



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 2, 2019** at **6:00 p.m.** in the **City Council Chambers, 2nd Floor City Hall, 93 Highland Avenue, Somerville, MA.**

346 Somerville Avenue (ZBA 2019-19) (re-advertise): Applicant, 346 Somerville Ave., LLC, and Owner, Palmac Realty Corp propose a mixed-use structure with 94 residential units, ground floor commercial. A publicly-accessible park is proposed at the rear of the lot. The NB portion of the property requires the following relief from the ZBA: Special Permit with Site Plan Review (SPSR), variances including but not limited to FAR, height, lot area per dwelling unit, number of stories, and any and all other dimensionals that might be needed. Special Permit for parking relief under Article 9. The CCD-55 portion of the project needs relief from the ZBA for the following: variances including but not limited to landscaping, FAR, height, ground coverage, lot area per dwelling unit, number of stories, and all other dimensionals that might be needed. All special permitting in the CCD-55 zone is the purview of the Planning Board. CCD-55 & NB zones. Ward 2.

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. RB Zone. Ward 5.

385 Broadway (ZBA 2019-102): Applicant, Deep Cuts Deli LLC, and Owner, Somerville Square LLC, seek a special permit with design review under SZO §7.11.10.1.1.a to establish a restaurant and under §7.11.10.1.2.a to conduct a portion of the restaurant operations outdoors. A special permit for parking relief under §9.13 is also being sought. RC Zone. Ward 4.

2019-221 Elm St, a/k/a 387-391 Summer St and 217 Elm St, a/k/a 376 Summer St (ZBA 2019-99): Applicant, Painted Burro, Inc., and Owner, Laverty Family Trust, seeks a Variance under SZO §5.5 and Article 9 for parking relief to expand the number of seats in the restaurant from 110 to 142. CBD Zone. Ward 6.

350 Mystic Avenue (ZBA 2019-103): Applicant and Owner, Craig Corporation, proposed a mixed-use residential building and seeks a Special Permit with Design Review (SPD), variances under §5.5, §9.5, & §4.4.1 for rear yard setback, special permit for parking under Article 9 of the SZO, and a Special Permit with Site Plan Review (SPSR) to increase the number of dwelling units under §7.11.1c. BB zone. Ward 1

85 Munroe Street (ZBA 2019-45): Applicant, John Murray, and Owners, Raymond & Mary Snow, seek special permits to alter a non-conforming three-family structure. Special permits including but not limited to the upward extension of the non-conforming left side yard setback and the construction of a front dormer within the front and right side yard setbacks. RA zone. Ward 2.



12 Flint Street (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.

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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