

All Members Present

Meeting at Commenced at 6:05 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 - AGENDA

**Aldermanic Chambers, Second Floor, City Hall, 93 Highland Avenue,
Wednesday, November 16, 2005**

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

22 Glen St The Applicant, James V. Castellano & Owner, Rosalie Dufour seek a minor revision (SZO §5.3.8) to previously approved plans #2004-77 to change the above grade elevation resulting in an overall height of the building from 30'6 to 32'0. *The Board voted unanimously (5-0) to approve the revision with conditions.*

85 Cross St: Applicant & Owner Wilfredo Canenguez, Agent, Aldo Martinez sought a Special Permit with Site Plan Review to create two principle structures (SZO §7.2) and two variances (SZO §8.5.H) minimum side yard setback, (SZO §8.5.I) minimum rear yard setback to convert an existing rear garage to one dwelling unit. RB zone. *The Board voted unanimously (5-0) to allow the Applicant to continue the application to December 14, 2005.*

205 Washington St: Applicant, Cafasso Properties, LLC & Owner, Martin Cafasso sought a special permit to alter a non-conforming structure (SZO §4.4.1) to add new patio doors, roof decks, penthouses, reconfigure the windows and entryway of an existing seven family dwelling. RB zone. *The Board voted unanimously (5-0) to approve the petition with conditions.*

7 Garfield Ave: Applicants & Owners, Charles F. & Jean P. Roderick seek a special permit for multiple dwellings (SZO §7.11.1.c) to add a dwelling unit to an existing four-family dwelling and a special permit for parking on a separate lot (§9.13.d). CBD/IA zones. *The Board voted to allow the Applicant to continue to December 14, 2005.*

46 Concord Ave: The Applicant & Owner Sara Showstack seeks a special permit (SZO §4.4.1) to remove the existing roof and add a third floor to an existing two-family dwelling. RB zone. *The Board heard further testimony regarding this application and asked the Applicant to obtain a shadow study prior to their next meeting on December 14, 2005.*

288-290 Beacon St: The Applicant & Owner Jean Nevaras seeks a special permit (SZO §4.4.1) to add a second story for two residential units, a special permit (§9.13.b) for modification of parking design standards, and a revision to a previously issued special permit (§5.3.8). RC zone. *The Board voted unanimously (5-0) to allow the Applicant to continue to December 14, 2005.*

7 Hill St: Applicant, Won Buddhist Center; Owner, Won-Buddhist of Boston. The Applicant seeks a special permit (SZO§9.13.a) for failure to provide parking & a special permit (§9.13.b) for modification of parking/loading area design standards to establish a house of worship. RA zone. *The Board voted unanimously (5-0) to allow the Applicant to continue to December 14, 2005.*

22 McGrath Hgwy: The Applicant, Bob's Stores/TJX Companies & Owner, Charter Realty seeks a variance from maximum sign height requirements (S.Z.O. §12.4.1.b (1)) to install a sign more than twenty-five feet (25') above grade. BA zone. *The Board voted on November 2, 2005 to continue to December 14, 2005.*

401 Highland Ave: The Applicant, Santokh Singh & Owner, Demi Samallas seek a special permit with site plan review (S.Z.O. §7.11.10.2.1.c) to establish a fast order food establishment with no drive-up service & a variance for failure to provide required parking (§9.5.10) to establish a Quizno's restaurant. CBD zone. *The Board voted unanimously (5-0) to allow the Applicant to continue to December 14, 2005.*

26 Chestnut St: The Applicant & Owner, Lawrence Realty Trust seeks variances under SZO §8.5.C & §8.5.D to exceed the maximum ground coverage requirements and for failure to meet minimum landscaping requirements. IA zone. *The Board voted unanimously (5-0) to approve the petition.*

22 Prospect Hill Ave: The Applicant & Owner, Sonia Lipson seeks a special permit to alter a non-conforming structure (SZO §4.4.1) to move and renovate an existing carriage house. RA zone. *The Board voted unanimously (5-0) to approve the petition with conditions.*

The hearing adjourned at 8:40 p.m

ZBA 11/16/05