

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, April 16, 2008  
DECISIONS 6:00 P.M. followed by New HEARINGS**

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

**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 April 2, 2008 to grant the Applicant's request for a continuance to April 16, 2008.*

*The Applicant is requesting a continuance to May 7, 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 April 2, 2008 to grant the Applicant's request for a continuance to April 16, 2008.*

*Will be heard this evening.*

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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 Board voted on April 2, 2008 to grant the Applicant's request for a continuance to April 16, 2008.*

*The Applicant is requesting a continuance to May 7, 2008.*

**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 April 2, 2008 to grant the Applicant's request for a continuance to April 16, 2008.*

*The Applicant is requesting to withdraw the application without prejudice.*

**292 Beacon St:** (Case # ZBA 2008-07) 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 Board voted on April 2, 2008 to grant the Applicant's request for a continuance to April 16, 2008.*

**135 Willow Ave:** (Case # ZBA 2004-05-R0208) 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. *The Board voted on April 2, 2008 to grant the Applicant's request for a continuance to April 16, 2008.*

*The Applicant is requesting a continuance to May 7, 2008.*

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**23 Milton St:** (Case #ZBA 2008-08) Applicant & Owner Eden Naby Frye & Mary Naby Frye seek a special permit under SZO §4.4.1 to alter a dimensionally nonconforming structure by altering an existing dormer, raising a portion of the roof, demolishing a carriage house, and adding un-enclosed egress stairs. RB zone. Ward 6. ***The Board voted on April 2, 2008 to continue the application to April 16, 2008 in order for a shadow study to be completed.***

***Will be heard this evening.***

**42 Craigie St:** (Case #ZBA 2008-09) Applicant Felix Consilvio Jr. & Owner Craigie Street, LLC seek Special Permit with Site Plan Review approval under SZO §7.2 to construct two principal structures on the same lot as an existing principal structure. The applicant seeks Special Permit with Site Plan Review approval under SZO §7.3 to develop eight (8) residential units containing 12.5% affordable in a RB zone. Ward 3. ***The Board voted on April 2, 2008 to continue the application to May 7, 2008 as requested by Ward Alderman Thomas Taylor in order to allow the community to review this project with the developer and architect to resolve any concerns or misconceptions.***

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**New Cases**

**221 Beacon St (ZBA2008-10)** Applicant Dedic Andrade Development, LLC & Owner Robert Fortini seek Special Permit with Site Plan Review approval under SZO §7.3 to develop eight (8) residential units containing 12.5% affordable. RB zone. Ward 2.

*The Applicant is requesting a continuance to May 7, 2008.*

**81 School St (ZBA2008-11)** Applicant & Owner Jose and Olga Jorge seek a special permit §4.4.1 to reconstruct an existing porch and build a room above the porch. RA zone. Ward 3.

*Will be heard this evening.*

**7A Partridge Ave (ZBA2008-12)** Applicant Kathleen McGilvray, Applicant/Owner: Kathleen McGilvray & David Edwards) seek a special permit §4.4.1 to extend an existing handrail on the second story to encompass the entire deck area. RA zone. Ward 5.

*Will be heard this evening.*

**37 Stone Ave (ZBA2008-13)** Applicant & Owner Dianne Haas seeks Special Permit approval under SZO §4.4.1 to increase an existing F.A.R. non-conformity by finishing the existing basement. RA zone. Ward 3.

*Will be heard this evening.*

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**14 Oakland Ave (ZBA2008-14)** Applicant & Owner Holly & John Simione seek Special Permit approval under SZO §4.4.1 to alter a non-conforming structure in order to construct a wheelchair accessible two (2) story rear addition. RA zone. Ward 4.

*The Applicant is requesting a continuance to May 7, 2008.*

**70 Glen St (ZBA2005-93-R0308)**: Applicant & Owner Antonio Carnevale seeks a Revision to Special Permit #ZBA2005-93 to change an approved four-season room to a covered deck. RB zone. Ward 1.

*The Applicant is requesting a continuance to May 7, 2008.*

**100 Properzi Way (ZBA2008-61-R0308)** Applicant & Owner Moshe Safdie seeks a Revision to Special Permit #ZBA2007-61 to alter the exterior cladding in parts of the building, modify doors and windows at front portion of building, raise height of rear stair shaft, and add a roof deck. NB & RB zones. Ward 2.

*Will be heard this evening.*

**1-3 Windsor Rd (ZBA2008-16)** Applicant & Owner Peter DeMasi has filed an Administrative Appeal of the Building Inspector's denial of a permit to have a car-share use in an RA district. Ward 6.