



**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, November 6, 2019 at 6:00 p.m.** at the **Visiting Nurse Association, 3<sup>rd</sup> Floor Community Room, 259 Lowell Street, Somerville, MA** to discuss the following in addition to any other items previously advertised and listed on the ZBA agenda. Please check the city website 48 hours prior to the start of the ZBA meeting to view the hearing status of pending projects.

**8 Sycamore Street (ZBA 2019-61):** Applicant, Creative Property Solutions, LLC, and Owner, Eight Sycamore Trust, seek Special Permits under §4.4.1 of the SZO to alter a non-conforming property including increasing the GFA by more than 25% and under §7.11 to change from 3 to 5 residential units. Parking relief under Article 9 for number of spaces and providing compact spaces. RC zone. Ward 4.

**103 Washington (ZBA 2019-xxx):** Applicant & Owner, Clover Leaf Capital Holdings, LLC, seek an Extension to their Special Permit under §5.3.10 of the SZO to exercise their previous approval for a mixed-use building with one commercial unit and 6 residential units. RC zone. Ward 1.

**121-123 Washington Street (ZBA 2019-111):** Applicant & Owner, Wooden Teeth, LLC, seek Special Permits under §4.4.1 of the SZO to alter a non-conforming property to build a mixed-use building. A Special Permit under §7.11.1 to establish 5 residential units and a Special Permit with Design Review for a café in a commercial space. Parking relief under Article 9. RC zone. Ward 1.

**110-112 Yorktown Street (ZBA 2019-106):** Applicant, Sean Anderson, and Owners, Basam, Kim, Rahman, and Bashar Nabulsi, seek a special permit under SZO §4.4.1 to alter a nonconforming structure by constructing a dormer within the left side yard setback. RB Zone. Ward 7.

**17-25 Murdock Street and 227-229 Cedar Street (ZBA 2016-129-R2-10/19):** Applicant and Owner, Cedar Murdock Partners, LLC, seeks a revision to their previously approved special permit with site plan review under SZO §5.3.8 in order to change the height of the foundation for building 5 due to ground water levels. RB zone. Ward 5.

**41 Myrtle Street (ZBA 2018-65-R1-10/19):** Applicant, JC Mercer Development, and Owner, 41 Myrtle Street Realty Trust, seek a revision under SZO §5.3.8 to revise a previously approved special permit by altering the site plan. A special permit under SZO §9.13 is also required to modify parking design standards. RB Zone. Ward 1.

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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](http://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](mailto:planning@somervillema.gov).

Attest: Sarah Lewis, Planning Director

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