

Results

The results of the Somerville Planning Board meeting for **Thursday, April 1, 2004** at **6:00 p.m.** are as follows:

Zoning Amendments (Continuation of Public Hearings from 3-18-04):

- Proposed amendments to the Somerville Zoning Map and Zoning Ordinance including, without limitation, Articles 2, 5, 6, 7, 8, 9 and 16 that would: (1) replace the Assembly Square Interim Planning District, the Business Park Assembly District, the Industrial Park Assembly District, and the Highway Overlay District with a new Assembly Square Mixed Use District, (2) revise the Waterfront Overlay District, and (3) modify provisions of the Zoning Ordinance relating to parking, loading, signage, planned unit developments, modifications to planned unit developments, review by the inspectional services department, outdoor seating, and definitional provisions.

Recommended Approval with Suggested Revisions (5-0)

- A proposed amendment to Article 2 of the Somerville Zoning Ordinance by creating a definition for "Single Housekeeping Unit."

Recommended Approval (5-0)

- A proposed amendment to Article 9 of the Somerville Zoning Ordinance to establish the required off-street parking requirements for residential dwelling units through either the number of bedrooms or the square footage of each unit, depending on which requires the greater number of parking spaces.

Recommended Denial (5-0)

Public Hearing:

A public hearing for all interested parties will be held by the Somerville Planning Board on **Thursday, April 1, 2004** at **7:00 p.m.** in the Aldermen's Chambers on the Second Floor of Somerville City Hall, 93 Highland Avenue, Somerville, MA. The purpose of the hearing will be to receive public comments concerning:

212 Holland Street: (Applicant: Azem Dervisevic; Owner: Cyndie Kargatzis) The Applicant seeks a special permit to alter a nonconforming structure (SZO §4.4.1) to construct a deck for outdoor seating at the front of the existing structure (Sabur Restaurant). Neighborhood Business (NB) zoning district.

Recommended Conditional Approval (5-0)

Review of Cases for the Zoning Board of Appeals:

51 Warren Street: (Continued from 3-18-04) (Applicant: Antonio Pereira; Owners: Antonio Pereira and Maria Pereira; Agent: William G. Ferullo, Esq.) The Applicant seeks site plan approval to subdivide a lot in order to construct a 6-unit dwelling on the new lot

(SZO §8.8). Applicant also requires two special permits to modify parking requirements (SZO §9.13.b and §9.13.c) and a variance from rear yard setback (SZO §8.5.i). Business (BA) zoning district.

Continued to 4/15/04

65 Temple Street (Owner and 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). Residential B (RB) zoning district.

Continued to 4/15/04

164 School Street: (Applicant: Maria R. Thompson; Owner: Paul M. Dandini) The Applicant seeks a special permit (SZO §9.13.a) for relief from four required off-street parking spaces to change the use of the building from office space to a church. Business A (BA) zoning district.

Recommended Conditional Approval (5-0)

6-8 Beacon Street: (Applicant: Chestnut Hill Partners; Agent: Robert Muriarty; Owner: Suhail El-Alami) The Applicant seeks a special permit to alter a pre-existing nonconforming structure (SZO §4.4.1) to construct a four story residential building. The Applicant also requires a special permit with site plan review for multiple dwelling use of seven or more units (§7.11.1.c); and a variance from maximum height requirements (§8.5.F). Residence C (RC) zoning district.

Continued to 4/15/04

3,7,9 Hanson Street: (Applicant: Gregory Rochlin; Owner: Great Eastern Development Co., LLC) The Applicant seeks a special permit with site plan review (SZO §7.2) to make a three-story three-family dwelling into three separate principal structures. The Applicant also requires a special permit for modification of parking design standards (§9.13.b) to have three curb cuts on one street line. Residence B (RB) zoning district.

Recommended Approval with Conditions (5-0)

530 Somerville Avenue: (Applicant: Maxi Drug Inc., d/b/a Brooks Pharmacy; Owner: PJC Realty MA Inc.; Agent: Elizabeth McDonough Noonan) The Applicant seeks a revision of a special permit (SZO §5.3.8) to enclose the current building's vestibule. Business A (BA) zoning district.

Recommended Conditional Approval (5-0)

5-7 Ashland Street: (Applicant & Owner: Michael Lee) The Applicant seeks a special permit to alter a nonconforming structure (SZO §4.4.1) to make renovations to an

existing three-family dwelling, including enclosing a covered porch and adding a deck. Residence B (RB) zoning district.

Recommended Conditional Approval (5-0)

35 Hawthorne Street: (Applicant and Owner: David Brookes; Agent: Scott Vaughn)
The Applicant seeks a variance from minimum lot size (SZO §8.5.A) to demolish the existing building and construct three townhouses. Residence B (RB) zoning district.

Continued to 4/15/04

The City of Somerville welcomes the participation of persons with disabilities. Contact the ADA Coordinator at 617-625-6600 Ext. 2400 with requests for accommodations.