



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
JOSEPH A. CURTATONE
MAYOR

MICHAEL F. GLAVIN
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, October 19, 2016** at the **Visiting Nurse Association**, 259 Lowell Street, 3rd Floor Community Room, Somerville, MA.

12 Warwick Street: (Case #ZBA 2016-105) Applicant and Owner, 12 Warwick Street Realty Trust, seek a Special Permit with Site Plan Review (SPSR) under SZO §5.2 & §7.2 to build 3 single-family structures on the lot, a Variance for parking under §5.5 & §9.5 and a Variance for rear yard setback under §8.5. RB Zone. Ward 5.

37 Day Street: (Case #ZBA 2016-108) Applicant, Delaporte Development, and Owner, Kristine Niemeyer, seek a Special Permit under SZO §4.4.1 to renovate and expand a two-family residential structure. RB Zone. Ward 6.

44 Medford Street: (Case #ZBA 2016-93) Applicant, Block Properties LLC, and Owner, F & L Realty Development, LLC, seek a Special Permit with Site Plan Review (SPSR) under SZO §5.2 for construction of a mixed-use building with 1,120sf of Commercial space and 12 residential units (including 2 affordable), a Variance under SZO §5.5 and §8.5 for lot area per dwelling unit, a Variance for Floor Area Ratio (FAR), and a Special Permit under SZO §9.13 for 3 off-site parking spaces and SZO §9.5 for parking relief. BA Zone. Ward 2.

24 Summer Street: (Case #ZBA 2016-92) Applicant and Owner, Steven Azar, seeks a Variance under SZO §5.5 and §4.4.1 to extend a front porch into the front yard setback. RB Zone. Ward 3.

78 Bonair Street: (Case #ZBA 2016-115) Applicant and owner, Dipesh Nepal, seeks to add a second story pursuant to SZO §4.4.1 and a by-right second dwelling unit. Parking relief is sought for one space under SZO §9.13. RB zone Ward 1.

89 Josephine Avenue: (Case #ZBA 2016-109) Applicant an Owner, KTA Construction LLC, seeks to add additional living space in the basement of a two family structure under SZO §4.4.1. RA zone Ward 6.

19 Windom Street: (Case #ZBA 2016-107) Applicant and owner, 19 Windom Street LLC, seeks to add additional living space in the basement of a two family structure under SZO §4.4.1. and add a three story deck within side setbacks. RA zone Ward 6.

Applications are not posted online; Copies of these applications are available for review 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-7:30 pm; and Fri, 8:30 am-12:30 pm; Reports, plans and Decisions, when completed, are posted online at 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. 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 dpereira@somervillema.gov.



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