

AGENDA

Aldermanic Chambers, Second Floor, City Hall, 93 Highland Avenue,
Wednesday, January 22, 2003

DECISIONS 6:00 P.M.

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

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

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

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

MINOR REVISION DECISIONS

21 Earle St./Boynton Yards (Applicant and Owner: Boynton Yard Associates, LLC) Applicant seeks to amend (3) special permits, 1997-46, 2000-47 and 2001-41, under SZO §5.3.8. Industrial Park (IP) zoning district. *Opened and continued to next hearing, February 12, 2003*

709 McGrath Highway (Applicant and Owner: The Amerada Hess Corp.): Applicant seeks a minor revision to a previously approved permit case #1995-64 to alter a nonconforming structure, a ten foot high existing fence (SZO §5.3.8). *Board voted that the matter was a minor revision, and continued the hearing on the approval of the revision until February 12, 2003*

PUBLIC HEARINGS 6:30 P.M.

709 McGrath Highway (Applicant and Owner: The Amerada Hess Corp.) Applicant seeks a variance to construct new fencing along the perimeter of the site. Applicant also has a pending request for a special permit for the expansion of a nonconforming use (SZO §4.5.3), which will be heard with this new application. Neighborhood Business (NB) zoning district. ***Opened and continued until next hearing February 12, 2003***

24 Lake Street (Applicant and Owner: A&J Realty Trust): 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. ***Approved with conditions (5-0) P.E., H.F., M.J., R.D., M.S.***

22-24 Gordon St. (Applicants and Owners: Eva Jane, Geoffrey, Olga Fridman) Applicants seek a variance from floor area ratio in order to legalize basement living space, including two basement bedrooms (SZO §8.5.e). Residence A (RA) zoning district. ***Opened and continued to February 26, 2003***

180 Somerville Ave (Applicant: Rich Lavere, Target Corporation; Owner: Northern Artery Association) Applicant seeks a special permit to alter a non-conforming structure, to change the façade of a commercial building (SZO §4.4.1). Business A (BA) zoning district. ***Opened and continued until next hearing, February 12, 2003***

1153 Broadway (Applicant, Beth Ann Dahan; Owner, C&T Realty Trust) Applicant seeks a special permit for modification of the parking requirement, to change from a pre-existing retail store into a restaurant. (SZO §9.4.1.d.2). Neighborhood Business (NB) zoning district. ***Approved with conditions (5-0) P.E., H.F., M.J., R.D., S.M.***