



# CITY OF SOMERVILLE

Office of Strategic Planning & Community Development

Joseph A. Curtatone  
Mayor

George J. Proakis  
OSP/CD Executive Director

**TO:** Zoning Board of Appeals  
**FROM:** Planning & Zoning Division  
**DATE:** March 4, 2020  
**RE:** ZBA #2019-114-R1 12/19, 453 Somerville Avenue

This memo summarizes the remand of the Special Permit and Variance application for 453 Somerville Avenue, identifies any additional discretionary or administrative development review that is required by the Somerville Zoning Ordinance, and provides related analysis or feedback as necessary. The application is scheduled for a public hearing on March 11, 2011.

## SUMMARY OF PROPOSAL

The proposal is to demolish the single-story masonry building in the rear of the site and construct a four-story mixed-use building with ground floor retail space and five residential units. The proposed building will be constructed within the BA portion of the subject property. The project will include parking spaces at grade underneath the rear portion of the building and in the rear of the site behind the building.

## ADDITIONAL REVIEW NECESSARY

The proposal was in front of the ZBA on November 20, 2019 and December 11, 2019. After two hearings, the ZBA denied the case. The applicant appealed the case to land court. After executive session, the ZBA agreed to rehear the case pending a remand from the courts.

Included for information and deliberation:

- Previous staff report and plan sets
- Court Request for Remand
- 3D Views
- Variance definition and MGL Section 9 on Special Permits (requested by the Applicant to be shared with the Board)

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The Board, as explained in the remand, has 60 day to hold a new public hearing and 30 days (upon the close of the hearing) to make a decision.