

Herbert Foster Absent – All other Members present

Hearings commenced at 6:05 p.m.

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.)

### Meeting Results

**Aldermanic Chambers, Second Floor, City Hall, 93 Highland Avenue,  
Wednesday, March 1, 2006**

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

**7 Garfield Ave:** Applicants & Owners, Charles F. & Jean P. Roderick and Agent Adam Dash, Esq. seek a special permit for multiple dwellings (SZO §7.11.1.c) to add a dwelling unit to an existing four-family dwelling and a special permit for parking on a separate lot (§9.13.d). CBD/IA zones. *The Applicant requested to continue the application to March 15, 2006. SF motion to continue, SQ seconded, vote taken (5-0) with SD voting. Application continued to March 15, 2006.*

**508 Somerville Ave:** Applicant Luciano Rossetti & Owner, Benjamin J. Rossetti seek a special permit (SZO §4.5.3) to expand a non-conforming use to remove the existing building to rebuild a larger auto repair garage. BA zone. *The Applicant requested to continue the application to March 15, 2006. SF motion to continue, RR seconded, vote taken (5-0) with MS voting. Application continued to March 15, 2006.*

**75 Cross St:** Applicant, Herbert Foster, Trustee & Owner, 75 Cross Street Nominee Trust seek a special permit to alter a non-conforming structure (SZO §4.4.1), a special permit (SZO §9.13.b) for failure to comply with driveway dimensions, & a variance (SZO §8.5.I) from rear yard setback to reconstruct a non-conforming 8- unit residential building. Both the interior and exterior of the building would be altered and renovated, while seven parking spaces would be provided in a below grade garage. RB zone. *SF motion to approve two special permits with conditions, SD seconded, vote taken (5-0) with SD voting. SF motion to approve the requested variance, RR seconded, vote taken (5-0) with SD voting. Petition approved with conditions.*

**149A Highland Ave:** Owner: Highland & Central Realty Trust; Applicant: Rocco DiRenzo. The Applicant seeks a special permit (SZO §9.13.a) for failure to provide four required parking spaces. NB zone. *The Applicant requested to continue the application to March 15, 2006. SF motion to continue, SQ seconded, vote taken (5-0) with SD voting. Application continued to March 15, 2006.*

**26 Nashua St:** Applicant & Owner, James F. Slattery, Jr. seeks a special permit (SZO §4.4.1) & a variance from side yard setback (SZO §8.5.H.) to alter and extend an existing single-family dwelling. RB zone. *SF motion to approve the requested special permit and variance, RR seconded, vote taken (5-0) with SD voting. Petition approved with conditions.*

**52 Florence St:** Applicant & Owner James Batmasian seeks a special permit (SZO §4.4.1) to make various exterior alterations including new decks and door openings to an existing non-forming. RB zone. *SF motion to approve the requested special permit, MS seconded, vote taken (5-0) with MS voting. Petition approved with conditions.*

**23-27 Village St:** Applicant & Owner Adèle Naudé Santos seeks a special permit (SZO §4.4.1) to renovate an existing structure to add a second residential unit. RC zone. *SF motion to approve the requested special permit, RR seconded, vote taken (5-0) with SD voting. Petition approved with conditions.*

**15-15 1/2 Albion St:** Applicant & Owner Marc Roudebush seeks a special permit (SZO §4.4.1) to alter a non-conforming structure to rebuild and enlarge an existing rear roof deck on an existing 2-family dwelling. RA zone. *SF motion to approve the requested special permit and variance, RR seconded, vote taken (5-0) with MS voting. Petition approved with conditions.*

**30 College Ave:** Applicant & Owner Mouhab Z. Rizkallah seeks a special permit (SZO §4.4.1) to make various alterations to the roofline and exterior of the existing office building. CBD zone. *SF motion to approve the requested Special permit and variance, SQ seconded, vote taken (5-0) with SD voting. Petition approved with conditions.*

**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 Applicant requested to continue the application to April 12, 2006. SF motion to continue, RR seconded, vote taken (5-0) with MS voting. Application continued to April 12, 2006.*

*Hearing adjourned at 7:40 p.m.*

ZBA 3/1/06