



CITY OF SOMERVILLE, MASSACHUSETTS
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AGENDA

The Somerville Planning Board will hold a public meeting on **Thursday, May 7, 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 Zoning Amendments:

AN ORDINANCE AMENDING THE SOMERVILLE ZONING ORDINANCE TO INCLUDE A NEW HISTORIC BED AND BREAKFAST USE CITYWIDE

*The Planning Staff has recommended that the proposed zoning be **APPROVED**. The Planning Board and Land Use Committee kept the record open for written comment until May 4, 2009. No public testimony has been received.*

Review of New Cases for the Zoning Board of Appeals:

184 Summer St (Case #ZBA 2009-11): Applicant Agassiz Preschool, Inc. & Owner Jeanne Salvo seek a special permit (SZO §4.4.1) to construct a 650± s.f. addition to a structure on a nonconforming lot. RA zone. Ward 3.

Staff recommendation for Conditional Approval.

126 Orchard St (Case #ZBA 2009-12): Applicant & Owner Axel Christensen seeks a special permit (SZO §4.4.1) to alter a nonconforming dwelling by constructing a 3700± s.f. addition. RB zone. Ward 6.

Staff recommendation for Conditional Approval.

35 Corinthian (Case #ZBA 2009-13): Applicant & Owner Brandee & Chris Hall seek a special permit (§4.4.1) in order to construct a dormer within a non-conforming side yard and to enclose a front porch within a non-conforming front yard. RA zone. Ward 7.

Staff recommendation for Conditional Approval

860 Broadway (Case #ZBA 2009-14): Applicant John Staff & Owner Charles Kostopoulos seek a special permit (§4.5.1) to change a non-conforming use in order to open a frozen yogurt parlor (§7.11.10.1.1.a). The applicant also seeks a special permit under §9.13.a for a modification in parking in order to not provide three (3) required spaces. RB zone. Ward 6.

Recommendation Pending



Review of Continued Cases for the Zoning Board of Appeals:

22 Benedict St (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.

Staff recommendation for Conditional Approval

56 Webster Ave/520 Columbia St (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

600 Windsor Pl (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

9-11 Harvard Pl (ZBA #2009-04): Applicant & Owner Elaine Thibault seeks a Special Permit with Site Plan Review approval under SZO §7.2 to construct two principal structures on the same lot and under §7.3 to develop four (4) residential units, where 12.5% are affordable housing. RA zone. Ward 3.

Continuance requested

100 Fellsway West (ZBA #2009-03): Applicant Richard Berg and Owner Craig Corporation seek a Special Permit with Site Plan Review (SZO §7.11.1.c) to convert from a factory/industrial use to a residential use in order to construct a 19 unit residential building. BB zone. Ward 4.

Continuance requested

163 Hudson St (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.

Continuance requested

369-371 Beacon St (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

Other Business:

Amendments to Rules and Regulations of Special Permit Granting Authorities. To correct out-of-date departmental and legislative references, establish the position and role of the Associate Member, remove requirements that the Planning Board act in an advisory capacity in cases where the ZBA (or Zoning Administrator, by extension) is the SPGA, and revise the application fees.

Approval of Minutes: 4/2/09

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

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



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