

AMENDED AGENDA

Aldermanic Chambers, Second Floor, City Hall, 93 Highland Avenue,
Wednesday, November 12, 2003

DECISIONS 6:00 P.M. followed by HEARINGS

30 Inner Belt Rd. The Applicant, Campanelli Companies; Owner, Sweetheart Cup Co., Inc. seeks a minor revision (SZO §5.3.8) to a special permit (#2003-43), approved by the Zoning Board of Appeals on August 27, 2003, in order to tenant the building. *Motion to Approve made by MJ, seconded by RD, motion carried (5-0) PE, MJ, HF, RD, MS.*

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. *HF made a motion to allow the continuance, RD seconded the motion, continuance approved (4-0) MJ, HF, RD, MS. The Applicant will appear before the Board at their meeting on December 10, 2003.*

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. *Agent Richard DiGirolamo, Esq. asked the Board to continue the matter until their meeting on December 10, 2003 in order to complete new plans that were drafted as a result of input from the neighborhood and Alderman Maryann Heuston. MJ made a motion to continue, RD seconded the motion, motion carried (5-0) PE, MJ, HF, RD, MS.*

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. *Agent Richard DiGirolamo, Esq. told the Board that the Applicant had recently retained him and asked if the Board could grant a continuance in order for him to meet with Alderman Maryann Heuston and the neighborhood. MJ made a motion to approve the continuance request, HF seconded the motion. Continuance granted, (5-0) PE, MJ, HF, RD, MS.*

83 Willow Avenue Applicant and 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. *MJ motion to approve, RD seconded, motion denied (3-2) PE, MJ, RD voted to approve, HF, MS voted to deny.*

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. *Agent for the Applicant, Michael Ford requested that*

this matter be continued until after their meeting with the Planning Board. MJ made a motion to continue, RD seconded (5-0) PE, MJ, HF, RD, MS, motion carried.

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. *MJ made a motion to approve, HF seconded the motion, (5-0) PE, MJ, HF, MS, petition approved.*

259 Powder House Blvd: Owners, Demos and Zoe Mihalakopoulos. The Applicant, Demos Mihalakopoulos seeks major changes to previously approved special permit for alterations to a two-family dwelling (ZBA Case #: 2002-27). RA zone. *The Board took testimony from the Applicant regarding changes requested. The Applicant stated that the changes were a result of technical errors made by their Architect. One neighbor testified and the Board continued the matter until their next hearing on Monday, November 24, 2003.*

234 School St. The Applicant and Owner, Kathy Wagner seeks a special permit to create a shared driveway with 236 School Street (SZO §9.13.c). RA zone. *Alderman at Large, Bruce Desmond appeared on behalf of one of the homeowners unable to attend the hearing and presented testimony in support of the proposal. Consensus was reached to vote on the matter. MJ made a motion to approve, RD seconded the motion, petition approved (5-0) PE, MJ, HF, RD, MS.*

492 Medford St. The Applicant and Owner, Rocco Polino seeks five (5) variances from dimensional requirements of the SZO: minimum lot size, minimum landscaped area, side yard setback, rear yard setback, and maximum driveway width; in order to construct a Laundromat. RC zone. *The Applicant asked the Board to allow him to construct a Laundromat. Testimony was taken in opposition from four individuals representing sixteen neighbors, abutters and businesses in the Magoun Square area. Ward Alderman Sean O'Donovan testified in opposition to this project. The matter was continued until the next hearing date, Monday November 24, 2003.*

ZBA 11/12/03