



CITY OF SOMERVILLE, MASSACHUSETTS
Zoning Board of Appeals
Joseph A. Curtatone
Mayor

Mary R. Jeka, Esq., Clerk

Herbert F. Foster, Jr.
Richard J. Daley, Jr.
Marlene Smithers, (Alt.)

AMENDED AGENDA

**Aldermanic Chambers, Second Floor, City Hall, 93 Highland Avenue,
Wednesday, January 7, 2004**

DECISIONS 6:00 P.M. followed by HEARINGS

OTHER BUSINESS Election of Officers. *Richard J. Daley, Jr. elected Chairman. Mary R. Jeka, Esq., Clerk.*

22 White Street Place The Applicant and Owner, Dane Baird seeks a minor amendment (SZO §5.3.8) to a previously approved special permit #2003-35. *Case continued until January 21, 2004.*

343-349 Summer St. The Applicant, Emerald Development Group, along with its Agent T. P. Morris, is requesting: (1) clarification and, where necessary, revisions or amendments relating to the findings and conditions: 2) an increase in the side yard setback for a Special Permit with Site Plan Review previously rendered decision on June 26, 2002, appeal #2002-23, which is the subject of an appeal in Middlesex Superior Court, Docket no. 02-3071. The original Special Permit authorized the construction of a four story, 14-unit residential building with inclusionary units off site and underground parking in the Central Business District (CBD). The Applicant has filed a Motion for Limited Remand. Any revisions will be made in accordance with and subject to the Court Limited Remand Order. *Continued until January 21, 2004.*



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180 Somerville Ave The Applicants, Target Corporation, along with their Agent, VHB, Inc., and the property owner, Northern Artery Association, are requesting revisions to previously approved plans for appeal #2002-96. The Applicant is requesting that the revisions be considered minor and approved as presented (SZO §5.3.8). Business A (BA) zoning district. *Continued until January 21, 2004. Applicant has been directed to meet with Ward Alderman Maryann Heuston.*

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. *Continued until January 21, 2004.*

51 Warren St. Applicant, Antonio Pereira, and 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. *Continued to January 21, 2004.*

398 Medford Street The Applicant and Owner, Gabriel Lorus seeks a special permit to alter a nonconforming structure (SZO §4.4.1) to construct two window wells for egress windows and an egress stairway. Residence B (RB) zoning district. *Continued to January 21, 2004.*

46 Vinal Ave Applicant and Owner, Carl L. Haak seeks a special permit to alter a nonconforming structure (SZO §4.4.1), in order to enclose first and second floor front porches at the property. Residence A (RA) zoning district. *Approved with conditions. (5-0) RD, MJ, HF, MS.*



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278 Beacon St. Applicant, OmniPoint Holdings, Inc.; Agent: Peter Cooke; Owner: Beacon Four Trust. The Applicant is proposing to expand an existing telecommunications installation through a revision to a previously issued Special Permit (SZO §5.3.8). This expansion would include the addition of an equipment cabinet and a GPS antenna. ***Re-scheduled to January 21, 2004.***

44 Park St. Applicant: 44 Park Street, LLC; Owner: Maldemer, LLC; Agent: Terry Morris. The Applicant seeks a special permit with site plan review under SZO §7.11.1.c to construct forty-three (43) residential units. The Applicant also requires variances from §8.5.f (maximum height), §8.5.h (side yard setback), and §8.5.i (rear yard setback). The Applicant is subject to the Incentives for Provision of Affordable Housing section of the SZO, §13.5. Residence C (RC) zoning district. ***Continued by request of the Applicant in order to have the case heard by a full five Member Board. Continued until January 21, 2004.***

ZBA 1/7/04