

REVISED AGENDA

**Aldermanic Chambers, Second Floor, City Hall, 93 Highland Avenue,
Wednesday, November 13, 2002**

DECISIONS 6:00 P.M.

85 Foley Street: (Applicant: Marron Realty Trust; Owner: Gerald Chaille; Agent: Bill Horan): The Applicant is seeking a variance from required parking (SZO §9.5.11.a) and a variance from the width of the maneuverability aisle (SZO §9.11). The Applicant is proposing to expand the cab company use at the existing site. Industrial Park Assembly (IPA) zoning district and Assembly Square Interim Planning District (ASIPD). *Petition denied, 5-0 P.E., M.J., R.D., S.G., M.S.*

73-75 Dane Street: (Owner and Applicant: Alvaro Pontes): The Applicant is seeking a special permit (SZO §4.4.1) for the alteration of a nonconforming structure in order to expand an existing dining room. Residence B (RB) zoning district. *Petition approved, 5-0, P.E., M.J., R.D., S.G., M.S.*

17 Hanson Street: (Owner and Applicant: Leonard Gottlieb): The Applicant is seeking a special permit (SZO §4.4.1) for the alteration of a nonconforming structure in order to construct a two-story addition on his single-family dwelling. Residence B (RB) zoning district. *Applicant allowed to withdraw without prejudice.*

28 Ward Street/26 Horace Street: (Applicant and Owner: John Barry; Agent: Richard DiGirolamo): The Applicant is seeking a special permit to alter a nonconforming structure to convert from a workshop and garage onto two residential units. (SZO §4.4.1). The Applicant is also seeking a variance from lot area per dwelling unit (SZO §8.5.e) Residence B (RB) zoning district. *Continued until December 11, 2002.*

270 Cedar Street: (Applicant and Owner: Louis Filosi): The Applicant seeks a special permit to convert from one nonconforming use, an automotive parts store, to another, a Laundromat. (SZO §4.5.1) Residence B (RB) zoning district. *Denied 4-0 P.E., M.J., R.D., M.S.*

MINOR REVISION DECISIONS

174 - 178 Morrison Avenue (Applicant and Owner: Braemore LLC) Seeks a minor amendment to a previously approved special permit in order to change the design of a fence. *Minor revision approved 5-0 P.E., H.F., R.D., M.J., S.G.*

212 Broadway (Applicant and Owner: Cumberland Farms, Inc.): The Applicant requests a minor amendment to change the design of a previously approved canopy and two concrete gas islands in a Central Business District (CBD). The original decision date was August 14, 2002 (Appeal #2002-48) for a special permit to alter a nonconforming structure and for the expansion of a nonconforming use. *Minor revision approved 5-0 P.E., H.F., M.J., R.D., M. S.*

26 Line Street (Applicant and Owner: Tom Lichoulas) The Applicant seeks a minor amendment to a condition attached to a previously approved special permit in order to add a window at the mezzanine level of the structure. *Minor revision request denied 5-0, P.E., H.F., M.J., R.D., S.G.*

63 Gorham Street (Applicant: Blair Galinsky and Owner: Davis Park Development LLC) The Applicant seeks a minor amendment to the special permit in order to clarify, and or partially waive the conditions of the special permit ZBA#2000-53. *Continued until next meeting on Tuesday, November 26, 2002.*

PUBLIC HEARINGS 6:30 P.M.

17 Murdock Street (Applicant and Owner: Florinda Marchione; Agent: Carl King): The Applicant seeks an administrative appeal of a decision by the Superintendent of Inspectional Services to deny a Certificate of Occupancy. (SZO §3.1.9 & SZO §3.2.4) Residence B (RB) zoning district. *Opened and continued to November 26, 2002.*

14 Partridge Avenue: (Applicant and Owner: Sharon Bunn and Cynthia Gilman): The Applicant seeks a special permit for the alteration of a non-conforming building (§4.4.1), in order to extend an enclosed porch three feet. Residence A (RA) zoning district. *Opened and continued to November 26, 2002.*

135 Lowell Street: (Applicant and Owner: Wai Cheung): The Applicant seeks a special permit for the alteration, expansion, or reconstruction of a nonconforming structure (SZO §4.4.1) and a variance from the maximum height requirement of two and one half stories (SZO §8.6.10) for the construction of a dormer. Residence C (RC) zoning district. *Opened and continued until November 26, 2002.*

59 Pitman Street: (Applicant: John Katehis and Owner: John Socia): The Applicant seeks a special permit for the alteration, expansion, or reconstruction of a nonconforming structure (SZO §4.4.1) and a special permit for the alteration, expansion, or reconstruction of a nonconforming use (SZO §4.5.3). Business A (BA) zoning district. *Approved 5-0 P.E., H.F., M.J., R.D., S.G.*

709 McGrath Highway: (Applicant and Owner: Amerada Hess Corporation; Agent: Adam Dash): The Applicant seeks a special permit for the expansion of a nonconforming use (SZO §4.5.3) Neighborhood Business (NB) zoning district. *Continued to December 11, 2002.*

79-83A Broadway: (Applicant: Mudflat Pottery School; Owner: City of Somerville): The Applicant seeks a special permit to alter an existing nonconforming structure (SZO §4.4.1), a special permit for a modification of parking requirements (SZO §9.4.2) and variance for signage (SZO §12.4.1.b) in order to convert a theater use to a school use. Business A (BA) zoning district. *No testimony was taken, P.E. and H.F. recused and G.M. absent. Applicant requested to continue the matter in order to have the case heard by the five*

eligible voting members. The next hearing is scheduled for Tuesday, November 26, 2002.

520-534 Medford Street (Owners: Broadway Investments, Inc., Konstantinos Kombouras, City of Somerville; Applicant: SF Properties; Agent: Adam Dash, Esq.): The Applicant is proposing to construct a 13,667 square foot building for use as a drug store with associated automatic teller machine. The Applicant seeks a special permit with site plan review for the use of a drug store (§7.11.9.5.c), a special permit for an automatic teller machine (§7.11.8.5.a), a special permit with site plan review for a 30,000 square foot municipal parking lot (§7.11.5.7.b), a variance for failure to meet parking requirements (§9.5) and a special permit for shared parking (§9.13.e). Neighborhood Business (NB) and Residence B (RB) zoning district. *Case opened and continued to next hearing, November 26, 2002.*