



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, June 19, 2019** at **6:00 p.m.** at the **Visiting Nurses Association (VNA), 259 Lowell Street, Somerville, MA, 3rd Floor Community Room.**

*** Cases are sometimes postponed to later dates. Check the ZBA agendas online 48 hours prior to the hearing start time to check the status of the case in which you are interested.***

337 Somerville Avenue (ZBA 2016-116-R2-05/19) Applicant BwB – Square & Owner GNJ Real Estate Holdings, LLC seek revision to special permit ZBA 2016-116 to revise conditions. NB & CCD 55 zones. Ward 2.

96 Wheatland Street (ZBA 2018-175): Applicant / Owner, Xia Li, seeks a special permit under SZO §4.4.1 to alter a nonconforming structure to construct a rear addition and a special permit under SZO §9.13 for parking relief. RB Zone. Ward 4.

11 Cedar Street (ZBA 2018-84): Applicant, John D. Barry, Esq., and Owners, Cheryl A. Hurley and Carl A. Hurley, seek a special permit with site plan review under SZO §7.2 and §7.3 to erect a second principal structure on the lot and to have five dwelling units on the lot. The proposal is to demolish the existing garage structure and erect a new three-unit dwelling in the rear of the site. A special permit under SZO §4.4.1 to alter the existing nonconforming structure by constructing a rear deck and under SZO §9.13 for parking relief is also required. RB Zone. Ward 5.

27 Tufts Street (ZBA 2018-195): Applicants and Owners, Pulin and Katai Wang, seek a special permit under SZO §4.4.1 and §7.11.1.c to alter a nonconforming structure by constructing a large addition to the existing structure that will add three dwelling units making it a five-unit dwelling. Parking relief under Article 9 is also required. RC Zone. Ward 1.

126 Pearl Street (ZBA 2019-46): Applicant and Owner, Phellarisimo, LLC, seeks a special permit under SZO §4.4.1 to alter a nonconforming structure by performing a complete renovation of the retail façade including new siding, signage, light fixtures, and doors/windows. RB Zone. Ward 1.

76 Wallace Street (ZBA 2019-51): Applicants and Owners, Tim and Ellen Finn, seek a special permit under SZO §4.4.1 to alter a nonconforming structure by constructing a dormer within the required right side yard setback. The structure will be converted from a two-family dwelling into a single family dwelling. RA Zone. Ward 6.

23A Bow Street (ZBA 2019-47): Applicant, Sophia P. Ibarra Deschamps / Ibarra Bars, LLC, and Owner, Eddie Giron of Musician Realty Trust, LLC, seek Special Permits under Article 7 of the SZO to establish a bar, Article 9 of the SZO for parking relief, and Article 4 of the SZO to alter a non-conforming structure. NB zone. Ward 3.



365 Somerville Avenue (ZBA 2019-50): Applicant, Nikhilsh Rao Goruknati, and Property Owenr, Riggins Holdings, LLC, seek special permits to convert from a café use to dentist office. Parking relief under Article 9. Ward 2.

391-395 Somerville Avenue (ZBA 2019-37): Applicant and Owner, Somerville Avenue Trust, LLC, seeks a Special Permit with Site Plan Review (SPSR) to increase the number of residential units on the site from seven to 10 by constructing a new, three-family structure on the lot (Article 7). Relief under Section 4.4.1 to further reduce the non-conforming lot area per dwelling unit ratio. Parking relief under Article 9. BA zone. Ward 2.

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.

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.

Attest: Sarah Lewis, Planning Director

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