

AGENDA

**Third Floor Conference Room, City Hall, 93 Highland Avenue,
Tuesday, November 26, 2002**

EXECUTIVE SESSION 5:45 P.M.

The Assistant City Solicitor, Candies Pruitt has requested to appear before the Board to discuss the matter of 41 Russell Street.

DECISIONS 6:00 P.M.

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. *Approved with Conditions (5-0) P.E., H.F., M.J., R.D., S.G.*

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. *Decision of the Building Inspector upheld (5-0) P.E., H.F., M.J., R.D., S.G.*

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. *Approved with Conditions (5-0) P.E., H.F., M.J., R.D., S.G.*

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. *Approved with Conditions, P.E., G.M., H.F., M.J., R.D., S.G.*

MINOR REVISION DECISIONS

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. *Minor revision approved with respect to condition #2 only (5-0) P.E., H.F., M.J., R.D., M.S.*

150-200 Innerbelt Road (Applicant and Owner: TCI Innerbelt, LLC) The Applicant has requested a six-month time extension on a variance granted in December 12, 2001. *Approved (5-0) P.E., G.M., H.F., M.J., R.D.*

384 Washington Street (Applicant: Scott Kenton and Owner: Mike Sylvester) The Applicant is requesting the Board consider four proposed changes as a minor revision to previously approved plans. The Applicant seeks to relocate a fire hydrant, create recessed area doorways in the east and west buildings, centrally locate the mailbox, and replace the wooden double hung or awning windows with aluminum double hung windows. *Minor revision approved with the deletion of the request for a relocation of a fire hydrant, (5-0) P.E., G.M., H.F., M.J., R.D.*

PUBLIC HEARINGS 6:30 P.M.

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 variances for signage in order to convert a theater use to a school use. Business A (BA) zoning district. *Opened and continued to next meeting December 11, 2002.*

298 Lowell Street (Applicant and Owners: James and Diana Gilchrist): The Applicant seeks a special permit to alter a nonconforming structure in order to construct a 16'x 24' rear addition to the existing structure (SZO §4.4.1). The building is nonconforming with respect to the side yard setback. Residence A (RA) zoning district. *Opened and continued to next meeting.*

14 Sycamore Street (Applicant and Owner: Jeanne and David Smith): The Applicant seeks a variance from the minimum width requirement of eight feet for a driveway. (SZO §9.9.b). Residence A (RA) zoning district. *Opened and continued to next meeting.*

665 Somerville Avenue (Applicant: David Walsh; Owner: D&P Realty Trust; Agent: Vaughn Associates Architecture): The Applicant seeks a special permit to alter a nonconforming structure in order to construct a deck on top of an existing one-story garage. (SZO §4.4.1). The building is nonconforming with respect to the rear yard setback. Business A (BA) zoning district. *Opened and continued to next meeting.*

452-454 Broadway (Applicant and Owner: Maria D'Alelio): The Applicant seeks a special permit for one off street parking space in order to legalize a third dwelling unit (9.4.1.d.1). Residence C (RC) zoning district. *Opened and continued to next meeting.*

ZBA 11/26/02

