

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,  
TUESDAY, August 15, 2006**

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

**9-11 Everett Ave:** The Applicant, Patty Karras seeks a revision (SZO §5.3.8) to previously approved plans to special permit #2006-19 to correct an error in the plans of the footprint of the building.

**191 Highland Ave:** The Applicant & Owner, Joseph Sater seeks a minor revision (SZO §5.38) to previously approved plans to special permit #2004-57 to add skylights to the roof of the armory structure.

**259 McGrath Hgwy:** The Applicant and Owner, Herb Chambers Companies seeks a revision (SZO §5.3.8) to previously approved plans to special permit #1986-12 to fill 72 existing openings in a vehicle garage with windows and create vents.

**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. *The Board voted on July 19, 2006 to continue the application to August 15, 2006.*

**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. *The Applicant was granted a request on July 19, 2006 to continue the application to August 15, 2006.*

**6-8 Beacon St:** Applicant, Chestnut Hill Partners & Owner, Inman Square Lofts, LLC seek a variance from maximum height requirements (SZO §8.5.F) to construct a four-story residential building. (Permit #2004-15 was granted to the Applicant in April 2004. New owners of the property have been granted time extensions for the special permit and special permit with site plan review granted with Permit #2004-15. The Applicant was unable to extend the time limitations on the variance granted with Permit #2004-15). RC zone. *The Applicant requested and was granted a continuance to August 15, 2006.*

**49 Elm St:** Applicant & Owner, Roshan Peiris seeks a special permit (SZO §4.4.1) to construct two rear decks on the second and third floors of an existing three-family residential dwelling. RC zone.

**518 Medford St:** Applicant & Owner Greg Coughlin seeks a special permit (SZO §7.11.10.2.a) to create outdoor seasonal seating for an existing restaurant. CBD zone.

**221 Morrison Ave:** Applicant, Linde Dynneson & Owners, Ronald & Linde Dynneson seek a special permit (SZO §7.11.4.a) to add a third room to rent at a bed & breakfast dwelling. RA zone.

**18-20 Windom St:** Applicant, Marc Maxwell & Owners, Marc Maxwell & David Passer seek a special permit to alter a non-conforming structure (SZO §4.4.1) to construct a dormer on an existing two-family dwelling. RA zone.

**19 Chester St:** Applicant, Katharine Vanbuskirk & Owners, Katharine Vanbuskirk & John Scibetta seek a special permit (SZO §4.4.1) to construct an addition, an exterior stairway and deck onto an existing non-conforming three-family dwelling. RB zone.

**62 Warwick St:** Applicants & Owners, Lisa LaRosa & Chad Russell seek a special permit (SZO §4.4.1) to build a two-story addition & deck to a single-family non-conforming dwelling. RB zone.

**13 Allen St:** Applicant & Owner, Horace Cetoute seeks a special permit (SZO §4.4.1) to build two dormers onto a three-family dwelling. RB zone. *The Applicant has requested a continuance to September 20, 2006.*

**75 Beacon St:** Applicant & Owner, Ian Mazmanian seeks two special permits (SZO §4.4.1 & §7.11.1.c) and a variance (SZO §9.5) for failure to provide enough parking to construct two new residential units above an existing one-story commercial building on a lot with an existing three-family dwelling. RC zone.

**119 College Ave:** Applicant, Bell Atlantic Mobile of Mass. Corp. Ltd. d/b/a Verizon Wireless & Owner, Powder House Realty Corporation seeks a special permit to install a wireless communications facility on an existing residential building (SZO §7.11.15.3). RB zone. *The Applicant has requested a continuance to September 20, 2006.*

Other Business

ZBA 8/15/06