

ZBA AGENDA
Wednesday, February 27, 2002

DECISIONS 6:00 P.M.

37 Harris Street - (Applicant and Owner: H. Peik Larsen; Agent: Americo Andrade): The Applicant seeks a special permit for the alteration of a pre-existing, dimensionally non-conforming building (SZO §4.4.1) and a variance from rear yard setback (SZO §8.5.i). The Applicant is proposing to construct a one story addition on the ground floor beneath an existing open porch. Residence B (RB) zoning district. ***Approved with conditions 5-0 PE, GM, MH, HF, RD***

4-6 Gilson Terrace (Applicant and Owner: Madeira Isle, RE Corp.; Agent: Dan Silva): The Applicant seeks a special permit to expand a legally nonconforming structure (SZO §4.4.1), a special permit to expand a nonconforming use (SZO §4.5.3). The Applicant is proposing to create living space in the basement, which would increase the existing floor area ratio (F.A.R.) violation, construct a head house for access to a roof deck, and add windows and doors. Residence B (RB) zoning district. ***Continued to next meeting***

23-25 Lake Street (Applicant and Owner: Mas Que Nada, LLC; Agent: Dan Silva): The Applicant seeks a special permit to expand a legally nonconforming structure (SZO §4.4.1). The Applicant is proposing to construct a dormer to create an additional story, construct a three-story addition at the rear of the house, convert from a four-unit dwelling to a six-unit dwelling, and add windows and doors. Residence C (RC) zoning district. ***Approved with conditions 5-0 PE, GM, MH, HF, RD***

27 College Ave - Ciampa Manor (Applicant: Cingular Wireless; Owner: Somerville Housing Authority; Agent: Jeff Coppins) The Applicant seeks a special permit to construct a wireless communication facility comprised of a brick shelter to house equipment as well as six panel antennae and a parabolic dish (SZO §7.11.15.3). Commercial Business District (CBD) zoning district. ***Approved with conditions 5-0 PE, GM, MH, HF, RD***

PUBLIC HEARINGS 6:30 P.M.

20 Cummings Street (Applicant: Edward Taylor; Owner: Taje Restaurant Realty): The Applicant seeks a variance from SZO §12.4.1.e (1) for new signage for the existing 99 restaurant. Business Park Assembly (BPA) zoning district. ***Continued to 3/27/02 meeting***

8 Hudson Street (Applicant and Owner: Haley and Hiroshi Hinenoya): The Applicant seeks a Special Permit for the alteration of a preexisting dimensionally non-conforming building (SZO §4.4.1). Additionally, the Applicant is seeking two variances, one for side yard setback (SZO §8.6.5.a) and one for front yard setback (SZO §8.6.6). The Applicants are proposing to construct a two story rear addition and renovate and extend the front porch of their single-family home. Residence B (RB) zoning district. ***Continued to next meeting***

37 Chester Street (Applicant: Iseanyia Menkiti; Owner: Aroli Realty Trust; Agent: Richard G. DiGirolamo, Esq.) The Applicant seeks a special permit to construct a three-

story addition to a three family house (SZO §4.4.1). Residence B (RB) zoning district.
Continued to next meeting

34 Allen Street (Applicant; Peter Rinnig; Owner: Allen St., Realty Trust; Agent: Richard G. DiGirolamo, Esq.) The Applicant seeks a special permit to change from one non-conforming use a woodworking shop to another, a printing, silkscreening and web design shop.(SZO 4.5.1). Residence B (RB) zoning district. ***Approved with conditions 5-0 PE, GM ,MH HF, RD***

17 Jaques Street (Applicant and Owner: Michael Suied) The Applicant seeks a special permit to legalize an existing two-story deck and an egress staircase (SZO §4.4.1). The Applicant also seeks a variance for side yard setback. (SZO §8.6.10). Residence B (RB) zoning district. ***Continued to next meeting***