



City of Somerville

# ZONING BOARD OF APPEALS

City Hall 3<sup>rd</sup> Floor, 93 Highland Avenue, Somerville MA 02143

## AGENDA

Wednesday, April 22, 2020 at 6:00 pm

### TO USE A COMPUTER OR SMARTPHONE APP

Virtual meeting link:

<https://attendee.gotowebinar.com/register/5560386838378844941>

Virtual meeting ID: 783-059-947

### TO CALL IN\*

Phone number: (415) 655-0060

Access code: 550-248-895

\* To make arrangements for testimony via phone please reach out to planning staff at [planning@somervillema.gov](mailto:planning@somervillema.gov) or leave a message at 617.625.6600 ext. 2500 at least 4 hours prior to meeting start time.

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

- April 15, 2020

Rescheduled or withdrawal of advertised public hearings

- None

### PUBLIC HEARINGS

**ZBA2019-114-R1** (continued from April 15, 2020) (will continue to May 6)

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.

**DRA2020-0018** (continued from March 25, 2020) (will continue to May 6)

3 Hawkins Street

Hawkins St Union Square LLC proposes to construct a 6-story general building with a nonconforming upper story step back within the Mid-Rise 5 district which requires three (3) Hardship Variances.

**ZBA2018-19-R1-4-19-E1-3-20**

50-54 Murdock Street Applicant, Roberto Grieco, and Owner, Alida Elena Grieco, Trustee of the fifty Murdock Investment Trust, seek an extension to previously-granted special permits. RB zone. Ward 5.

**ZBA2018-78-E2-3/20**

1154 Broadway Applicant and Owner, Anuj Pradhan, Trustee of the 1154 Broadway Realty Trust, seeks a one-year time extension to a previously-granted Special Permit with Site Plan Review. NB Zone. Ward 7.

**ZBA2019-37-E1**

391-395 Somerville Ave Applicant and Owner, Somerville Avenue Trust, LLC, seeks a one-year time extension to previously-granted Special Permit with Site Review and Special Permits. BA Zone. Ward 2.

**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.

**AA2020-0001** (continued from April 15, 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**

- None

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>