

Richard J. Daley, Jr., Chairman  
Herbert F. Foster, Jr.

Orsola Susan Fontano  
Salvatore Querusio  
Richard Rossetti  
Marlene Smithers, (Alt.)

### AGENDA

**Aldermanic Chambers, Second Floor, City Hall, 93 Highland Avenue,  
Wednesday, June 9, 2004**

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

Meeting commenced at 6:00 p.m., all members present

**334 Washington St., Front** Applicant & Owner: Emmanuel M. Moore. The Applicant seeks a special permit (SZO §4.5.1) to change from one nonconforming use, wheelchair assembly (SZO §7.11.14.A), to another nonconforming use, windshield repair and replacement (SZO §7.11.11.5). RB zone. *Motion made by HF to approve the petition, no member seconded the motion. SQ made a motion to deny the petition, SF seconded the motion. Vote taken (4-1) motion approved, petition denied. RD, SF, SQ, RR voted to deny the petition, HF voted in favor of the petition.*

**131 Willow Ave:** Applicant, 131 Willow Avenue, LLC, Owner, Christos Poutahidis. The Applicant has amended its application to seek additional relief, being variances for side yard and rear yard setback requirements (SZO §8.5.H & 8.5.I). RC zone. *The Board heard testimony on the original application and testimony on the new application for variances. Motion to approve the request for special permit with site plan review and a variance from front yard set back made by HF, seconded by SQ vote taken (5-0) RD, HF, SF, SQ, RR motion carried. HF Motion to approve the request for a variance from side yard set back and a variance from rear yard setback, seconded by RR, vote taken (5-0) RD, HF, SF, SQ, RR motion carried. Petitions approved with conditions.*

**65 Temple St.** Owner & Applicant: Somerville Community Corporation; Agent: Peter Graham. The Applicant seeks a Comprehensive Permit under M.G.L.c.40B in order to demolish the existing structures on the lot and construct fifteen residential units within two buildings. The Applicant is requesting waivers from side and rear yard setback requirements, minimum landscaping requirements and off-street parking requirements (§8.5.H, §8.5.I, §8.5.D and §9.5.1.a of the SZO). The Applicant also requests special permit with site plan review findings for the number of dwelling units, the number of structures and for Inclusionary housing requirements (§7.3, §7.2 and §13.5 of the SZO). RB zone. *The Applicant requested a continuance until June 23, 2004. HF made a motion to allow the continuance, SF seconded the motion, vote taken (5-0) RD, HF, SF, SQ, RR, motion approved.*

## **ZBA Hearing June 9, 2004 – Results continued**

**39-41 Oak St:** Applicants & Owners: George Dedic & Stephen Andrade. The Applicant seeks a special permit to expand a pre-existing nonconforming use (SZO §4.5.3) to construct an addition to a four-family dwelling. RB zone. ***HF made a motion to approve the requested special permit, SQ seconded the motion, vote taken (5-0) RD, HF, SF, SQ, RR, petition granted.***

**164 School St.** Applicant: Maria R. Thompson; Owner: Paul M. Dandini. The Applicant seeks a special permit (SZO §9.13.a) for relief from 4 required off-street parking spaces to change the use of the building from office space to a church. BA zone. ***HF made a motion to approve the Applicant's request to continue the matter until September 8, 2004. SQ seconded the motion, vote taken (5-0) RD, HF, SF, SQ, RR, request approved.***

**9 Clifton St:** Applicant & Owner: Sherri Geldersma. The Applicant seeks a special permit to alter a nonconforming structure (§4.4.1) to legalize an existing set of entrance steps and a landing on a two-family dwelling. RA zone. ***HF motion to approve the requested special permit, RR seconded the motion, vote taken (5-0) RD, HF, SF, SQ, RR, petition granted.***

**14 Cedar St:** Applicant, Jack P. Loose; Owners, Jack P. & Rebecca Loose. The Applicant seeks a special permit to alter a nonconforming structure (§4.4.1) to demolish an existing garage and construct an addition to a three-family dwelling. The Applicant also requires a special permit for modification of parking design standards (§9.13.b) and a variance from side yard setbacks (§8.5.H). RB zone. ***HF made a motion to approve the Applicant's request to Withdraw the Petition Without Prejudice. SF seconded the motion, vote taken (5-0) RD, HF, SF, SQ, RR, request approved.***

**730 Broadway:** Applicant: Camillo Fodera; Owner: 730 Broadway Realty Trust (former CVS Ball Sq). The Applicant seeks a special permit to alter a nonconforming structure (SZO §4.4.1) to install new windows and new entrance doors. NB zone. ***HF made a motion to approve the requested Special Permit. SF seconded the motion, vote taken (5-0) RD, HF, SF, SQ, RR, petition approved.***

**28 Walker St:** Applicant, Louis Resendes; Owner: Fred Bass. The Applicant seeks a special permit to alter a nonconforming structure (§4.4.1) to demolish an existing two story front porch and construct an addition. RA zone. ***HF made a motion to approve the requested Special Permit. SQ seconded the motion, vote taken (5-0) RD, HF, SF, SQ, RR, petition approved.***

**70 Park St:** Applicant: Omnipoint Holdings Inc.; Owner: Aroli Realty Trust. The Applicant seeks a special permit to install a wireless communications facility (SZO §7.11.15.3). RB zone. ***Case opened and continued to June 23, 2004.***

**36 College Ave:** Applicant: Omnipoint Holdings Inc.; Owner: Chatham Light Realty Corp. The Applicant seeks a special permit to install and operate a wireless communications facility (SZO §7.11.15.3). CBD zone. ***Case opened and continued to June 23, 2004.***

**Meeting adjourned at 10:00 p.m.**

**ZBA 6/9/04**