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AGENDA

The Somerville Planning Board will hold a public meeting on **Thursday, November 20, 2008 at 6:00 pm** in the Aldermanic Chambers at Somerville City Hall, 93 Highland Avenue, Somerville, MA.

Review of Continued Cases for the Zoning Board of Appeals:

163 Hudson St (Case #ZBA 2008-53): Applicant & Owner: Afarin Bellisario, seeks Special Permit approval under SZO §4.4.1 for the alteration of a non-conforming structure in order to enlarge the existing structure with an increase of the gross floor area by more than 25 percent. This proposal would create a new unit as-of-right. RB zone. Ward 5.
Applicant requested a continuance

Review of New Cases for the Zoning Board of Appeals:

15-17 Beacon St (Case #ZBA 2008-56): Applicant & owner Ralph Schloming seeks a Special Permit (SZO §7.11.11.14.b) for the conversion of four (4) existing parking spaces into car-sharing spaces. RC zone / Ward 2.
Staff recommendation for Conditional Approval

51 McGrath Hwy (Case #ZBA 2008-57): Applicant Marcus Group is requesting a Variance (SZO §12.4.d) in order to attach three (3) 18 foot tall by 30 inch wide vertical banners on the building façade. IA zone / Ward 2.
Applicant requested a continuance

13 Rush St (Case #ZBA 2008-58): Applicant & owner Joseph Yengo seeks a special permit (SZO §4.4.1) to add a story above the existing garage and add a two-story, 275± sf addition to the rear of the nonconforming dwelling. RB zone / Ward 1.
Staff recommendation for Conditional Approval

20 Monmouth St (Case #ZBA 2008-59): Applicant Bill Boehm & owners Option One Mortgage Corporation/Robert Ekendahl & Chantal Holy seek a special permit (SZO §4.4.1) to renovate a nonconforming dwelling including removing enclosed porches, making façade changes and constructing a rear porch. RB zone / Ward 3.
Staff recommendation for Conditional Approval

11 Glendale Ave (Case #ZBA 2008-60): Applicant & owner Brian Hickey seeks a Special Permit (SZO §4.4.1) to alter a non-conforming structure in order to construct a gambrel dormer on the side of the dwelling. RB zone / Ward 7.
Staff recommendation for Conditional Approval

Plans and reports are available at the City of Somerville website at the following link: <http://www.somervillema.gov/planningandzoning>