

Scott Darling Absent, all other 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.)

HEARING RESULTS

**Aldermanic Chambers, 2nd Floor, City Hall, 93 Highland Avenue,
Wednesday, May 10, 2006**

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

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 Board requested the Applicant obtain an exact measurement in writing, from Inspectional Services of the surrounding property walls subsequent to the Applicant recently reducing the wall height on the property. The application has been continued to May 24, 2006. HF motion to continue, seconded by SQ, vote taken (5-0) RD, HF, SF, SQ & RR.*

47 Elmwood St: Applicant, Jose Do Vale & Owner, Norma Pereira seek a special permit to alter a non-conforming structure (SZO §4.4.1) and a special permit for modification of parking design standards (§9.13.b) to build a rear addition and convert the existing single-family dwelling into a two-family dwelling. RB zone. *The Applicant requested the application be continued to May 24, 2006. The Board voted unanimously to continue the hearing to May 24, 2006. HF motion to continue, RR seconded the motion, vote taken (5-0) RD, HF, SF, SQ, & RR.*

17 Oliver St: Applicant & Owner, Lorenzo DiBenedetto seeks a special permit with site plan review (SZO §7.2) for more than one principal structure & a special permit with site plan review (SZO §7.3) for exceeding maximum dwelling unit requirements to construct a 2-family dwelling on a lot with an existing 3-family dwelling. This application is subject to inclusionary housing (SZO §13). RB zone. *The Applicant requested the application be continued to May 24, 2006. The Board voted unanimously to continue the hearing to May 24, 2006. HF motion to continue, SF seconded the motion, vote taken (5-0) RD, HF, SF, SQ, & RR.*

10 Austin St: Applicant & Owner, Sergio Castro seeks a special permit (SZO §4.4.1) to alter a non-conforming structure to enlarge an existing enclosed porch on a 3-family dwelling. RB zone. *Approved with conditions. HF motion to approve, seconded by SQ, vote taken (5-0) RD, HF, SF, SQ & RR.*

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 has requested the application be continued to May 24, 2006. The Applicant has requested the application be continued to May 24, 2006. The Board voted unanimously to continue the hearing to May 24, 2006. HF motion to continue, SQ seconded the motion, vote taken (5-0) RD, HF, SF, SQ, & RR.*

80 Pearl St: Applicant & Owner, Carlos Faria seeks a special permit (SZO §7.11.1.c) to add a 4th dwelling unit to an existing three-family dwelling & a variance (SZO §9.5) for failure to provide parking. Also, the Applicant seeks a revision (SZO §5.3.8) to Special Permit #1997-27. RC zone. *The Applicant has requested the application be continued to June 21, 2006. The Board voted unanimously to continue the hearing to June 21, 2006. HF motion to continue, RR seconded the motion, vote taken (5-0) RD, HF, SF, SQ, & RR.*

Other business: Continue discussion to amend the ZBA Rules and Regulations to enable a Zoning Administrator to review applications. *Herbert Foster made a motion to delegate certain powers to a Zoning Administrator as outlined in M.G.L. Chapter 40A §13 and to adopt language to be inserted into the ZBA rules and regulations. The Board roll call voted unanimously (6-0) with Scott Darling absent, Richard Daley, Herbert Foster, Susan Fontano, Sal Querusio, Richard Rossetti and Marlene Smithers voting to approve the motion.*

The hearing adjourned at 7:00 p.m.

ZBA 5/10/06