



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, September 7, 2016** at 6:00 p.m. in the Aldermanic Chambers, 2nd Floor of City Hall, 93 Highland Avenue, Somerville, MA.

22 Woodbine Street: (Case #ZBA 2016-98) Applicant, Derick Snare, and Owner, Michael LoPresti, seek a Special Permit under §4.4.1 of the SZO to substantially alter a non-conforming structure by razing the existing building and constructing a 2-family residential structure. RA zone. Ward 5.

104 Beacon Street: (Case # ZBA 2016-78) (re-advertised) Applicant, Moons Realty Trust and Treat Realty Trust, and Owner, Richard Mauser, seek Variances for rear yard setback and parking under SZO §5.5, §9.5, and §4.4.1, a Special Permit with Site Plan Review (SPSR) to increase the number of dwelling units under SZO §7.11.c, and Special Permits under SZO §4.4.1 for pervious area, left and right side yard setbacks and to alter an existing, non-conforming structure. RC zone. Ward 2.

9 Hersey Street: (Case # ZBA 2016-86) Applicant/Owner, Anthony Sigel, seek a Special Permit under §4.4.1 of the SZO to increase the size of a front porch and add a roof. RA zone. Ward 3.

163 Glen Street: (Case #ZBA 2016-94) Applicant and Owners, 163 Glen Street LLC, seek a Special Permit with Site Plan Review under SZO §7.11.1.c for 11 residential units and a Special Permit under SZO §7.3 for maximum dwelling units per lot. The Applicant also seeks Special Permits under SZO §4.4.1 to alter a nonconforming structure, which includes alterations to window and door openings, SZO §9.13.b to modify the dimensions of the maneuvering aisle and for compact spaces, and SZO §9.13.f to reduce the parking requirement due to the proposed use. RB & RC zones. Ward 1.

350 Mystic Avenue: (Case # ZBA 2016-64) (re-advertised) Applicant and Owner, Craig Corporation, seeks a Variance under SZO §5.5, §9.5, & §4.4.1 for rear yard setback and parking and a Special Permit with Site Plan Review (SPSR) to increase the number of dwelling units under §7.11.1.c. Construction to be of a mixed-use residential/commercial building. BB zone. Ward 4.

10 Beech Street #3: (Case #ZBA 2016-74) Applicants and Owners, Mark Melenovsky & Weili Su, seek a Special Permit under SZO §5.3.8 to alter the conditions of a prior Special Permit to alter fence height from 4 feet to 6 feet. RB zone. Ward 3.

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.

Attest: Dawn Pereira, Administrative Assistant

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