



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 4, 2019** at **6:00 p.m.** at the **Visiting Nurses Association (VNA), 259 Lowell Street, Somerville, MA.**

269 Washington Street (ZBA 2019-84): Applicant, JTSRE Holdings, LLC, and Owner, J.T. Scott, seek special permits under §4.4.1 to legalize a unit, construct a deck and stairs within the rear yard setback. Parking relief under Article 9 of the SZO. NB zone. Ward 2.

18 Glendale Avenue (ZBA 2019-86): 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 dormer within the left side yard setback. RB zone. Ward 7.

12 Aldersey Street (ZBA 2019-80): Applicants and Owners, Vladimir & Lara Jaugust, seek special permits under §4.4.1 of the SZO to alter a non-conforming structure (4-family in an RA zone) including exterior modifications, increasing the GFA by more than 25%. Parking relief under Article 9 of the SZO. RA zone. Ward 3.

48 Elm Street (ZBA 2019-79): Applicants and Owners, Balany Real Estate Group, LLC, seek special permits under §4.4.1 of the SZO to alter a non-conforming property by constructing dormers within the right side yard setback, and the upward extension of the non-conforming right side yard setback through the construction of a second story at the rear of the building. Parking relief under Article 9. RB zone. Ward 6.

117 Summer Street (ZBA 2019-65) (re-advertised): Applicant and Owner, Riverside Community Care, seeks a Special Permit under Article 9 of the SZO for parking relief. RA and RB zones. Ward 3.

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. NB zone. Ward 3.

17 Thorndike Street (ZBA 2019-67): Applicant, Jake Steward, and Owner, Kirsten Chervinsky, seek special permits under §4.4.1 of the SZO to enclose a portion of a first story existing porch within the right side yard setback. RB zone. Ward 7.

63 Franklin Street (ZBA 2019-68): Applicant, Hudson Santana of North America Development, LLC, and Owner, Sonam Dorjee & Karma Sichoe, seek special permits under §4.4.1 of the SZO to significantly alter a non-conforming



property by creating an upward extension of a non-conforming front yard setback, increase the GFA by more than 25%. Parking relief under Article 9 of the SZO. Unit count to increase from 1 to 2. RB zone. Ward 1.

14 Carlton Street (ZBA 2019-83): Applicant, North America Development, and Owners, Louis M. Carcon & Yvrose Merzeus, seek Special Permits under §4.4.1 of the SZO to significantly alter a non-conforming property by creating an upward extension of the non-conforming front and left side yard setbacks, and increasing the GFA by more than 25%. Parking relief under Article 9. RC zone. Ward 2.

31 Woodbine Street (ZBA 2019-85): Applicant, Fly Together Fitness, and Owner, Rail and Glass, 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 5.

1154 Broadway (ZBA 2018-78-E1-8/19): Applicant and Owner, Anuj Pradhan, Trustee of the 1154 Broadway Realty Trust, seeks a six-month extension of time under M.G.L Ch. 40A Sect. 10 of a previously approved variance (ZBA 2018-78) that was granted in October 2018 to construct a 75-room hotel. NB Zone. Ward 7.

27-29 Cedar Street (ZBA 2019-90): Applicant and Owner, Charles Spellman, seeks a special permit under SZO §4.4.1 to alter a nonconforming structure by constructing two shed dormers. RB Zone. Ward 5.

10 Oak Street (ZBA 2018-10-R1-6/19): Applicants and Owners, 10 Oak Street, LLC, under §5.3.8 of the SZO, seek revisions to a previously-granted special permit. RC zone. Ward 2.

1133B Broadway (ZBA 2019-66): Applicant, Kenneth F. Gray, III, and Owners, Shree Ganesh Realty Trust, seek special permits under §4.4.1 of the SZO to alter a non-conforming property by establishing a comedy venue. Parking relief under Article 9 of the SZO. NB zone. Ward 7.

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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