Special Permits under SZO §7.3 to increase the maximum number of dwelling units per lot from three to eight, Special Permit to extend existing non-conformities under §4.4.1 and parking relief under §9.13 of the SZO. RB zone. Ward 3.

113 Prospect Street (Case ZBA 2016-111) Applicant and Owner, Lieba Savitt, seeks a Special Permit under SZO §4.4.1 to construct a rear addition and to construct a dormer within the side yard setback. RC zone. Ward 2.

NorthPoint Neighborhood Development Plan: (Case # PB 2014-29-MA-0916) Applicant/Owner DW NP Property LLC requests an Amendment to the Approved NorthPoint Neighborhood Development Plan with waivers for §6.6.4.B block perimeter limits abutting rail rights-of-way, §6.6.4.A for a dead-end thoroughfare, and §6.6.5.C.4 for sidewalk requirements for street tree fencing or grates. North Point Special District (NPSD). Ward 1.

NorthPoint Parcel J/K: (Case # PB 2016-18) Applicant/Owner DW NP Property LLC requests a Special Permit 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.

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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