

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, December 14, 2005**

DECISIONS 6:00 P.M. followed by New HEARINGS

14 Chapel St: Applicant, Somerville Homeless Coalition, Inc., Owners, College Avenue United Methodist Church and Agent, Michael Libby seek a revision to a special permit to increase the occupancy from 12 to 16 beds for adults in a homeless shelter.

27 Osgood St: Applicant, Emerald Development Group & Owner, Osgood Terrace LLC seek a revision (SZO §5.3.8) to previously approved site plans on permit #2005-53.

85 Cross St: Applicant & Owner Wilfredo Canenguez, Agent, Richard DiGirolamo, Esq. sought a Special Permit with Site Plan Review to create two principle structures (SZO §7.2) and two variances (SZO §8.5.H) minimum side yard setback, (SZO §8.5.I) minimum rear yard setback to convert an existing rear garage to one dwelling unit. RB zone.

7 Garfield Ave: Applicants & Owners, Charles F. & Jean P. Roderick and Agent Adam Dash, Esq. seek a special permit for multiple dwellings (SZO §7.11.1.c) to add a dwelling unit to an existing four-family dwelling and a special permit for parking on a separate lot (§9.13.d). CBD/IA zones.

46 Concord Ave: The Applicant & Owner Sara Showstack seeks a special permit (SZO §4.4.1) to remove the existing roof and add a third floor to an existing two-family dwelling. RB zone.

288-290 Beacon St: The Applicant & Owner Jean Nevaras seeks a special permit (SZO §4.4.1) to add a second story for two residential units, a special permit (§9.13.b) for modification of parking design standards, and a revision to a previously issued special permit (§5.3.8). RC zone.

7 Hill St: Applicant, Won Buddhist Center; Owner, Won-Buddhist of Boston. The Applicant seeks a special permit (SZO§9.13.a) for failure to provide parking & a special permit (§9.13.b) for modification of parking/loading area design standards to establish a house of worship. RA zone.

22 McGrath Hgwy: The Applicant, Bob's Stores/TJX Companies & Owner, Charter Realty seeks a variance from maximum sign height requirements (S.Z.O. §12.4.1.b (1)) to install a sign more than twenty-five feet (25') above grade. BA zone. *The Board voted on November 2, 2005 to continue the application to December 14, 2005.*

401 Highland Ave: The Applicant, Santokh Singh & Owner, Demi Samallas seek a special permit with site plan review (S.Z.O. §7.11.10.2.1.c) to establish a fast order food establishment with no drive-up service & a variance for failure to provide required parking (§9.5.10) to establish a Quizno's restaurant. CBD zone.

143 Cross St: The Applicant & Owner, Controlled Construction & Engineering Inc. seeks a special permit (SZO §7.11.1.c) to construct a two-family dwelling on a lot with an existing three-family dwelling. BB zone.

1305 Broadway: The Applicant, Thomas Serio & Owner Cosmo DiTucci, seek a special permit with design review (SZO §7.11.10.1.a) to establish a restaurant with seating for sixty-two (62) patrons, and a variance (SZO §5.5) for failure to comply with the parking requirements of Article 9 of the SZO. RC zone.

7 Henderson St: Applicant & Owner: Thomas J. Bullen seeks a special permit to alter a non-conforming structure (SZO §4.4.1) and a variance from the rear yard setback requirement to build a single story addition consisting of a bedroom, closet, and handicap bathroom. RB zone.

519 Somerville Ave: The Applicant & Owner, 519 Somerville Avenue Realty Trust seeks a special permit to alter a non-conforming structure (SZO §4.4.1) to create a new egress door on an existing retail storefront. BA zone.