

AGENDA

**Aldermanic Chambers, Second Floor, City Hall, 93 Highland Avenue,
Wednesday, December 11, 2002**

DECISIONS 6:00 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. ***Approved with conditions (5-0) M.J., G.M., R.D., S.G., and S.M.***

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

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. ***Petition Denied (3-2) G.M., M. J. and R.D. voted to approve, P.E., H.F. voted to deny.***

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

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

MINOR REVISION DECISIONS

88 Winslow Avenue (Applicant and Owner, William Wainwright, Agent, Peter Taguiri) The Applicant is requesting the Board consider design changes to previously approved plans as a minor revision under (SZO §5.3.8) ***Request for minor revision Denied (5-0) P.E., G.M., H.F., M.J. and R.D.***

PUBLIC HEARINGS 6:30 P.M.

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. *The Applicant has an additional application for a variance. The plans have been changed as a result of community discussions. Both the special permit and variance requests will be advertised for the meeting on January 22, 2002.*

180-182 North Street: (Applicant and Owner, Don Hughes): The Applicant seeks a variance from building height in order to add two shed dormers (SZO §8.5.F.) and a special permit to alter the existing nonconforming two-family structure (SZO §4.4.1.). Residence A (RA) zoning district. *The Applicant has been allowed to Withdraw Without Prejudice (5-0) P.E., G.M., H.F., M.J. and R.D.*

11 Boston Street: (Applicant and Owner, Otilia Moreira): The Applicant seeks a variance from floor area ratio in order to add additional living space to a second floor apartment (SZO §8.5.E.). Residence A (RA) zoning district. *Opened and continued to January 8, 2003.*

54 Berkeley Street: (Applicant and Owner: Maureen Rockwell): The Applicant seeks a special permit to convert a two-family to a three-family (SZO §7.11.2.b.), a special permit for failure to provide one additional off-street parking space (SZO §9.5.2.b.), and a variance from lot area per dwelling unit (SZO §8.5.B). Residence A (RA) zoning district. *Opened and continued until January 8, 2003.*

45 Clyde Street: (Applicant and Owner, Ronan Fagan; Agent, Eamon Fee): The Applicant seeks a special permit (SZO §4.4.1.) in order to construct a deck at the rear of the existing nonconforming structure. The Applicant also requires a variance from rear yard setback (SZO §8.5.I.). Residence B (RB) zoning district. *Opened and continued to January 8, 2003.*

52 St. James Avenue: (Applicants and Owners, Mark Cooper and Danette English): The Applicant seeks a special permit (SZO §4.4.1.) in order to construct a single story addition at the rear of the existing nonconforming structure. Residence A (RA) zoning district. *Opened and continued to January 8, 2003.*

149-153 Highland Avenue: (Applicant, Verizon Wireless; Owner, Highland & Central Realty Trust; Agent, Alpine Advisory Services): The Applicant seeks a special permit (SZO §7.11.15.3.) for the installation of a wireless communications facility consisting of three (3) arrays of four (4) antennas affixed to the parapet of the building, a rooftop generator, and a 485 square foot equipment room constructed within the existing penthouse. Neighborhood Business (NB) zoning district. *Opened and continued to January 8, 2003.*

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 January 8, 2003.*

ZBA 12/11/02