

AGENDA

**Third Floor Conference Room, City Hall, 93 Highland Avenue,
Tuesday, November 26, 2002**

EXECUTIVE SESSION 5:45 P.M.

The Assistant City Solicitor, Candies Pruitt has requested to appear before the Board to discuss the matter of 41 Russell Street.

DECISIONS 6:00 P.M.

14 Partridge Avenue: (Applicant and Owner: Sharon Bunn and Cynthia Gilman): The Applicant seeks a special permit for the alteration of a non-conforming building (§4.4.1), in order to extend an enclosed porch three feet. Residence A (RA) zoning district.

17 Murdock Street (Applicant and Owner: Florinda Marchione; Agent: Carl King): The Applicant seeks an administrative appeal of a decision by the Superintendent of Inspectional Services to deny a Certificate of Occupancy. (SZO §3.1.9 & SZO §3.2.4) Residence B (RB) zoning district.

135 Lowell Street: (Applicant and Owner: Wai Cheung): The Applicant seeks a special permit for the alteration, expansion, or reconstruction of a nonconforming structure (SZO §4.4.1) and a variance from the maximum height requirement of two and one half stories (SZO §8.6.10) for the construction of a dormer. Residence C (RC) zoning district.

520-534 Medford Street (Owners: Broadway Investments, Inc., Konstantinos Kombouras, City of Somerville; Applicant: SF Properties; Agent: Adam Dash, Esq.): The Applicant is proposing to construct a 13,667 square foot building for use as a drug store with associated automatic teller machine. The Applicant seeks a special permit with site plan review for the use of a drug store (§7.11.9.5.c), a special permit for an automatic teller machine (§7.11.8.5.a), a special permit with site plan review for a 30,000 square foot municipal parking lot (§7.11.5.7.b), a variance for failure to meet parking requirements (§9.5) and a special permit for shared parking (§9.13.e). Neighborhood Business (NB) and Residence B (RB) zoning district.

MINOR REVISION DECISIONS

63 Gorham Street (Applicant: Blair Galinsky and Owner: Davis Park Development LLC) The Applicant seeks a minor amendment to the special permit in order to clarify, and or partially waive the conditions of the special permit ZBA#2000-53.

150-200 Innerbelt Road (Applicant and Owner: TCI Innerbelt, LLC) The Applicant has requested a six-month time extension on a variance granted in December 12, 2001.

384 Washington Street (Applicant: Scott Kenton and Owner: Mike Sylvester) The Applicant is requesting the Board consider four proposed changes as a minor revision to previously approved plans. The Applicant seeks to relocate a fire hydrant, create recessed area doorways in the east and west buildings, centrally locate the mailbox, and replace the wooden double hung or awning windows with aluminum double hung windows.

PUBLIC HEARINGS 6:30 P.M.

79-83A Broadway: (Applicant: Mudflat Pottery School; Owner: City of Somerville): The Applicant seeks a special permit to alter an existing nonconforming structure (SZO §4.4.1), a special permit for a modification of parking requirements (SZO §9.4.2) and variances for signage in order to convert a theater use to a school use. Business A (BA) zoning district.

298 Lowell Street (Applicant and Owners: James and Diana Gilchrist): The Applicant seeks a special permit to alter a nonconforming structure in order to construct a 16'x 24' rear addition to the existing structure (SZO §4.4.1). The building is nonconforming with respect to the side yard setback. Residence A (RA) zoning district.

14 Sycamore Street (Applicant and Owner: Jeanne and David Smith): The Applicant seeks a variance from the minimum width requirement of eight feet for a driveway. (SZO §9.9.b). Residence A (RA) zoning district.

665 Somerville Avenue (Applicant: David Walsh; Owner: D&P Realty Trust; Agent: Vaughn Associates Architecture): The Applicant seeks a special permit to alter a nonconforming structure in order to construct a deck on top of an existing one-story garage. (SZO §4.4.1). The building is nonconforming with respect to the rear yard setback. Business A (BA) zoning district.

452-454 Broadway (Applicant and Owner: Maria D'Alelio): The Applicant seeks a special permit for one off street parking space in order to legalize a third dwelling unit (9.4.1.d.1). Residence C (RC) zoning district.

ZBA 11/26/02