



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

GEORGE J. PROAKIS, AICP
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, October 16, 2019** at **6:00 p.m.** in the **City Council Chambers, 2nd Floor City Hall, 93 Highland Avenue, Somerville, MA** to discuss the following:

12 Flint Avenue (ZBA 2019-60): Applicant, Derick Snare, and Owner, Fiorillo Melades, seek special permits under §4.4.1 of the SZO to alter a non-conforming property. Special permits including but not limited to the upward and linear extension of a non-conforming left side yard setback, constructing rear decks within the right side yard setback. RB zone. Ward 1.

57 Trull Street (ZBA 2019-85): Applicants and Owners, Timothy Buntel and Cynthia Graber, seek a special permit under SZO §4.4.1 to alter a nonconforming structure by constructing a single story addition that is greater than 25% of the existing structures gross floor area and to extend the structure upward within the nonconforming left side yard setback. RB Zone. Ward 5.

87 Jaques Street (ZBA 2019-82): Applicant, North America Development, and Owner, Nelia DaCova-Pissarra, Trustee of the DaCova Family Trust, seek a special permit under SZO §4.4.1 to alter the nonconforming structure by constructing a single story addition atop the existing structure and by constructing a three-story addition in the rear that will increase the existing structures gross floor area by greater than 25%. A special permit under SZO §9.13 for parking relief is also required. The proposal will result in three dwelling units being located on the site. RB Zone. Ward 4.

59 Linden Avenue (ZBA 2019-96): Applicants and Owners, Marc Wagner and Fan Wang, seek a special permit under SZO §4.4.1 to alter the nonconforming structure by constructing a 2.5-story addition in the rear that will increase the existing structures gross floor area by greater than 25%. The proposal will also extend the structure backward within the nonconforming left side yard setback. A special permit under SZO §9.13 for parking relief is also required. The proposal will result in two dwelling units being located on the site. RA Zone. Ward 5.

24 Kensington Avenue (ZBA 2019-104): Applicant and Owner, Christie Xie, seeks a special permit under SZO §4.4.1 to alter a nonconforming structure by installing balconies within the nonconforming right side yard setback. RC Zone. Ward 1.

45 Cameron Avenue (ZBA 2018-81-R2-9/19): Applicant and Owner, Aroli Realty Trust, seeks a revision to a previous approved special permit (ZBA 2018-81) under SZO §5.3.8 to amend condition #19 regarding the pavement material. RB Zone. Ward 7.



103 Washington Street (ZBA 2019-97): Applicant and Owner, Clover Leaf Capital Holdings, LLC, seek seeks a Special Permit under Section 7.11 to alter a nonconforming use (auto-body shop) and Section 4.4.1 to alter a nonconforming structure of the Somerville Zoning Ordinance (SZO) structure to a 3-story mixed-use building, containing a commercial space and 6 dwelling units, with a request for parking relief under Section 9.13. RC Zone. Ward 1.

40 Belmont Street (ZBA 2019-101): Applicant, Derick Snare, and Owner, Diane Carson, seek special permits under §4.4.1 of the SZO. Alterations include but may not be limited to the upward extension of the non-conforming right side yard setback, extension of rear porch. Roof style to change from hip to gable. RB zone. Ward 3.

15 Carlton Street (ZBA 2019-98): Applicant and Owner, Yu Shu, seeks special permits to alter a non-conforming property under §4.4.1 of the SZO. Number of units to increase from three to four. Upward extension of the non-conforming right and front yard setbacks. Parking relief under Article 9. RC zone. Ward 2.

Submittals may be viewed in-person in the Office of Strategic Planning and Community Development, 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-7:30pm 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 planning@somervillema.gov.

Attest: Sarah Lewis, Planning Director

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