



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 5, 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.***

44-46 Prescott Street (ZBA 2019-48): Applicant, Mitrano Erasmo G & Lisa Trustees, and Owner, Mitrano Realty Trust, seek a special permit under SZO §4.4.1 to alter a nonconforming structure by constructing a ground-level vestibule in the rear. RA Zone. Ward 3.

337 Somerville Avenue (ZBA 2016-116 R2-04/2019): Applicant, BwB-Square & Owner, GNJ Real Estate Holdings, LLC, seek to revise Special Permit #ZBA 2016-116 under §5.3.8 of the SZO. The applicant seeks to amend condition #5 (a condition that corresponds only to the NB-zoned portion of the property) such that the brewing establishment ceases outside activities at 12am, which coincides with their liquor license restrictions. NB zone. Ward 2.

106 Bromfield Road (ZBA 2019-44): Applicant, Cristian dos Santos, and owner, David L. Jennings, III, seek Special Permits under §4.4.1 of the SZO to alter a non-conforming property. Alterations may include rear egress stairs and changes to a non-conforming rear deck.

419 Broadway (ZBA 2017-06-E1-4/19): Applicants and Owners, Thomas Sullivan & Maria del Carmen Sullivan, request a one-year extension under §5.3.10 of the SZO to extend their previously-granted special permits. RC zone. Ward 5.

187 Central Street (ZBA 2019-29): Applicant and Owner, Nora, LLC, seeks a Special Permit with Site Plan Review (SPSR) under §7.3.3 of the SZO to increase the number of dwelling units from one to four where one of these units will be affordable. Parking relive under Article 9 of the SZO. RA zone. Ward 4.

31 Heath Street (ZBA 2019-39): Applicants and Owners, Sunnia Ko Davis & Marlon Davis, seek Variances under §5.5 of the SZO and Special Permits under § 4.4.1, 8.5 to convert an existing two-story accessory structure into two floors of finished living space with a bathroom on each floor. RB zone. Ward 4.

137 Summer Street (ZBA 2019-40): Applicant and Owner, 137 Summer Street, LLC, seeks special permits under §4.4.1 of the SZO to alter a non-conforming structure by increasing the GFA by more than 25% and constructing a



3-story addition within the left side yard setback. Parking relief under Article 9 of the SZO. Number of units will increase from two to three. RB zone. Ward 3.

65 Bailey Road (ZBA 2019-27): Applicants and Owners, Jose F. and Ligia L. Couto, seek Special Permits under §4.4.1 of the SZO to alter a non-conforming structure by constructing a dormer within the left side yard setback. Parking relief under Article 9. RA zone. Ward 4.

156 Hudson Street (ZBA 2019-36): Applicant, North America Development, and Owners, Hudson and Lisa Santana, seek a special permit under SZO §4.4.1 to alter a nonconforming structure by constructing an addition, adding a third story, and converting it into a two-family dwelling. A special permit for parking relief is also being sought under SZO §9.13. RB Zone. Ward 5.

50-54 Murdock Street (ZBA 2018-19-R1-4/19): Applicant, Roberto Grieco, and Owner, Alida Elena Grieco, Trustee of the Fifty Murdock Investment Trust, seek a revision to a previously approved special permit (ZBA 2018-19) under SZO §5.3.8 to make changes to the right side of the building. RB Zone. Ward 5.

7 Summer Street (ZBA 2018-107-R1-5/19): Applicant / Owner, 35atSummer, LLC, seeks a revision to a previously approved special permit (ZBA 2018-107) under SZO §5.3.8 to make changes to the building including raising the height by 2.8 feet, adding rear entry stairs, an ADA compliant ramp, stone retaining wall, and added/removed windows. NB Zone. Ward 3.

29 Ward Street (ZBA 2019-42): Applicant / Owner, Scott Flanagan, seeks a special permit under SZO §4.4.1 to alter a nonconforming structure by constructing a third story and adding a third dwelling unit. A special permit is also being sought under SZO §9.13 for parking relief. BA Zone. Ward 2.

346 Somerville Avenue (ZBA 2019-19) (re-advertise): Applicant, 346 Somerville Ave., LLC, and Owner, Palmac Realty Corp proposes a project that requires zoning relief from two boards: the Planning Board and the ZBA. All special permitting for this project falls under the purview of the Planning Board. The ZBA is the only board that can grant variances. The Applicant seeks variances from the ZBA including lot area per dwelling unit, height, and number of stories. CCD-55. Ward 2.

60 Vernon Street (ZBA 2019-38): Applicant, Joel Luis, and Owner, Avelino Luis, seek special permits to alter a non-conforming property by adding an addition within the setbacks for a second living unit. GFA increase of more than 25%. Parking relief under Article 9 of the SZO. RB zone. Ward 5.

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

As published in The Somerville Times on 5/22/19 & 5/29/19