

Richard J. Daley, Jr., Chairman
Herbert F. Foster, Jr.

Orsola Susan Fontano
Salvatore Querusio
Richard Rossetti
Marlene Smithers, (Alt.)
T.F. Scott Darling, III, Esq., (Alt.)

AGENDA

**Aldermanic Chambers, Second Floor, City Hall, 93 Highland Avenue,
Wednesday, July 6, 2005**

DECISIONS 6:00 P.M. followed by New HEARINGS

102 Gilman St: The Applicant & Owner Daniel Ferreira Degios seeks a special permit to alter a non-conforming structure (SZO §4.4.1) to legalize an existing 21-foot dormer. RA zone.

140 Jaques St: Applicants: Frank Asaro, Anthony Frate, & Allen McCarthy; Owner: Boston Edison Co. The Applicant seeks 2 special permits with site plan review under SZO §7.2 & §7.3 to construct 2 townhouse buildings, one with 2 units and one with 3 units. RB zone.

235 Elm St: Applicant: Dechen Martsa, Owners: Myer Dana & Sons. The Applicant seeks a special permit under SZO §9.13.a for relief from 3 additional off-street parking spaces required to convert from a barbershop to a café. CBD zone.

1 Davis Sq: Applicant & Owner: 460 Somerville Avenue Trust seek a special permit to alter the existing non-conforming structure (SZO §4.4.1) and a special permit with site plan review under §7.11.9.5.c to establish a retail store of greater than 10,000 sq. ft., a CVS pharmacy. CBD zone.

438R Somerville Avenue: The Applicant & Owner: 438R Somerville Avenue, LLC; Agent: Adam Dash, Esq.) The Applicant seeks a special permit with site plan review under SZO §7.11.3.e and a variance from minimum lot area per dwelling unit requirements (§8.5.B) to convert an existing structure to twenty-one (21) units of Artists' Housing. This proposal is subject to the inclusionary housing requirements of Article 13. IA zone.

1194 Broadway: Applicant: Emerald Development Grp, Inc.; Owner: Jas. A. Logan Post Building Association, Inc. The Applicant seeks a special permit with site plan review under SZO §7.11.1.c to construct a 20 unit residential building with a 1,600 SF commercial space. The Applicant also seeks a variance from §8.6.19 for relief from a required 5-ft. setback at the 4th floor, and a variance from §9.5 for relief from 3 required off-street parking spaces. This proposal is subject to the inclusionary housing requirements of Article 13, and the Applicant seeks a "density bonus" under §13.5. NB zone.

245 Beacon St: Applicant: Kevin Douglas; Owner: City of Somerville. The Applicant seeks a special permit to alter a non-conforming structure (SZO §4.4.1) and a special permit with site plan review (SZO §7.3) to convert the existing building to 8 dwelling units. This proposal is subject to the inclusionary housing requirements of Article 13 of the SZO. RB zone.

15 Harrison St: Applicants/Owners: Margaret & Richard Sanford. The Applicant seeks a special permit to alter a non-conforming structure (SZO §4.4.1) to construct a 3-story addition to the rear of an existing single-family dwelling. RB zone.

8 Holts Ave: Applicant & Owner: Augusto Ustariz. The Applicant seeks a special permit to alter a non-conforming structure (SZO §4.4.1) to construct a rear addition and deck. RB zone.

OTHER BUSINESS

The Housing Division of the Mayor's Office of Strategic Planning and Community Development respectfully requests ZBA approval to use an "alternative method" when calculating a cash payout in accordance with the Cash Payout Formula SZO, Article 13, Section 13. 4. 2. B.

7/6/05