



City of Somerville

ZONING BOARD OF APPEALS

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

PUBLIC HEARING NOTICE

The Somerville Zoning Board of Appeals (ZBA) will hold a public hearing on Wednesday, June 10, 2020 at 6:00pm. Pursuant to Governor Baker's March 12, 2020 Order suspending certain provisions of the Open Meeting Law, M.G.L. Chapter 30A, §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 public hearing will be conducted via remote participation.

The meeting will be held using GoToWebinar. TO USE A COMPUTER

Link: <https://attendee.gotowebinar.com/register/4668677411644376336>
Webinar ID: 960-238-323

TO CALL IN

Phone number: 1 (631) 992-3221
Access code: 852-021-233

The Zoning Board will consider the following pursuant to M.G.L. 40A and the Somerville Zoning Ordinance:

345 Medford St 345 Medford St, LLC proposes to construct a 6 story general building with a non-conforming rear setback in the Mid-Rise 4 district. This proposal requires three (3) Hardship Variances: for additional floors, for additional building height, and for encroachment on the rear setback.

**34 North St
(Clarendon Hill)** POAH, Redgate, and the Somerville Community Corp seek a Comprehensive Permit under M.G.L. Chapter 40B. The proposal would replace the existing 216 units of housing at Clarendon Hill and create 375 additional units, for a total of 591 residential units in a mixture of apartment buildings and rowhouses. The Applicant is requesting waivers from various sections of the City's ordinances and requirements, including but not limited to waivers relating to the following topics: maximum density; maximum height; minimum setbacks; parking requirements. The Applicant is also seeking a waiver to have the review required by various sections of the Code of Ordinances be conducted by the Zoning Board.

71 Union Square Laxmi Pradhan, Trustee of Everest Realty Trust, proposes to construct a 3-story commercial building in the Commercial Core district. The proposal requires two Hardship Variances for ground story height, and for ground story fenestration.

Development review application submittal materials and other documentation may be viewed online at <https://www.somervillema.gov/departments/ospcd/planning-and-zoning/reports-and-decisions>.

Interested persons may provide comments to the Planning Board at the hearing or by submitting written comments by mail to Planning & Zoning Division, 3rd Floor City Hall, 93 Highland Avenue, Somerville, MA 02143; or by email to planning@somervillema.gov.