

AMENDED AGENDA

Aldermanic Chambers, Second Floor, City Hall, 93 Highland Avenue,

Wednesday, February 25, 2004

DECISIONS 6:00 P.M. followed by HEARINGS

5 Clifton St. Applicant, Jeff Sutherland, Agent, Susan M. Callahan, Esq, Owner, Christopher Monteiro. Applicant is appealing a Denial of Enforcement Action under SZO §3.1.9. RA zone. *The Applicant has requested to Withdraw the Appeal With Prejudice.*

51 Warren St. Applicant, Antonio Pereira, and Owners: Antonio Pereira and Maria Pereira. The Applicant seeks site plan approval to subdivide a lot in order to construct a 6-unit dwelling on the new lot (SZO §8.8). Applicant also requires two special permits to modify parking requirements (SZO §9.13.b and §9.13.c) and a variance from rear yard setback (SZO §8.5.i). BA zone. *The Applicant has requested to continue the matter until March 10, 2004.*

278 Beacon St. Applicant, Omni Point Holdings, Inc.; Agent: Peter Cooke; Owner: Beacon Four Trust. The Applicant is proposing to expand an existing telecommunications installation through a revision to a previously issued Special Permit (SZO §5.3.8). This expansion would include the addition of an equipment cabinet and a GPS antenna.

343-349 Summer St. The Applicant, Emerald Development Group, along with its Agent T. P. Morris, is requesting: (1) clarification and, where necessary, revisions or amendments relating to the findings and conditions: 2) an increase in the side yard setback for a Special Permit with Site Plan Review previously rendered decision on June 26, 2002, appeal #2002-23, which is the subject of an appeal in Middlesex Superior Court, Docket no. 02-3071. The original Special Permit authorized the construction of a four story, 14-unit residential building with inclusionary units off site and underground parking in the Central Business District (CBD). The Applicant has filed a Motion for Limited Remand. Any revisions will be made in accordance with and subject to the Court Limited Remand Order. *Case re-advertised and re-noticed to March 10, 2004.*

25 Elmwood St. The Applicant and Owner, Marilyn Vancini seeks a special permit to alter a nonconforming structure (SZO §4.4.1) to add dormers and a deck to an existing single-family and convert it to a two-family residence. Residence B (RB) zoning district.

1-4 Hayden Terrace Applicants, James Douglas & Steven Caruso, Owner, One Hayden Terrace Trust. The Applicants seek a special permit to alter a nonconforming structure (SZO §4.4.1) and a special permit to alter a nonconforming use (SZO §4.5.3) to legalize alterations to an existing four-family dwelling. RB zone. *The Applicant has requested a continuance.*

131 Willow Ave. Applicant, 131 Willow Avenue, LLC, Owner, Christos Poutahidis. The Applicant seeks a special permit with site plan review (§7.11.1.c) to demolish an existing garage and construct an eleven unit building. The Applicant also requires a special permit for modification of parking design standards (§9.13.b), a variance from lot area per dwelling unit (§8.5.B), a variance from front yard setback (§8.5.G) and a variance from parking requirements (§9.5.1.a). The Applicant is also subject to Inclusionary Housing

under §13.2 of the SZO. CBD zone. **THIS CASE HAS BEEN RE-SCHEDULED AND RE-NOTICED TO MARCH 10, 2004.**

67 Broadway (Applicant and Owner: 67 Broadway, LLC, The Applicant seeks a special permit to alter a nonconforming structure (SZO §4.4.1) to build an addition to a commercial building (Boston Spine Clinic). BA zone.

246 Elm St. (Applicant: Pavan Restaurant Group, Inc., D/B/A Diva Restaurant; Owner: Sitt Realty, LLC, and Myer Dana & Sons, Inc) The Applicant seeks a special permit to alter a nonconforming structure (SZO §4.4.1) and a special permit for failure to provide six required off-street parking spaces (§9.13.a), to establish a bar/restaurant.