



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, August 7, 2019** at **6:00 p.m.** in the **City Council Chambers, 2nd Floor Somerville City Hall, 93 Highland Avenue.**

65-69 Adams Street (ZBA 2019-64): Applicant, Martin Cafasso, and Owner, 65 Adams LLC, seek a special permit under SZO §4.4.1 to alter a nonconforming six-unit structure by constructing an exterior rear stair within the rear yard setback and increasing the floor area ratio (FAR). RA Zone. Ward 4.

260 Beacon Street (ZBA 2019-75): Applicant, Pfaff Wellness LLC dba Barre3 c/o Simone Bernstein, and Owner, Highland CBD 260 Beacon LLC, seek a special permit under SZO §7.11.6.3.a to establish a commercial exercise facility in one of the storefronts of the newly constructed building. A special permit for parking relief under SZO §9.13 is also being sought. RC Zone. Ward 2.

9 Clifton Street (ZBA 2019-57): Applicant and Owner, Sherri Noel Geldersma, seeks a special permit with site plan review (SPSR) under SZO §7.2 to construct a second principal structure on the lot and a special permit for parking under SZO §9.13. The existing structure will become one dwelling unit and the proposed structure will include one dwelling unit. RA Zone. Ward 6.

17 Dartmouth Street (ZBA 2019-63): Applicants and Owners, Alvaro and Eduarda Carvalho, seek a special permit under SZO §4.4.1 to alter a nonconforming three-family dwelling by constructing an exterior stair in the rear. RA Zone. Ward 4.

5B Evergreen Avenue (ZBA 2019-70): Applicant, Our House Contracting, and Owners, Luce Petringa and Davis Yanolis, seek a special permit under SZO §4.4.1 to alter a nonconforming structure by increasing the floor area ratio (FAR) by finishing the attic. RA Zone. Ward 4.

298 Lowell Street (ZBA 2019-69): Applicants and Owners, Claire Brickell and Elie Dolgin, seek a special permit under SZO §4.4.1 to alter a nonconforming structure by constructing a dormer on each side of the roof. RA Zone. Ward 5.

43-47 Pennsylvania Avenue (ZBA 2019-71): Applicant and Owner, Brian Tamm, seeks a special permit under SZO §4.4.1 to alter a nonconforming structure to enclose a second story rear porch. RA Zone. Ward 1.

30-32 Whitman Street (ZBA 2019-59): Applicant, Douglas Okun, and Owner, Robert W. Sinnott, seek a special permit under SZO §4.4.1 to alter a nonconforming structure by constructing a dormer on each side of the roof. RA Zone. Ward 7.



515 Somerville Avenue (ZBA 2018-122-R1-7/19): Applicant, Douglas Okun, and Owner, Robert W. Sinnott, seek a special permit under SZO §4.4.1 to alter a nonconforming structure by constructing a dormer on each side of the roof. RA Zone. Ward 7.

71 Bow Street (ZBA 2019-52): Applicant, Scott Zink, and Owner, Leins Family Realty Trust with Luis E. Leins, Trustee, seek Special Permits under §4.4.1 of the SZO to alter a non-conforming structure, a Special Permit with Site Plan Review (SPSR) to construct a mixed-use building with 24 residential units and ground floor commercial space, Variances including height, number of stories, FAR, and parking relief under Article 9. NB zone. Ward 3.

124 Highland Avenue (ZBA 2018-93): Applicant, Barros Properties, LLC, and Owner, Somerville Post 19 American Legion, seeks Special Permits under §4.4.1 of the SZO to alter a non-conforming structure, parking relief under Article 9, a Special Permit with Site Plan Review (SPSR) to construct 19 residential units, Variances include lot area per dwelling unit, FAR. Existing building to be demolished. Somerville Post 19 to be relocated to rear of the building. NB zone. Ward 3.

48 Berkeley Street (ZBA 2019-49): Applicant and Owner, Kevin Gorham / Goodwin Berkeley, LLC, seeks special Permits to alter a non-conforming property including constructing a dormer within the right side yard setback. Parking relief under Article 9. RA zone. Ward 3.

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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