

AGENDA

The Somerville Planning Board meeting for **Thursday January 2, 2003** at **6:00 p.m.** in the Alderman's Chambers on the second floor of City Hall, is scheduled as follows:

Review of Cases for the Zoning Board of Appeals:

117 Summer Street (Applicant and Owner: Somerville Home): The Applicant seeks a special permit to alter, enlarge or extend a nonconforming structure (SZO 4.4.1) and a special permit to alter, expand or enlarge, or extend a nonconforming use (SZO 4.5.3) in order to bring the existing building to current accessibility guidelines; including raising the existing lobby and multipurpose rooms floors, provide two new hospital grade elevators, and replacement of existing fire escapes with new enclosed exit stairways. Residence A (RA) and Residence B (RB) zoning districts. **Recommended approval with Conditions (4-0).**

149 Washington Street (Applicant, Brian Almeida, and Owner, 153 Washington Street LLC.): The Applicant seeks a Special Permit with Design Review in order to establish a tattoo parlor (SZO §7.11.8.13). Business B (BB zoning district). **Recommended Approval with Conditions (3-1). Joseph Favaloro opposed.**

25 Mt. Pleasant Street (Applicant and Agent: Derick Snare, Owner: Celso B. Antunes): The Applicant seeks a variance from lot area per dwelling unit to convert a one-family to a two-family dwelling (SZO §8.5.B). The Applicant also requires a special permit for failure to provide one additional parking space (SZO §9.5.2). Residence B (RB) zoning district. **Recommended Denial (4-0).**

45 Skehan Street (Applicant: J.T. Rickard, Owners: J.T. Rickard and Richard G. Reavis): The Applicant seeks a special permit to alter a nonconforming structure in order to construct a second-floor deck to one side of the building as well as a rooftop deck with stairs (SZO §4.4.1). The building is nonconforming with respect to the front and rear yard setbacks. Residence B (RB) zoning district. **Recommended Approval with Conditions (4-0).**

24 Lake Street (Applicant and Owner, A&J Realty Trust; Agent, Richard DiGirolamo): The Applicant seeks a special permit with site plan review (SZO §7.11.1.d), a variance from front yard setback (SZO §8.5.G.) and a variance from rear yard setback (SZO §8.5.I.) in order to construct a twelve (12) unit townhouse complex. The Applicant is also subject to Inclusionary Housing requirements (SZO §13.2.). Central Business District (CBD) and Residence C (RC) zoning districts. **Continued until 1/16/03 pending further review by Fire Prevention and Traffic and Parking.**

48 Powder House Boulevard (Applicant and Owner: Frank Pasciuto): The Applicant seeks a special permit to convert a two-family to a three-family (SZO §7.11.2.b.), a special permit for failure to provide one additional off-street parking space (SZO §9.5.2. & 9.13.a.), and a special permit to alter a nonconforming structure (SZO §4.4.1.). Residence A (RA) zoning district. **Recommended Approval with Conditions (4-0).**