

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

Orsola Susan Fontano
Salvatore Querusio
Richard Rossetti
Marlene Smithers, (Alt.)

AGENDA

**Aldermanic Chambers, Second Floor, City Hall, 93 Highland Avenue,
Wednesday, July 7, 2004**

DECISIONS 6:00 P.M. followed by HEARINGS

22 McGrath Highway Applicant: Charter Realty & Development; Owner: Cambridge Charter Realty I, LLC; Agent: Karen Johnson. The Applicant seeks a special permit for expansion of a nonconforming use (SZO §4.5.3) to build a 10,600 square foot addition to the first floor of a commercial building (formerly Mars Music Store). Business A (BA) zoning district.

2 Howard St. Applicants: Sheila & Todd Lemke request a minor revision to Special Permit #1995-30 to combine 2 two-bedroom condominium units into one three-bedroom unit. RC zone.

65 Temple St. Owner & Applicant: Somerville Community Corporation; Agent: Peter Graham. The Applicant seeks a Comprehensive Permit under M.G.L.c.40B in order to demolish the existing structures on the lot and construct fifteen residential units within two buildings. The Applicant is requesting waivers from side and rear yard setback requirements, minimum landscaping requirements and off-street parking requirements (§8.5.H, §8.5.I, §8.5.D and §9.5.1.a of the SZO). The Applicant also requests special permit with site plan review findings for the number of dwelling units, the number of structures and for Inclusionary housing requirements (§7.3, §7.2 and §13.5 of the SZO). RB zone.

164 School St. Applicant: Maria R. Thompson; Owner: Paul M. Dandini. The Applicant seeks a special permit (SZO §9.13.a) for relief from 4 required off-street parking spaces to change the use of the building from office space to a church. BA zone. *Continued to September 8, 2004.*

22 Glen St. Applicant: James V. Castellano; Owner: Rosalie Dufour; Agent: Charles F. Houghton. The Applicant seeks variances for minimum lot size (§8.5.A), minimum frontage (§8.5.J) and minimum side yard setback (§8.5.H) to demolish a garage and construct a two-family dwelling. RB zone. *Continued until July 21, 2004.*

237 Holland St. Applicant: Jean Mei Chun Yee; Owner: Lora Lee Nemrow; Agent: Mark O'Connor, Esq.) The Applicant seeks a special permit with design review to establish a juice bar, tea and coffee shop (SZO §7.11.10.2.1.a). The Applicant also requires a special permit for relief from the required five off-street parking spaces (9.13.a). NB zone district.

492 Medford St: Applicant & Owner Rocco Pulino seeks a variance from minimum lot size (SZO §8.5.A) to build a single-family dwelling. RC zone.

57 Dartmouth St: Applicant & Owner Gabriel Fula seeks a special permit to alter a nonconforming structure (SZO §4.4.1) to add a first floor addition to an existing three-family dwelling. RA zone.

27 Osgood St: Applicant: Terrence Morris; Owner: Tom Bent. The Applicant seeks a special permit with site plan review for exceeding the maximum number of dwelling units per lot (§7.3) to demolish an existing commercial building and construct two residential buildings with a total of sixteen units. The Applicant also requires a special permit for modification of parking design standards (§9.13.b), a variance from lot area per dwelling unit (§8.5.B), a variance from maximum lot coverage (§8.5.C), a variance from front yard setback (§8.5.G), and a variance from rear yard setback (§8.5.I). The Applicant is also subject to Inclusionary Housing under §13.2 of the SZO. RB zone.

ZBA 7/7/04