



CITY OF SOMERVILLE, MASSACHUSETTS
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ELIZABETH MORONEY
MICHAEL A. CAPUANO, ESQ. (ALT.)

AGENDA

The Somerville Planning Board will hold a public meeting on **Thursday, February 5, 2009 at 6:00 p.m.** in the Aldermanic Chambers at Somerville City Hall, 93 Highland Avenue, Somerville, MA. The Planning Board will review cases for the Zoning Board of Appeals.

Review of Continued Cases for the Zoning Board of Appeals:

42 Allen St: (Case #ZBA 2008-67) Applicant & Owner: Mark Resnick seeks a special permit under §4.4.1 in order to finish and legalize partially completed alterations to a non-conforming structure. RB zone. Ward 2.
Staff recommendation for Conditional Approval

7-9 Bowers Ave: (Case #ZBA 2008-68) Applicant & Owner: Christina Yanhui Li seeks a Special Permit (SZO §7.11.4.a) to establish three rooms to rent without kitchen facilities, for a tourist home, in an owner occupied dwelling. RB zone. Ward 6.
Staff recommendation for Conditional Approval

163 Hudson St (Case #ZBA 2008-53): Applicant & Owner: Afaan 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.
Continuance requested

22 Benedict St: (Case #ZBA 2008-71) Applicant/Owner Oi Chao Ding seeks a special permit (SZO §4.4.1) to alter a nonconforming dwelling by adding 20' x 14' porch to the rear. RB zone. Ward 1.
Continuance requested

600 Windsor Pl: (Case #ZBA 2008-66) Applicant Green Cab, Inc. & Owner The Windsor Co., LLC, seek a special permit with site plan review (SZO §7.11.11.12.1.b) in order to establish a taxi storage and service use of more than 5,000 gross square feet. IP zone. Ward 2.
Continuance requested



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56 Webster Ave/520 Columbia St: (Case #ZBA 2008-65) Applicant Royal Hospitality Services, Inc. (Royal White) & Owner Columbia St. Realty, LLC seek a special permit (SZO §4.4.1) for alteration of a nonconforming structure and special permit with site plan review (§7.11.12.1.c) in order to expand the existing laundry processing use. IP zone. Ward 2.

Continuance requested

369-371 Beacon St: (Case #ZBA 2008-61) Applicant Beacon Street Hotel & Owner George Makrigiannis seek a special permit with Site Plan Review (SZO §7.11.10.5.b) in order to construct and establish a hotel of more than 10,000 gross sq.ft. BA zone. Ward 2.

Continuance requested

Plans and reports are available at the City of Somerville website at the following link:

<http://www.somervillema.gov/planningandzoning>