



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

GEORGE J. PROAKIS  
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, February 20, 2019** at **6:00 p.m.** in the **Aldermanic Chambers, City Hall, 93 Highland Avenue, Somerville, MA.**

\*\*\* Cases are sometimes postponed to later dates. To sign up for emails to inform you of a change of hearing date for a project near you, please use the URL associated with your address of interest that appears at the end of this legal notification.\*\*\*

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**1 McGrath Highway (ZBA 2018-138):** 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 §5.2, §5.3, and §7.11.10.5.b and a Variance under §5.5, §8.5, Article 9, and §12.4 to construct a 135 room extended stay hotel. IA zone. Ward 2.

**21 Houghton Street (ZBA 2018-187):** Applicant / Owner, Raquel A. Schott, seeks a special permit under SZO §4.4.1 to alter a nonconforming structure to construct a rear second-story addition above an existing one-story portion of the building. RB Zone. Ward 2.

**47 Oliver Street (ZBA2018-194):** Applicant, North America Development, and Owner, Selma P. Damasceno, seek special permits under §4.4.1 of the SZO to alter a non-conforming property including increasing the Gross Floor Area (GFA) by more than 25%, upward and linear extension of the non-conforming left side yard setback through the construction of a large rear addition. Number of units to increase from two to three. Parking relief under Article 9 of the SZO. RB zone. Ward 1.

**111 Summer Street (ZBA2018-171):** Applicant, Elan Sassoon, and Owner, 111 Summer St. LLC, seek special permits under §4.4.1 of the SZO for alterations to a non-conforming property including increasing the gross floor area (GFA) by more than 25%. Variance to reduce the rear yard setback from 38.4 feet to 10.25 feet. Parking relief under Article 9 of the SZO. RB zone. Ward 3.

**24 Dane Avenue (ZBA2018-75):** Applicant and Owner, 24 Dane Ave., LLC, seeks Special Permits under §4.4.1 of the SZO to alter a non-conforming structure by extending the non-conforming left and right side yard setbacks, increasing the GFA by more than 25%. Unit count to increase from one to three. Parking relief under Article 9. RC zone. Ward 2.

**171 Cedar Street (ZBA 2018-191):** Applicant and Owner, 171 Cedar Street, LLC, seeks special permits under §4.4.1 of the SZO for alterations to a non-conforming property including increasing the gross floor area of more than 25%. Number of units to increase from two to five. Special Permit with Site Plan Review (SPSR). Parking relief under Article 9 of the SZO. BB zone. Ward 5.



**111 Rogers Avenue (ZBA 2018 – 190):** Applicant, Anthony Adam, DBA A. Adam Construction, and Owner, Jonathan Tice, seek a special permit under SZO §4.4.1 for alterations to a non-conforming property including the construction of a dormer within the left side yard setback and increasing the non-conforming FAR. RA zone. Ward 5.

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1 McGrath Hwy: <http://eepurl.com/ggnVnP>

21 Houghton St: <http://eepurl.com/ggnVEL>

24 Dane Ave: <http://eepurl.com/dzaC9z>

111 Summer St: <http://eepurl.com/ggpyj1>

47 Oliver St: <http://eepurl.com/ggpzpT>

171 Cedar St: <http://eepurl.com/ggpzLy>

111 Rogers Ave: <http://eepurl.com/ggpCWb>

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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