

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, 2nd Floor, City Hall, 93 Highland Avenue,
Wednesday, May 24, 2006**

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

19 Dartmouth St: Applicant & Owner, Ralph Corrado seeks an administrative appeal of a decision by the Inspectional Services Division that the use of the property for a 4-family dwelling is illegal. SZO §7.11.2.c provides that conversion of an existing dwelling for 4 or more dwelling units is not permitted in the RA zoning district. RA zone.

11-13 Flint Ave: Applicant, Ciro Fodera & Owner, S.M.A. Real Estate, LLC seeks a special permit (SZO §4.4.1) to alter a non-conforming structure and a special permit (SZO §4.5.3) to expand a non-conforming use to convert an existing four-unit dwelling to a six-unit dwelling. RB zone.

88 Albion St: Applicant & Owner Giovanni Forte seeks a variance from maximum fence/wall height (SZO §10.7.1) to legalize an existing retaining wall. RB zone.

47 Elmwood St: Applicant, Jose Do Vale & Owner, Norma Pereira seek a special permit to alter a non-conforming structure (SZO §4.4.1) and a special permit for modification of parking design standards (§9.13.b) to build a rear addition and convert the existing single-family dwelling into a two-family dwelling. RB zone.

17 Oliver St: Applicant & Owner, Lorenzo DiBenedetto seeks a special permit with site plan review (SZO §7.2) for more than one principal structure & a special permit with site plan review (SZO §7.3) for exceeding maximum dwelling unit requirements to construct a 2-family dwelling on a lot with an existing 3-family dwelling. This application is subject to inclusionary housing (SZO §13). RB zone.

288-290 Beacon St: Applicant & Owner, Jean Nevaras seeks a special permit (SZO §4.4.1) to add a second story for two residential units and a variance (§9.5.1.a) for failure to provide parking for the new units. RC zone.

80 Pearl St: Applicant & Owner, Carlos Faria seeks a special permit (SZO §7.11.1.c) to add a 4th dwelling unit to an existing three-family dwelling & a variance (SZO §9.5) for failure to provide parking. Also, the Applicant seeks a revision (SZO §5.3.8) to Special Permit #1997-27. RC zone.

30 Memorial Rd: Applicant & Owner, Somerville Housing Authority seeks a variance from height limits (SZO §8.6.11) to construct an accessory structure taller than 15 ft. RB zone.

8 Carver St: Applicant & Owner, Walter Zahn seeks a special permit to alter a nonconforming structure (SZO §4.4.1) to alter and extend an existing dormer, build a new dormer, and build a third-floor addition on an existing two-family dwelling. RB zone.

9-11 Everett Ave: Applicant & Owner, Patricia Karras seeks a special permit (SZO §4.4.1) to alter a non-conforming structure and a special permit (SZO §4.5.3) to expand a non-conforming use to rebuild a six unit residential building damaged by fire within the footprint of the original building but with various alterations to the buildings exterior and an increase in square footage. RB zone.

1 Fitchburg St: Applicant, Bell Atlantic Mobile of Mass. Corp. Ltd. d/b/a Verizon Wireless & Owner, Brickbottom Condominium Trust seeks a special permit (SZO §7.11.15.3) to install a wireless communications facility. IA zone.

ZBA 5/24/06