

Richard J. Daley, Jr., Chairman  
Mary R. Jeka, Esq., Clerk

Herbert F. Foster, Jr.  
Orsola Susan Fontano  
Salvatore Querusio  
Marlene Smithers, (Alt.)  
Richard Rossetti, (Alt.)

### AGENDA

**Aldermanic Chambers, Second Floor, City Hall, 93 Highland Avenue,  
Tuesday, May 25, 2004**

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

**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. *The Applicant has amended its application to seek additional relief, being variances for side yard and rear yard setback requirements (SZO §8.5.H & 8.5.I). Testimony on the new relief request was rescheduled and will now be heard on Wednesday, June 9, 2004, and subsequent deliberations will include all relief requested for the entire project. The Board has also received written requests from the abutters to reopen the testimony portion of the public hearing for the purpose of allowing additional written testimony. The Board will consider this request.*

**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. *Applicant requested a continuance until June 9<sup>th</sup>, Herbert Foster made a motion to approve the request to continue, Richard Rossetti seconded the motion, vote taken (4-0) with Marlene Smithers absent and Susan Fontano recused, RD, HF, SQ, RR. Motion carried.*

**164 School St.** Applicant: Maria R. Thompson; Owner: Paul M. Dandini. The Applicant seeks a special permit (SZO §9.13.a) for relief of four (4) required off-street parking spaces to change the use of the building from office space to a church. Business A (BA) zoning district. *Due to a Zoning Board of Appeals scheduling change and notice error, this Case will now be re-noticed and re-advertised for June 9, 2004.*

**334 Washington St., Front** Applicant & Owner: Emmanuel M. Moore. The Applicant seeks a special permit (SZO §4.5.1) to change from one nonconforming use, wheelchair assembly (SZO §7.11.14.A), to another nonconforming use, windshield repair and replacement (SZO §7.11.11.5). RB zone. *Alderman Maryann Heuston sent a request to the Board asking that they continue the matter, as she was unable to attend the meeting. Herbert Foster made a motion to approve the request to continue, Susan Fontano seconded the motion, vote taken (5-0) RD, HF, SF SQ, RR. Motion carried.*

**14 Oak St.** Applicants & Owners: James & Maria Tully. The Applicant seeks a special permit to alter a pre-existing nonconforming structure (SZO §4.4.1) to add a third story to a two-family dwelling. RB zone. *Herbert Foster made a motion to approve with conditions, Sal Querusio seconded the motion, vote taken (5-0) RD, HF, SF, SQ, RR, motion carried. Approved with conditions.*

**39-41 Oak St.** Applicants & Owners: George Dedic & Stephen Andrade. The Applicant seeks a special permit to expand a pre-existing nonconforming use (SZO §4.5.3) to construct an addition to a four-family dwelling. RB zone. *Case opened, testimony taken, case continued to June 9, 2004.*

*Meeting adjourned at 7:00 p.m.*

**ZBA 5/25/04**