

## AGENDA

**Aldermanic Chambers at City Hall, 93 Highland Avenue,  
Wednesday, May 22, 2002**

### **EXECUTIVE SESSION 5:45 P.M.**

Assistant Solicitor Candies Pruitt has requested to appear before the Board to discuss the matter of 39-41 Russell Street.

### **DECISIONS 6:00 P.M.**

**12 Newbury Street** - (Applicant and Owner: Paula Dowd c/o Hunneman C/B; Agent: Richard DiGirolamo): The Applicant seeks a **minor revision** to the plan to the special permit issued for the alteration of a pre-existing, dimensionally non-conforming building (SZO§4.4.1) and a special permit for a four unit dwelling use (SZO§7.11.1.c). Neighborhood Business (NB) zoning district. ***The Board voted that this request would not be considered a minor revision to the special permit, denied 4-0 P.E., M.H., G.M., H.F.***

**259 McGrath Highway** (Applicant: Signart; Agent: Ed Spinney; Owner: Herb Chambers): The Applicant seeks five variances for three proposed wall mounted and pylon signs at the above referenced address (SZO §12.4.4; §12.4.1.b.2; §12.4.1.d; §12.4.1.b.1; §12.4.1.e.1). Industrial A (IA) zoning district. ***Approved with conditions 5-0 P.E., G.M., M.H., H.F., M.J.***

**42 Dane Street** (Applicant and Owner: Manuel Martins; Agent: Craig L. Waldron, Esq.) The Applicant seeks a special permit for the alteration, addition, and enlargement, of a legally non-conforming structure in order to add two units above a concrete block garage (SZO§4.4.1). Residence C (RC) zoning district. ***Request to Withdraw Without Prejudice approved 5-0, P.E., G.M., M.H., H.F., M.J.***

### **PUBLIC HEARINGS 6:30 P.M.**

**53 Ash Avenue** (Applicant and Owner: Sean T. O'Donovan) The Applicant proposes to construct a new two family dwelling. Variances are required from minimum lot area (SZO §8.5.a) and minimum frontage (SZO §8.5.j). Residence A (RA) zoning district. ***Public hearing closed, continued for deliberation and decision next meeting.***

**343-349 Summer Street** (Applicant: Emerald Development Group; Owner: MBTA; Agent: Terry Morris) The Applicant seeks a special permit (SZO §7.11.1.c) in order to construct a four story, 14 unit residential building with underground parking and the potential of having the two inclusionary units off site and Central Business District (CBD) zoning district. ***Continued to next meeting.***

**16 - 18 Vermont Avenue** (Owner and Applicant: Linda Palmieri): The Applicant seeks a variance from the maximum height requirements for a fence (SZO §10.7.1) and a variance from rear and side yard setback requirements (SZO §8.6.11) for a wood frame accessory structure. Residence B (RB) zoning district. ***Request to Withdraw Without Prejudice approved 5-0 P.E., G.M., M.H., H.F., M.J.***

**259 Powderhouse Boulevard** (Applicant and Owner: Demos Mikalakopoulos): The Applicant seeks a special permit to alter an existing nonconforming structure (SZO §4.4.1) in order to construct a rear addition, containing an additional bedroom and bathroom. Additionally, the Applicant is seeking two variances, one for rear yard setback (SZO §8.5.I) and one for side yard setback (SZO §8.5.H). Residence A (RA) zoning district. ***Opened and continued to next meeting.***

**32 Otis Street** (Owner and Applicant: Nemesio DaSilva): The Applicant seeks a special permit to alter a previously existing nonconforming structure (SZO §4.4.1), in order to convert an existing one-story, concrete block garage into a third unit on the property. The Applicant is also seeking a variance from minimum lot area per dwelling unit (SZO §8.5.b). Residence B (RB) zoning district. ***Opened and continued to next meeting.***

**212 Holland Street** (Applicant and Owner: Azem Dervisevic): The Applicant seeks a special permit to alter an existing nonconforming structure (SZO §4.4.1) in order to construct a patio for outdoor restaurant seating. Neighborhood Business (NB) zoning district. ***Opened and continued to next meeting.***

**1 Summer Street** (Applicant and Owner: Minmaria, Inc.; Agent: Abacus Eisen Joint Venture)The Applicant seeks a special permit with site plan review to convert an existing church building into seven residential units (S.Z.O. §7.11.c.). The Applicant also requires a special permit (S.Z.O. §4.4.1.) to alter the existing nonconforming building and a special permit (S.Z.O. 9.13.b.) to modify the design of the parking area and driveway dimensions. Central Business District (CBD) zoning district. ***Approved with conditions, 5-0 P.E., G.M., M.H., H.F., M.J.***