

Richard J. Daley, Jr., Chairman
Herbert F. Foster, Jr.

Orsola Susan Fontano
Salvatore Querusio
Richard Rossetti
Marlene Smithers, (Alt.)
T.F. Scott Darling, III, Esq., (Alt.)

AGENDA

**Aldermanic Chambers, Second Floor, City Hall, 93 Highland Avenue,
Wednesday, September 8, 2004**

DECISIONS 6:00 P.M. followed by HEARINGS

27 Osgood St. Applicant: Terrence Morris; Owner: Tom Bent. The Applicant seeks a special permit with site plan review for exceeding the maximum number of dwelling units per lot (§7.3) to demolish an existing commercial building and construct two residential buildings with a total of sixteen units. The Applicant also requires a special permit for modification of parking design standards (§9.13.b), a variance from lot area per dwelling unit (§8.5.B), a variance from maximum lot coverage (§8.5.C), a variance from front yard setback (§8.5.G), and a variance from rear yard setback (§8.5.I). The Applicant is also subject to Inclusionary Housing under §13.2 of the SZO. RB zone.

Chairman Daley stated that the Applicant has requested the petition be Withdrawn Without Prejudice. The new application was resubmitted and readvertised and would be heard on September 22, 2004.

Herbert Foster made a motion to approve the request; Richard Rossetti seconded the motion, vote taken (5-0) RD, HF, SF, SQ, RR. Request approved.

164 School St. Applicant: Maria R. Thompson; Owner: Paul M. Dandini. The Applicant seeks a special permit (SZO §9.13.a) for relief from 4 required off-street parking spaces to change the use of the building from office space to a church. BA zone.

Chairman Daley stated that the Applicant requested the petition be Withdrawn Without Prejudice.

Herbert Foster made a motion to approve the request; Susan Fontano seconded the motion, vote taken (5-0) RD, HF, SF, SQ, RR. Request approved.

622 Somerville Ave Applicant, John J. O’Kane, and Owner, California Property Management, Inc. The Applicant seeks a special permit with design review to open a tattoo parlor (SZO §7.11.8.13.a). IA zone. *Approved with Conditions (4-1) HF Motion, SQ seconded the motion, RD, HF, SQ, RR voted in favor of the motion, SF voted against the motion.*

24-28 Cross St. Applicants & Owners, Paul & Mary Pavidis seek a special permit to alter a non-conforming structure (SZO §4.4.1) to add three stories to and convert an existing one-story structure to a three-family dwelling. Also sought, variances from minimum lot area per dwelling unit requirements (SZO §8.5.B), maximum floor area ratio (SZO §8.5.E), and maximum height (SZO §8.5.F). RB zone. *Continued to next hearing on September 22, 2004.*

218 Holland St. Applicant, Cyndie Femino; Owner, KK Realty Trust. The Applicant seeks a special permit to convert second floor office space to a five-room boarding house (SZO §7.11.3.A). NB zone.

The Applicant requested the petition be Withdrawn Without Prejudice.

Sal Querusio made a motion to approve the request; Marlene Smithers seconded the motion, vote taken (5-0) with RD recused, HF, SF, SQ, RR, MS. Request approved.

735 Somerville Ave: The Applicant & Owner, Edward Silva seeks a special permit to operate a law office within a primary residence (SZO §7.11.4.f). RB zone. *HF made a motion to approve, SQ seconded, vote taken (5-0) RD, HF, SF, SQ, RR. Petition approved.*

19 Tufts St. The Applicant & Owner, Gerald Lauretano seeks a special permit to alter a non-conforming structure to build a two-story addition to the rear of an existing two-family dwelling (SZO §4.4.1). The addition would house an additional dwelling unit and a hair salon. The Applicant also seeks a variance from rear yard setback requirements (SZO §8.5.I) and a special permit for relief from the three additional required off-street parking space (SZO §9.13.a). RC zone. *Opened and continued to September 22, 2004.*

ZBA 9/8/04