

AGENDA

Aldermanic Chambers, Second Floor, City Hall, 93 Highland Avenue,
Wednesday, October 22, 2003

DECISIONS 6:00 P.M. followed by HEARINGS

9-11 Aldersey St. The Owner, G&T Realty Associates & Applicant, Gerard Meehan, seek to convert an existing three-family to a five-family, as well as construct two, three unit townhouses, for a total of eleven units. The Applicant has been cited under §4.4.1, §4.5.3, §7.2, §7.3 and §7.11.1.d of the S.Z.O. The Applicant is also making appeal under §3.1.9. of the S.Z.O. RA zone. *Applicant was not present at hearing, no testimony taken case continued until November 12, 2003.*

230 Somerville Ave. Applicant & Owner TYR Two Realty Trust seeks a special permit to alter a nonconforming structure to convert the 2nd floor of an existing commercial building to 3 dwelling units (SZO §4.4.1). BA zone. *Case continued until next meeting, the Applicant was asked to meet with Alderman Heuston and the neighbors prior to the next meeting.*

205 Broadway Applicant and Owner, Maurice Haddad seeks a special permit in order to raise and rebuild an existing billboard (SZO §4.4.1). Business A (BA) zoning district. *Applicant not present, Board voted to deny the petition. RD motion to deny, (4-0) denied, PE, HF, RD, MS.*

745 Somerville Ave. Applicant Porter Village LLC, Owner, Cedar Realty Trust, Agent, Richard G. DiGirolamo. The Applicant seeks a special permit to alter a nonconforming structure (SZO §4.4.1), in order to add porches and a third floor addition to a residential structure. RB zone. *HF Motion, RD seconded, Approved (5-0) PE, MJ, HF, RD, MS.*

751 & 751 Rear Somerville Ave. Applicant: Porter Village LLC; Owner: Cedar Realty Trust; Agent: Richard G. DiGirolamo. The Applicant seeks two special permits to alter nonconforming structures (SZO §4.4.1), in order to add dormers, porches, and third floor additions to two separate residential structures on the lot. Residence B (RB) zoning district. *HF Motion, RD seconded, Approved (5-0) PE, MJ, HF, RD, MS.*

44 Park St. Applicant: 44 Park Street, LLC (formerly Emerald Development Group, Inc.); Owner: Maldemar, LLC. The Applicant seeks a special permit with site plan review under SZO §7.11.1.c to construct fifty-six (56) residential units. The Applicant is subject to Affordable Housing under the SZO, §13.5. RC zone. *Alderman Heuston will conduct a neighborhood meeting on October 23, 2003 and the matter will be continued until the next meeting on November 12, 2003.*

15 Jackson Road: Applicant & Owner, Alcindo Leite seeks a variance from fence dimensional requirements (SZO §10.7.1) to legalize a 7' tall fence. RB zone. *Case opened and continued until next meeting on November 12, 2003.*

51 Warren Street: Applicant, Antonio Pereira, 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. *Hearing was opened and the Chairman noted that Alderman Heuston will meet with the neighbors and the Applicant on October 30, 2003. The matter will be continued until the next meeting on November 12, 2003.*

83 Willow Avenue Applicant & Owner, Ashraf Hegazy. The Applicant seeks a special permit for relief from one required parking space (SZO §9.13.a), in order to convert from three to four dwelling units. RC zone. *The hearing was opened and continued until the next meeting on November 12, 2003.*

ZBA 10/22/03