

AGENDA

Aldermanic Chambers, Second Floor, City Hall, 93 Highland Avenue,
Monday, March 29, 2004

DECISIONS 6:00 P.M. followed by HEARINGS

Chairman Daley stated that he had received a letter from Board Member and Clerk, Mary Jeka. She was unable to continue to serve due to an increased workload. The Chairman recognized her contributions to the Board and thanked her for her service.

The Board elected Herbert Foster to replace Mary Jeka as Clerk.

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 April 14, 2004.*

246 Elm St. Applicant, Pavan Restaurant Group, Inc., D/B/A Diva Restaurant; Owner: Sitt Realty, LLC, and Myer Dana & Sons, Inc. The Applicant seeks a special permit to alter a nonconforming structure (SZO §4.4.1) and a special permit for failure to provide six required off-street parking spaces (§9.13.a), to establish a bar/restaurant. *Approved with conditions (5-0) HF motion, SQ 2nd, RD, HF, SF, SQ, RR.*

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. *Board voted to allow the Applicant to Withdraw his petition without prejudice, HF motion to allow request, SF 2nd motion, (5-0) RD, HF, SF, SQ, RR motion carried.*

1-4 Hayden Terrace Applicants, James Douglas & Steven Caruso, Owner, One Hayden Terrace Trust. The Applicants seek a special permit to alter a nonconforming structure (SZO §4.4.1) and a special permit to alter a nonconforming use (SZO §4.5.3) to legalize alterations to an existing four-family dwelling. RB zone. *Testimony taken, case continued until next meeting on April 14, 2004.*

131 Willow Ave. Applicant, 131 Willow Avenue, LLC, Owner, Christos Poutahidis. The Applicant seeks a special permit with site plan review (§7.11.1.c) to demolish an existing garage and construct an eleven unit building. The Applicant also requires a special permit for modification of parking design standards (§9.13.b), a variance from lot area per

dwelling unit (§8.5.B), a variance from front yard setback (§8.5.G) and a variance from parking requirements (§9.5.1.a). The Applicant is also subject to Inclusionary Housing under §13.2 of the SZO. RC zone. *Testimony taken, case continued until next meeting on April 14, 2004.*

333-335 Beacon St. Applicant and Owner: James Mega. The Applicant seeks a special permit to alter a nonconforming structure (SZO §4.4.1) and a special permit to alter a nonconforming use (SZO §4.5.3) to enclose the rear porches of a four-family apartment building. Residence B (RB) zoning district. *Approved with conditions, HF motion, SQ 2nd (5-0) RD, HF, SF, SQ, MS.*

30 Monmouth St. Applicants: Kate Roosevelt & Christopher Churchill, Owner: Christopher Churchill. The Applicants seek a special permit to alter a nonconforming structure (SZO §4.4.1) to enclose a front porch. RB zone. *Approved with conditions, HF motion, SQ 2nd (5-0) RD, HF, SF, SQ, MS.*

30 Pinckney St. Applicant: Paul Pace; Owners: Paul and Carol Pace. The Applicant seeks a variance from minimum lot area per dwelling unit requirements (SZO §8.5.B) and special permit for relief from one required off-street parking space (SZO §9.13.a) to convert an existing two-family to a three-family dwelling. RB zone. *Case opened and continued to April 14, 2004.*

65 Temple St. Owner & Applicant: Somerville Community Corporation; Agent: Peter Graham. The Applicant seeks a Comprehensive Permit under M.G.L.c.40B in order to demolish the existing structures on the lot and construct fifteen residential units within two buildings. The Applicant is requesting waivers from side and rear yard setback requirements, minimum landscaping requirements and off-street parking requirements (§8.5.H, §8.5.I, §8.5.D and §9.5.1.a of the SZO). The Applicant also requests special permit with site plan review findings for the number of dwelling units, the number of structures and for Inclusionary housing requirements (§7.3, §7.2 and §13.5 of the SZO). RB zone. *Testimony taken, case continued until next meeting on April 14, 2004.*

197 Elm St. Applicant, SHRI Ganesh Jee d/b/a Subway; Owner, BEV Realty Trust. The Applicant seeks a special permit with design review to establish a fast food restaurant (SZO §7.11.10.2.1.a). NB zone. *Approved with conditions, HF motion, SQ 2nd (5-0) RD, HF, SF, SQ, RR.*

ZBA 3/29/04