

Herbert F. Foster, Jr., Chairman  
Orsola Susan Fontano, Clerk

Richard Rossetti  
T.F. Scott Darling, III, Esq.  
Danielle Fillis  
Elaine Severino, (Alt.)

### AGENDA

**Aldermanic Chambers, 2nd Floor, City Hall, 93 Highland Avenue,  
Wednesday, February 20, 2008  
DECISIONS 6:00 P.M. followed by New HEARINGS**

#### **Cases Continued from Previous Hearings**

**47 Whitman Street:** (Case # ZBA 2007-43) Applicant & Owner Irina Suconick seeks a special permit (SZO §4.4.1) to alter a nonconforming structure by creating an exterior garage door in the front of the structure to access a one-car garage proposed for a portion of the basement. RA zone. *The ZBA voted on January 9, 2008 to continue the application to February 20, 2008 due to further documents and plans to be presented.*

**34 Allen Street:** (Case # ZBA 2007-59) Applicant Anthony Pasquale & Owner Allen Street Realty Trust seek a special permit (SZO §4.5.1) to change from one non-conforming use (factory) to another non-conforming use (recreational/health club). RB zone. *The ZBA voted on January 9, 2008 to continue the application to February 20, 2008 in order to re-advertise for a variance. It was later determined that no variance is needed. No Planning Board report.*

**39 Endicott Avenue:** (Case # ZBA 2007-66) Applicant & Owner Endicott Partners, LLC seek Special Permit with Site Plan Review approval from the Planning Board under SZO §7.3 in order to construct an eight unit apartment building (including one affordable unit) on a 12,504 s.f. parcel in a RB zone. Ward 7. *The ZBA voted on February 6, 2008 to continue the application to February 20, 2008 because there was no Planning Board report.*

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**88 Beacon Street:** (Case # ZBA 2007-65) Applicant Nextel Communications of the Mid-Atlantic, Inc. & Owner 88 Beacon Street Realty, Inc. seek a special permit under SZO §7.11.15.3 to install a wireless communications facility on the roof of 88 Beacon Street, Somerville. Pursuant to an Order of the Superior Court, dated October 23, 2007, the Zoning Board of Appeals will conduct a *de novo* hearing on the request. See, Kramer v. Ercolini et al., Superior Court C.A. No. MICV03-2174. ***The Board voted on February 6, 2008 to continue the application to February 20, 2008 to perform a site visit and for the Applicant to submit additional information.***

### **New Cases**

**308 Beacon St:** (Case # ZBA 2008-01) Applicant Basnight, Buckingham & Partners, Inc. and Owner Kyle E. Gale; Agent: Adam Dash) seek Special Permit approval under SZO §4.4.1 for the alteration of a non-conforming structure. The Applicant seeks Special Permit approval under SZO §7.11.c to build a three-story, six-unit dwelling with parking underneath in a RC zone. Ward 2. Planning Board recommends conditional approval.

**The Applicant has requested a continuance to 3/5.**

**26 Henderson St:** (Case # ZBA 2008-02) Applicant & Owner Patev Haase seeks a special permit (SZO §4.4.1) to construct a dormer that will be dimensionally nonconforming in terms of the front yard setback under SZO §8.5.G. RB zone. Ward 5.

**No Planning Board report.**

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**7 Prospect Hill Ave:** (Case # ZBA 2008-03) Applicant & Owner Kevin Whalen seek special permits (SZO §4.4.1 & §4.5.3) to construct a one-story addition in the back and steps on the side of the dwelling to extend the residential use. RA zone. Ward 3.

**No Planning Board report.**

**503b Medford St:** (Case # ZBA 2008-04) Applicant & Owner Broadway Investments seek a Special Permit (SZO §9.4 & §9.13a) for modification of parking requirements in order to expand an existing restaurant (currently Churrasco) into an adjacent space that is currently an office use. NB zone. Ward 5.

**No Planning Board report.**

**209 Cedar St:** (Case # ZBA 2008-05) Applicants & Owners Ryan Evans and Darcy Duke seek Special Permit approval under SZO §4.4.1 for the alteration of a non-conforming structure in order to build a two level deck with stairs. The Applicants seek Special Permit approval under SZO §8.5H to build 4.5' into the required sideyard. RB Zone. Ward 5.

**Planning Board recommends for conditional approval.**

### **Other Business**

Somerville Community Corporation: Clarification of conditions.