

Please note the change to the HS auditorium for this meeting.

AGENDA

**Somerville High Auditorium, 81 Highland Avenue,
Wednesday, June 26, 2002**

DECISIONS 6:00 P.M.

9 Cedar Street (Applicant: Tim Conroy; Owner: Steve Kokinos): The Applicant seeks a Special Permit for the alteration of a preexisting dimensionally non-conforming building (§4.4.1). The proposal calls for the construction of a three-story deck to the rear of the structure. Residence B (RB) zoning district.

75 Washington Street (Owner: Muntel Berberian; Applicant: G. Berberian): The Applicant seeks a revision to a special permit to operate a cabinet counter making operation in an auto body painting and detailing site (§5.3.8). Residence C (RC) zoning district.

343-349 Summer Street (Applicant: Emerald Development Group; Owner: MBTA; Agent: Terry Morris) The Applicant seeks a special permit (SZO §7.11.1.c) in order to construct a four story, 14 unit residential building with underground parking and the potential of having the two inclusionary units off site and Central Business District (CBD) zoning district.

17 Murdock Street (Owners and Applicants: Florinda Marchione and John Zhang): The Applicant is seeking a variance from minimum lot size (SZO §8.5a) because of this subdivision. Additionally, the Applicant is also seeking a special permit to convert from one non-conforming use to another (SZO §4.5.1). Residence B (RB) zoning district. *Applicant is requesting to withdraw this request without prejudice.*

PUBLIC HEARINGS 6:30 p.m.

9-11 Aldersey Street: The Applicant Gerard Meehan, the Owner G&T Realty Associates, and their Agent, Kenneth Poole, seek a Comprehensive Permit under M.G.L. c.40B Sec. 20-23 in order to develop a thirty (30) unit condominium building. Relief requested: Waivers from dimensional requirements and a special permit for increased density for affordable housing.

5 Calvin Street (Applicant and Owner: Shafique Ahmed): The Applicant seeks a special permit to alter an existing nonconforming structure (SZO §4.4.1), in order to enclose a second story deck. Residence B (RB) zoning district. *Case re-advertised and re-scheduled to July 24, 2002.*

7 Avon Place (Owner and Applicant: Kevin Emery): The Applicant seeks a special permit with site plan review for more than one principal structure in a Residence B (RB) zoning district (SZO §7.2) and a second special permit with site plan review to exceed the allowable number of units while providing at least 10% affordable housing (SZO §7.3). In addition, under SZO §8.5.f the Applicant

requires a variance to construct three and one half story buildings when only three stories are allowed.

324 Broadway (Owner: Winter Hill Investors, LLC; Applicant: John Holmes; Agent: Richard DiGirolamo): The Applicant seeks a special permit with site plan review in order to construct a nineteen unit residential building (SZO §7.11.1.c). This project also must meet the inclusionary housing requirements under Article 13 of the Zoning Ordinance. Business A (BA) zoning district.

119 - 121 West Adams Street (Owner and Applicant: Francis Rego): The Applicant seeks a special permit for the legalization of a third unit (SZO §7.11.2.b). Additionally, the Applicant is seeking a variance from minimum lot area per dwelling unit (SZO §8.5.B) and a special permit for relief from one required parking space (SZO §9.13.2.a). Residence A (RA) zoning district.

73 Webster Avenue (Owner and Applicant, Somerville Housing Group) seek a special permit to change from one non-conforming use, a towing and storage company, to another non-conforming use, a temporary open parking lot for thirty vehicles (S.Z.O. §4.5.1). The Applicant is also seeking a variance from the minimum landscaping requirements (S.Z.O. §10.4). Residence B (RB) Zoning District.