

All Members Present

Hearing Commenced at 5:50 p.m.

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.)

### Meeting Results

**Aldermanic Chambers, 2<sup>nd</sup> Floor, City Hall, 93 Highland Avenue,  
Wednesday, April 12, 2006  
EXECUTIVE SESSION 5:45 p.m  
DECISIONS 6:00 P.M. followed by New HEARINGS**

*Assistant City Solicitor, David Shapiro has requested to appear before the Board in executive session with respect to pending litigation regarding 212 Elm Street.*

**6-8 Beacon St:** The Applicant, Inman Square Lofts, LLC (formerly Chestnut Hill Partners) and Owners, Inman Square Lofts, LLC, (formerly Suhail e-Alamu) requests time extensions on a special permit and special permit with site plan review on previously issued permit #2004-15. *The Board voted to approve the request. HF motion to approve the request, motion seconded by SQ, vote taken (5-0) RD, HF, SF, SQ and RR.*

**27 Osgood St:** Applicant, Emerald Development Group & Owner, Osgood Terrace LLC seek a new revision (SZO §5.3.8) to previously approved site plans on permit #2005-53. *The Board voted to approve the Minor Revision request. HF motion to state that this request was a Minor Revision, SQ seconded the motion vote taken (4-1) with RD voting against the motion and HF, SF, SQ and RR voting for the motion. HF motion to approve, RR seconded the motion vote taken (4-1) with RD voting against the motion and HF, SF, SQ and RR voting for the motion.*

**508 Somerville Ave:** The Applicant, Luciano Rossetti & Owner, Benjamin J. Rossetti seek a special permit (SZO §4.5.3) to expand a non-conforming use to remove the existing building and to rebuild a larger auto repair garage. BA zone. *The Board approved a request by the Applicant to continue the application to the hearing on May 10, 2006. HF motion to continue, SQ seconded the motion, vote taken (5-0) RD, HF, SF, SQ and RR.*

**149A Highland Ave:** The Applicant, Rocco DiRenzo & Owner, Highland & Central Realty Trust seek a special permit (SZO §9.13.a) for failure to provide four required parking spaces. NB zone. *The Board approved the petition with conditions. HF motion to approve, seconded by SQ vote taken (5-0) RD, HF, SF, SQ and RR.*

**11-13 Flint Ave:** The Applicant, Ciro Fodera, Owner, S.M.A. Real Estate, LLC seeks a special permit (SZO §4.4.1) to alter a non-conforming structure and a special permit (SZO §4.5.3) to expand a non-conforming use to convert an existing four-unit dwelling to a six-unit dwelling. RB zone. *The Applicant presented new plans to the Board for a five-unit dwelling. The Board requested the Applicant return to the Planning Board for comments on the new plans. HF motion to continue and request the Applicant meet with the Planning Board regarding the new plans, RR seconded the motion, vote taken (5-0) RD, HF, SF, SQ and RR.*

**88 Albion St:** Applicant & Owner Giovanni Forte seeks a variance from maximum fence/wall height (SZO §10.7.1) to legalize an existing retaining wall. RB zone. *The Board approved the Applicant's request to continue the application to the next scheduled hearing on Tuesday, April 25, 2006. HF motion to continue, SF seconded, vote taken (5-0) RD, HF, SF, SQ and RR.*

**47 Elmwood St:** Applicant, Jose Do Vale & Owner, Norma Pereira seek a special permit to alter a non-conforming structure (SZO §4.4.1) to build a two-story addition and convert the existing single-family dwelling into a two-family dwelling. RB zone. *The Applicant requires an additional special permit. This Application will be re-advertised for the April 25, 2006 hearing. The Board opened and continued this case to April 25, 2006. HF motion to continue, SF seconded the motion, vote taken (5-0) RD, HF, SF, SQ and RR.*

**78R Mt. Vernon St:** Applicant & Owner Cheryl Vanderbilt seeks a variance (9.8.d) to create a driveway for front yard parking to serve an existing three-family dwelling. RB zone. *The Board opened the case and continued it to conduct a site visit. HF motion to continue, RR seconded the motion, vote taken (5-0) RD, HF, SF, SQ and RR. Application continued to April 25, 2006.*

**Other business:** Discuss amending ZBA Rules and Regulations to enable a Zoning Administrator to review applications. *The Board considered preliminary parameters of delegation of power as outlined in M.G.L. Chapter 40A §13. The Board will continue this topic of discussion at their next hearing on April 25, 2006.*

*Hearing adjourned at 8:35 p.m.*

**ZBA 4/12/06**