



CITY OF SOMERVILLE, MASSACHUSETTS
ZONING BOARD OF APPEALS

JOSEPH A. CURTATONE
MAYOR

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, Wednesday, March 2, 2005
DECISIONS 6:00 P.M. followed by New HEARINGS**

515 Somerville Ave. Applicant: World Realty and Development; Owner: John Solomon, International Inc., Salvatore A. Paterna as President. The Applicant seeks a special permit with site plan review to demolish an existing factory building and construct three residential buildings with a total of thirty-nine (39) residential units and three (3) commercial units (SZO §7.11.1.c). The Applicant also seeks special permits for a shared parking arrangement (SZO §9.13.e) and for modification of parking design standards (SZO §9.13.b). The proposal is also subject to the affordable housing provisions of Article 13. BA zone.

22 Glen St. Applicant: James V. Castellano, Owner: Rosalie Dufour. The Applicant seeks variances from minimum lot size (§8.5.A), minimum landscaped area (§8.5.D) and minimum side yard setback (§8.5.H) to demolish a garage to construct a two-family dwelling. RB zone. *Continued to March 16, 2005.*

49-51 Allen St. Applicant: Allen Street, LLC; Owner: 49-51 Allen Street Trust. The Applicant seeks two Special Permits with Site Plan Review to construct 16 dwelling units (SZO §7.2 and SZO §7.3). This proposal is subject to the Inclusionary Housing requirements of SZO Article 13. RB zone

74 Derby St. The Applicants & Owners, Amy & Justin Chickles seek a special permit to modify the parking area design standards (SZO §9.13.b) to build a 7 ½ foot driveway with parking for one car for a single-family dwelling. RB zone.

405 Alewife Brook Parkway (former Conwell School) Owner & Applicant, Conwell Capen, LLC, a wholly owned subsidiary of the Visiting Nurse Foundation, Inc., seeks a Comprehensive Permit under M.G.L.c.40B in order to demolish the existing structures on the lot and construct ninety-five (95) residential units of housing within a four-story building. The Applicant is requesting waivers from lot area per dwelling unit, floor area ratio, building height and the number of dwelling units (§8.5.B, §8.5.E, and §8.5.F of the SZO). The Applicant also requests a special permit and a special permit with site plan review finding for the number of dwelling units (§7.11.1.3.f, §7.3 of the SZO), and a special permit for reduced parking requirements (§9.5.1.b). Residential B (RB) zoning district.