



City of Somerville

ZONING BOARD OF APPEALS

City Hall 3rd Floor, 93 Highland Avenue, Somerville MA 02143

AGENDA

Wednesday, April 15, 2020 at 6:00 pm

TO USE A COMPUTER

Virtual meeting link:

<https://attendee.gotowebinar.com/register/9214038688600730894>

Virtual meeting ID: 673-037-211

TO CALL IN

Phone number: (415) 930-5321

Access code: 353-614-896

Pursuant to Governor Baker's March 12, 2020 Order suspending certain provisions of the Open Meeting Law, G.L. C. 30A, s. 18, and the Governor's March 15, 2020 Order imposing strict limitations on the number of people that may gather in one place, as well as Mayor Curtatone's Declaration of Emergency, dated March 15, 2020, this meeting of the Zoning Board of Appeals will be conducted via remote participation. We will have an audio recording available upon request as soon as possible after the meeting.

GENERAL BUSINESS

Approval of minutes

- March 25, 2020; April 8, 2020

Rescheduled or withdrawal of advertised public hearings

- None

PUBLIC HEARINGS

ZBA 2018-10-R1-6/19 (continued from March 25, 2020)

10 Oak Street

Applicants and Owners, 10 Oak Street, LLC, under §5.3.8 of the SZO, seek revisions to a previously-granted special permit. RC zone. Ward 2.

ZBA2019-114-R1 (continued from April 8, 2020)

453 Somerville Ave

Applicant and Owner, Jack Saade, seeks a special permit under SZO §7.11.1.c and parking relief under Article 9 to construct a four story mixed use building with five residential units and ground floor retail space. A Variance under SZO §5.5 and §8.6.12 for relief from the required rear yard setback. BA and RB Zone. Ward 2. Advertising conditional upon court decision/order.

AA2020-0001 (continued from March 25, 2020)

515 Somerville Ave

Applicant Claudia Murrow seeks an administrative appeal of the building inspector's decision of December 12, 2019. The applicant is appealing from the building inspector's refusal to take action on her enforcement request relative to property located at 515 Somerville Avenue and a building permit issued with respect to that property.

OTHER BUSINESS

- Pursuant to an Order and Judgment of the Massachusetts Land Court dated March 19, 2020 in the case of Claudia Murrow v. YEM Somerville Ave, LLC, et al., Land Court Misc. Case No. 19 MISC 000434 (RBF),

Applicant YEM Somerville Ave, LLC seeks an annulment of the ZBA's August 21, 2019 decision, related to the project at 515 Somerville Avenue and identified as Board decision number 2018-122-R1-7/19, on the basis that the Applicant has abandoned the rights granted under the decision. Applicant also seeks to withdraw the application which sought the relief granted in the ZBA's said August 21, 2019 decision.

Plans and reports are available to view at the City of Somerville website via the following link:

<https://www.somervillema.gov/departments/ospcd/planning-and-zoning/reports-and-decisions>