

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, March 5, 2008
DECISIONS 6:00 P.M. followed by New HEARINGS**

Cases Continued from Previous Hearings

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 February 20, 2008 to grant the Applicant's request for a continuance to March 5, 2008.*

39 Endicott Avenue: (Case # ZBA 2007-66) Applicant & Owner Endicott Partners, LLC, seek Special Permit with Site Plan Review approval from the Planning Board (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 20, 2008 to grant the Applicant's request for a continuance to March 5, 2008.*

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 (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 20, 2008 to grant the Applicant's request for a continuance to March 5, 2008.*

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308 Beacon St: (Case # ZBA 2008-01) Applicant Basnight, Buckingham & Partners, Inc., Owner Kyle E. Gale and 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 requested a continuance to 3/19/08.

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. ***The Board voted on February 20, 2008 to continue the application to March 5, 2008 because there was no Planning Board report.***

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. ***The Board voted on February 20, 2008 to continue the application to March 5, 2008 because there was 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. ***The Board voted on February 20, 2008 to continue the application to March 5, 2008 because there was no Planning Board report.***

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New Cases

2 Main St: Applicant Maria Grasso & Owner Diana Arenella seek Special Permit approval (SZO §4.4.1) for the alteration of a non-conforming structure in order to open a new front entrance in the existing structure, which would allow for the expansion of the existing beauty salon. NB zone. Ward 4.

The Applicant requested a continuance to 3/19/08.

292 Beacon St: Applicant & Owner Kenneth Spera seeks a special permit under SZO §4.4.1 to reconstruct a nonconforming structure and allow a six-family dwelling, (SZO §7.11.1.c), as part of an approved mixed-use structure. RC zone. Ward 2.

The Applicant requested a continuance to 3/19/08.

135 Willow Ave: Applicant & Owner 131 Willow Ave seeks a revision to Special Permit 2004-05 to allow for the continued existence of the porch roof, doors and windows. RC zone. Ward 6.

Case will be heard on 3/5/08.

15 Weston Ave: Applicant Sprint Wireless Broadband Company, LLC, and Owner Somerville Housing Authority are requesting a revision to the Special Permit # ZBA 1998-37 to modify existing wireless facility. NB zone. Ward 7.

The Applicant requested a continuance to 3/19/08.

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49 Davis Sq.: Applicant Sprint Wireless Broadband Company, LLC, and Owner DBA BF Properties are requesting a revision to the Special Permit # ZBA 2003-07 to modify existing wireless facility. CBD zone. Ward 6.

The Applicant requested a continuance to 3/19/08.

Other Business