

REVISED AGENDA

**Aldermanic Chambers, Second Floor, City Hall, 93 Highland Avenue,
Wednesday, February 26, 2003**

DECISIONS 6:00 P.M.

MINOR REVISION DECISIONS

520-534 Medford St. The Applicant, SF Properties and Owners Broadway Investors, Inc., Konstantinos Kombouras is requesting that the Board consider the placement of a transformer on a 5 ½' x 7' concrete pad at the rear of the lot as a minor amendment to a previously issued special permit # 2002-89 under (SZO §5.3.8). ***Revision Approved 5-0, PE, HF, MJ, RD, SG.***

PUBLIC HEARINGS 6:30 P.M.

22-24 Gordon St. (Applicants and Owners: Eva Jane, Geoffrey, Olga Fridman) Applicants seek a variance from min lot area per dwelling unit requirements in order to legalize two basement bedrooms (SZO §8.5.e). Residence A (RA) zoning district. ***Continued until March 26, 2003.***

113-115 Yorktown St. Applicant. & Owner, Abdul Wahab Shaikh, seeks a variance from minimum lot area per dwelling unit (SZO §8.5 B) in order to convert a 2-family dwelling into a 3-family dwelling by legalizing a unit. RB zone. ***Opened and continued to next meeting, March 12, 2003.***

117-119 Yorktown St. Applicant & Owner, A. W. Shaikh, seeks a variance from minimum lot area per dwelling unit (SZO §8.5 B) in order to convert a 2-family dwelling to a 3-family dwelling by legalizing a unit. RB zone. ***Opened and continued to next meeting, March 12, 2003.***

51 Russell Rd. Applicant. & Owner R. Nilsson, seeks special permit to operate a home architectural office (SZO §7.11.4.f). RA zone. ***Approved with conditions 5-0, PE, HF, MJ, RD, SG.***

12 Florence Street, Apt. 2 Applicant & Owner, Kelvin Greene seeks a special permit for alteration of a non-conforming structure to construct 2 dormers on a 2 family dwelling (SZO §4.4.1). RB zone. ***Approved with conditions 5-0, PE, HF, MJ, RD, MS.***

PUBLIC HEARINGS CONTINUED

10 Clark St. Applicant & Owner, Jose Veloso seeks a special permit to alter an existing non-conforming structure to enclose 3 rear porches into 3 season rooms (SZO §4.4.1) and a variance from floor area ratio. RB zone. ***Approved with conditions 5-0, PE, HF, MJ, RD, SG.***

36 Florence St. Applicants & Owners: Chris & Gina Bassett seek a special permit to alter a nonconforming structure (SZO §4.4.1), to convert a 2 family dwelling to a 3 family dwelling, and a variance from minimum lot area per dwelling unit (SZO §8.5.b). RB zone. ***Approved 5-0, PE, HF, MJ, RD, MS.***

486 Columbia St. Applicant I. Sebadduka; Owner, LLC Reality Inc. Applicant seeks a special permit to establish a used auto sales & service use (SZO §7.11.11.7). IP zone. *Opened and continued.*

15 Leonard St. Applicant Rosemary Macero; Owner Christopher Keniley, Applicant is appealing a Denial of Enforcement Action (SZO §3.1.9). RA zone. *Opened and continued.*

22 Cedar St. Applicant & Owner, William N. Coombes seeks a special permit (SZO §4.4.1) to legalize an existing deck and stairs. RB zone. *Approved with conditions 5-0, PE, HF, MJ, RD, SG.*

72-74 Oxford St. Applicant & Owner Carolyn Shannon seeks a special permit to expand a nonconforming use to convert a 4-family to a 5-family dwelling (SZO §4.5.3). RA zone. *Continued until March 12, 2003.*

63 Gorham St./ Tannery Brook Row Applicant & Owner Blair Galinsky seeks to amend a special permit (#2000-53) under SZO§5.3.8 in order to modify the mix of uses: reduce office space and increase residential units and to amend Condition #14. RC zone. *Approved with conditions 5-0, PE, HF, MJ, RD, SG.*

ZBA 2/12/03