

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.)

### **AMENDED AGENDA**

**Aldermanic Chambers, Second Floor, City Hall, 93 Highland Avenue,  
Wednesday, July 20, 2005**

### **DECISIONS 6:00 P.M. followed by New HEARINGS**

**259 Powder House Blvd:** The Applicant & Owner, Demos Mihalakopoulos seeks a revision (SZO §5.3.8) to condition #2 on Special Permit # 2002-27b.

**20 Cottage Ave:** The Applicant and Owner, Charles Mahoney seeks a Minor Revision to Special Permit #2004-76 to correct errors in the approved plans resulting in changes to the stairs, windows and roof pitch.

**1 Davis Sq:** The Applicant & Owner, 460 Somerville Avenue Trust seeks a special permit to alter a non-conforming structure (SZO §4.4.1), a special permit with site plan review (SZO §7.11.9.5.c) to establish a retail store of greater than 10,000 sq. ft., a special permit with site plan review (SZO §7.11.6.3.b) to establish a commercial health and fitness club of greater than 10,000 sq. ft., a special permit (SZO §9.13.e) for shared loading facilities and a variance for failure to provide twenty eight (28) parking spaces (SZO §9.5). This application is also subject to a Project Mitigation Contribution under SZO §15.2. CBD zone. *The Applicant has requested additional relief as outlined above. This application will be re-advertised and considered in its entirety on August 17, 2005.*

**245 Beacon St:** Applicant: Kevin Douglas; Owner: City of Somerville. The Applicant seeks a special permit to alter a non-conforming structure (SZO §4.4.1) and a special permit with site plan review (SZO §7.3) to convert the existing building to 8 dwelling units. This proposal is subject to the inclusionary housing requirements of Article 13 of the SZO. RB zone.

**438R Somerville Ave:** The Applicant & Owner: 438R Somerville Avenue, LLC seeks a special permit with site plan review under SZO §7.11.3.e and a variance from minimum lot area per dwelling unit requirements (§8.5.B) to convert an existing structure to twenty-one (21) units of Artists' Housing. This proposal is subject to the inclusionary housing requirements of Article 13. IA zone.

**8 Holts Ave:** Applicant & Owner: Augusto Ustariz. The Applicant seeks a special permit to alter a non-conforming structure (SZO §4.4.1) to construct a rear addition and deck. RB zone. *The Board voted on July 6<sup>th</sup> to continue the matter to August 17, 2005.*

**45 Porter St:** Applicant & Owner, Andrew Capuano seeks a special permit to alter a nonconforming structure (SZO §4.4.1) to build a 1-story addition on the rear of an existing 3-family dwelling. RB zone.

**10 Downer St:** Applicant & Owner: Vilma Falso seeks a variance from minimum lot size (SZO §8.5.a) to build a single-family dwelling on an approximately 2,575 square foot lot. RB zone.

**210 Willow Ave:** Applicant: Michael Zenga; Owners: Daniel and Leslie Zenga. The Applicant seeks a special permit to alter a non-conforming structure (SZO §4.4.1) in order to build 2<sup>nd</sup> & 3<sup>rd</sup> floor rear decks and stairs onto an existing 3-family dwelling. RA zone.

**48-50 Hawthorne St:** The Applicants & Owners, Adam & Amy Fairhall seek a special permit to alter a nonconforming structure (SZO §4.4.1) to construct a one-story addition with a roof deck on the rear of an existing two-family dwelling. RB zone.

*7/20/05*