



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, September 18, 2019** at **6:00 p.m.** in City Council Chambers, 2nd Floor City Hall, 93 Highland Avenue, Somerville, MA.

124 Highland Avenue (ZBA 2018-93) (re-advertised): 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 height, front yard setback. Existing building to be demolished. Somerville Post 19 to be relocated to rear of the building. RC zone. Ward 3.

15 Bartlett (ZBA 2019-73): Applicants, Sally & Margaret Klessens, and Owner, Margaret Klessens, seek a Special Permit under §9.9.b of the SZO to create a handicapped parking space on a residential lot. RA zone. Ward 5.

75 Irving Street (ZBA 2019-76): Applicants & Owners, Erik L. Nygren & Ksenia R. Samokhvalova, seek Special Permits under §4.4.1 of the SZO to alter a non-conforming property including constructing a dormer on the left elevation roof. RA zone. Ward 6.

12 Flint Avenue (ZBA 2019-60): Applicant, Derek Snare, and Owner, Fiorillo Melares, seek Special Permits under §4.4.1 of the SZO to alter a non-conforming structure including an upward extension of non-conforming setbacks, 25% increase in GFA. Parking relief under Article 9 of the SZO. RB zone. Ward 1.

5 Lexington Avenue (ZBA 2019-94): Applicants & Owners, Fan Wang & Marc Wagner, seek special permits under §4.4.1 of the SZO to alter a non-conforming property including constructing left elevation dormer. RA zone. Ward 5.

10-12 Carver Street (ZBA 2019-89): Applicant & Owner, Kathleen Jurow, seeks special permits under §4.4.1 of the SZO to alter a non-conforming property by the upward extension of the non-conforming left side yard setback, alterations to the non-conforming rear yard setback, change in roofline and the enlargement of a dormer within the non-conforming right side yard setback. Parking relief under Article 9. RB zone. Ward 5.

8 Sycamore Street (ZBA 2019-61): Applicant, Creative Property Solutions, LLC, and Owner, Eight Sycamore Trust, seek Special Permits under §4.4.1 of the SZO to alter a non-conforming property including increasing the GFA by more than 25%. Parking relief under Article 9 for number of spaces and providing compact spaces. RC zone. Ward 4.

11R Dane (ZBA 2019-77): Applicant, 7 Dane Street, Somerville, MA 02143, and Owner, 11 R Dane Street, Somerville, MA 02143, seek special permits under §4.4.1 to substantially alter a non-conforming property including reducing the non-conforming landscaping area, increasing the GFA by more than 25%, further decrease the non-

conforming pervious area, create an upward extension of the non-conforming left, right, and rear yard setbacks. Parking relief under Article 9 including shared drive. RC zone. Ward 2.

2 Adrian Street (ZBA 2019-62): Applicant & Owner, 2 Adrian Holdings, LLC, with Mahmood Firouzbakht, Manager, seeks special permits under §4.4.1 of the SZO to alter a non-conforming property by adding an addition with a dormer within the right side yard setback. Parking relief under Article 9 of the SZO. RB zone. Ward 2.

7 Dane Street (ZBA 2019-78): Applicant and Owner, 7 Dane Street, Somerville, MA 02143, seek special permits under §4.4.1 to substantially alter a non-conforming property including increasing the GFA by more than 25%, creating an upward extension of the non-conforming right, left, and rear yard setbacks. Increase the number of units from three to four. Parking relief under Article 9, including shared access drive. RC zone. Ward 2.

21 Laurel ZBA 2019-91): Applicant and Owner, Adam Panken, seeks special permits under §4.4.1 of the SZO to alter a non-conforming property including constructing a left elevation dormer and altering the rear portion of the structure within the non-conforming rear yard setback. RB zone. Ward 2.

18 Glendale (ZBA 2019-86) (re-advertise): Applicant, Ji Shi, and Owners, Ji Shi & Yan Zhao, seek special permits under §4.4.1 of the SZO to alter a non-conforming property including adding a dormette within the left side yard setback, extending the left elevation roofline to cover the third floor rear porch, and to construct a right elevation dormer within the right side yard setback. RB zone. Ward 7.

23 Ash Avenue (ZBA 2019-87): Applicant, Kneeland Construction, and Owner, Pietro Coco, seek a special permit under SZO §4.4.1 to alter a nonconforming structure by enclosing a rear second story deck and constructing dormers. RA Zone. Ward 4.

111 Cedar Street (ZBA 2019-88): Applicant and Owner, 111 Cedar Street, LLC, seeks a special permit under SZO §9.13.c to allow a driveway to straddle the lot line to serve as a parking space. RB Zone. Ward 5.

21 Eastman Road (ZBA 2019-02): Applicant and Owner, F. Michael Byrnes, seeks a special permit under the slope protection ordinance (agenda item 207122 ordained by the City Council on November 20, 2018) to perform necessary site work on a lot with a slope greater than 25% to construct a two-family dwelling and a variance for building height under SZO §5.5 and §8.5. RA Zone. Ward 5.

14 Farragut Avenue (ZBA 2019-81): Applicant and Owner, 14 Farragut Avenue, LLC, seeks a special permit under SZO §4.4.1 to alter a nonconforming structure by constructing a two-story addition within the left side yard setback and greater than 25% of the existing gross floor area to add a third unit to the structure. A special permit for parking relief under SZO 9.13 is also being requested. RB Zone. Ward 7.

50 Inner Belt Road (ZBA 2019-93): Applicant, Commodore Builders, and Owner, Penna Realty Associates, LLC, seeks a Variance under SZO §5.5 and §10.7 to construct an eight foot tall fence. IA Zone. Ward 1.

87 Jaques Street (ZBA 2019-82): Applicant, North America Development, and Owner, Nelia DaCova-Pissarra, Trustee of the DaCova Family Trust, seek a special permit with site plan review under SZO §7.2 to construct a second principal structure on the lot and a special permit under SZO §9.13 for parking relief to add a third unit to the site. A Variance under SZO §5.5 and §8.5 is also required for a side yard setback violation. RB Zone. Ward 4.

23 Rush Street (ZBA 2019-82): Applicant and Owner, Electra Realty Corporation c/o Kevin Jackson, seeks a special permit under SZO §4.5.3 to expand the nonconforming use (carpenters shop) and under §4.4.1 to alter the nonconforming structure by constructing two additional stories. A Variance under §5.5 and §8.5 is also required for exceeding the maximum floor area ratio (FAR). Parking relief under Article 9 is also required. RB Zone. Ward 1.

471 Somerville Ave (ZBA 2019-74): Applicant and Owner, 471 Somerville Ave, LLC, 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. 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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