

AGENDA

**Aldermanic Chambers, Second Floor,
City Hall, 93 Highland Avenue,
Wednesday, January 8, 2003**

DECISIONS 6:00 P.M.

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. ***Denied (5-0), P.E., H.F., M.J., R.D., M.S.***

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

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

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

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

PUBLIC HEARINGS 6:30 P.M.

117 Summer Street (Applicant and Owner: Somerville Home): The Applicant seeks a special permit to alter the existing nonconforming structure (SZO 4.4.1) and a special permit to expand the nonconforming use (SZO 4.5.3) in order to bring the building into conformance with accessibility codes. Residence A (RA)

and Residence B (RB) zoning districts. *Approved with conditions (5-0) P.E., H.F., M.J., R.D., and S.G.*

48 Powder House Boulevard (Applicant and Owner: Frank Pasciuto): 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.), and a special permit to alter a nonconforming structure (SZO §4.4.1.). Residence A (RA) zoning district. *Opened and continued to January 22, 2003.*

149 Washington Street (Applicant: Brian Almeida, Owner: 153 Washington Street LLC.): The Applicant seeks a Special Permit with Design Review to open a tattoo parlor (SZO §7.11.8.13). Business B (BB zoning district. *Opened and continued until January 22, 2003.*

45 Skehan Street (Applicant: J.T. Rickard, Owners: J.T. Rickard and Richard G. Reavis): The Applicant seeks a special permit to alter a nonconforming structure in order to construct a second-floor side deck and a rooftop deck with stairs (SZO §4.4.1). The building is nonconforming with respect to the front and rear yard setbacks. Residence B (RB) zoning district. *Opened and continued to January 22, 2003.*

25 Mt. Pleasant Street (Applicant and Agent: Derick Snare, Owner: Celso B. Antunes): The Applicant seeks a variance from lot area per dwelling unit to convert a one-family to a two-family dwelling (SZO §8.5.B). Applicant also requires a special permit for failure to provide one additional parking space (SZO §9.5.2). Residence B (RB) zoning district. *Opened and continued to January 22, 2003.*

24 Lake Street (Applicant and Owner: A&J Realty Trust; Agent: Richard DiGirolamo): The Applicant seeks a special permit with site plan review (SZO §7.11.1.d), a variance from front yard setback (SZO §8.5.G.) and a variance from rear yard setback (SZO §8.5.I.) in order to construct a twelve (12) unit townhouse complex. The Applicant is also subject to Inclusionary Housing requirements (SZO §13.2.). Central Business District (CBD) and Residence C (RC) zoning districts. *Case opened, no testimony taken, continued until January 22, 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 into 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. *Withdrawn without prejudice (5-0) P.E., H.F., M.J., R.D., and S.G.*