



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 5, 2016** at 6:00 p.m. in the Aldermanic Chambers, 2nd Floor of City Hall, 93 Highland Avenue, Somerville, MA.

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

21 Bow Street: (Case #ZBA 2016-101) Applicant, Eddie Giron, and Owner, Musician Realty Trust, seek a Special Permit under SZO §4.4.1 to replace three storefront windows. NB Zone, Ward 3.

88-90 Electric Avenue: (Case #ZBA 2016-104) Applicants and Owners, Paul Reinert & William McDermott, seek a Special Permit under §4.4.1 of the SZO to construct a dormer. RA Zone. Ward 7.

309 Washington Street: (Case #ZBA 2016-95) Applicant, Anthony Fava, seeks a Special Permit under SZO §5.5 and §8.6.5.c to approve a complete renovation of a 2-1/2 story 2-unit residential building with rear decks. RB Zone. Ward 2.

39 Russell Street: (Case #ZBA 2016-103) Applicant Gwen Simpkins and Delaporte Development seek to make alterations to a nonconforming structure under SZO 4.4.1 and a Special Permit with Site Plan Review under to establish a 3rd single family dwelling as a principle structure and at 39 Russell Street. RB Zone Ward 6.

65 Newbury Street, #2: (Case #ZBA 2016-99) Applicant/Owners, Shoshana Gourdin & John Wedoff, seek a Special Permit under SZO §5.5 and §8.6.5.c to approve an addition to the rear of the upper unit of a 2-family residential building. RB Zone. Ward 7.

337 Somerville Avenue: (Case #ZBA 2016-116) Applicant, BwB-Square, LLC, seeks relief from the Zoning Board of Appeals for catering uses, brewing facility and coffee roasting, and restaurant uses in a NB zoning district per SZO §4.4.1 and §7.11. The Applicant will separately seek relief from the Planning Board to alter a non-conforming structure in a CCD-55 zoning district pursuant to SZO §4.4.1 and SZO §6.1.22.D.5.A. Alterations include new windows along Somerville Avenue, new egress door and signage. A Special Permit is also sought for restaurant space over 1,500sf in a CCD-55 zone under SZO §7.13.D. NB and CCD-55 zones. Ward 2.

43 Oak Street: (Case #ZBA 2016-89) Applicant/Owner, We Close The Deal LLC, seeks a Special Permit under SZO §5.5 and §8.6.5.c to approve a renovation and expansion of a 2-story 4-unit residential building to 3-story 4-unit residential with finished basement. RB Zone. Ward 2.



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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