

All Members Present

Hearing commenced at 6:00 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.)

RESULTS – ZBA Hearing

**Aldermanic Chambers, 2nd Floor, City Hall, 93 Highland Avenue,
Tuesday, April 25, 2006**

94 Beacon St: The Applicant, Omnipoint Communications & Owner, Beacon Place Condominium Beacon Condo Trust, and Agent, Peter Cooke requests a Minor Revision (SZO §5.3.8) to Special Permit #2001-80 to revise antenna configurations. *Approved with conditions. HF motion to approve the request as a Minor Revision, SF seconded, vote taken (5-0) RD, HF, SF, SQ & RR. HF motion to approve the Minor Revision changes, SQ seconded, vote taken (5-0) RD, HF, SF, SQ & RR.*

252 Medford St: The Applicant, Omnipoint Communications & Owner, Somerville Housing Authority, and Agent, Peter Cooke requests a Minor Revision (SZO §5.3.8) to Special Permit #2000-23 to revise antenna configurations. *Approved with conditions. SF motion to approve the request as a Minor Revision, SQ seconded the motion, vote taken (5-0) RD, SF, SQ, RR & SD. SF motion to approve the Minor Revision changes, RR seconded the motion, vote taken (5-0) RD, SF, SQ, RR & SD. With HF recused.*

278 Beacon St: The Applicant, Omnipoint Communications & Owner, Beacon Four Trust and Agent, Peter Cooke requests a Minor Revision (SZO §5.3.8) to Special Permit #1997-57 to revise antenna configurations. *Approved with conditions. HF motion to approve the request as a Minor Revision, RR seconded the motion, vote taken (5-0) RD, HF, SF, SQ & RR. HF motion to approve the Minor Revision changes, RR seconded the motion, vote taken (5-0) RD, HF, SF, SQ & RR.*

78R Mt. Vernon St: Applicant & Owner Cheryl Vanderbilt seeks a variance (SZO §9.8.d) to create a driveway for front yard parking to serve an existing three-family dwelling. RB zone. *Approved with conditions. HF motion to approve the request, SF seconded the motion, vote taken (5-0) RD, HF, SF, SQ & RR.*

508 Somerville Ave: The 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 and to rebuild a larger auto repair garage. BA zone. *The Board approved a request on April 12, 2006, by the Applicant to continue the application to the hearing on May 10, 2006. The Applicant has made a new request to Withdraw the Application Without Prejudice. The Board voted to allow the application to be Withdrawn Without Prejudice. HF motion, RR seconded the motion, vote taken (5-0) with SF absent, RD, HF, SQ, RR and MS.*

11-13 Flint Ave: The 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 will appear before the Planning Board on May 18, 2006 to review revisions to the original plans. The Zoning Board of Appeals will consider the changes to this application on May 24, 2006.*

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. *The Applicant appeared before the Board and submitted photographs of reductions to the height of his property walls. The Board directed the Applicant to have the Inspectional Services Department review any changes, and confirm compliance of the allowed height of the entire wall prior to allowing the Applicant to Withdraw his appeal. The Board voted unanimously to continue the hearing to May 10, 2006. SF motion to continue, SQ seconded the motion, vote taken (5-0) with HF absent, RD, SF, SQ, RR & SD.*

47 Elmwood St: Applicant, Jose Do Vale & Owner, Norma Pereira seek a special permit to alter a non-conforming structure (SZO §4.4.1) to build a two-story addition and convert the existing single-family dwelling into a two-family dwelling. RB zone. *The Applicant will appear before the Planning Board on May 4, 2006. The Applicant requested to continue the application to the May 10, 2006 hearing. HF motion to continue, SQ seconded the motion, vote taken (5-0) RD, HF, SF, SQ & RR. Continued to May 10, 2006.*

739 Somerville Ave: Applicant & Owner, Paul Lavelle seeks a special permit (SZO §4.4.1) to construct rear decks and a dormer on an existing two family dwelling. RB zone. *HF motion to approve with conditions, SQ seconded the motion, vote taken (5-0) RD, HF, SF, SQ & RR. Petition approved.*

69 Jaques St: Applicants & Owners, Jennifer & Jeffrey LaGreca seek a special permit (SZO §4.4.1) to build a dormer on an existing four-family dwelling. RB zone. *HF motion to approve with conditions, RR seconded the motion, vote taken (5-0) RD, HF, SF, SQ & RR. Petition approved.*

11A Cottage Ave: Applicant & Owner, Len Granowetter seeks a special permit (SZO §4.4.1) to construct a twenty-six foot (26') long dormer and alter the roofline of an existing dormer. RB zone. *HF motion to approve with conditions, SQ seconded the motion, vote taken (5-0) RD, HF, SF, SQ & RR. Petition approved.*

Other business: Continue discussion to amend the ZBA Rules and Regulations to enable a Zoning Administrator to review applications. *The details regarding this matter are still being drafted and the Board will be presented with language for their consideration upon completion.*

Adjourned at 7:35 p.m.

ZBA 4/25/06