

Richard J. Daley, Jr., Chairman  
Herbert F. Foster, Jr.

Orsola Susan Fontano  
Salvatore Querusio  
Richard Rossetti  
Marlene Smithers, (Alt.)

### AGENDA

**Aldermanic Chambers, Second Floor, City Hall, 93 Highland Avenue,  
Wednesday, June 9, 2004**

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

**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.

**131 Willow Ave:** Applicant, 131 Willow Avenue, LLC, Owner, Christos Poutahidis. 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). 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.

**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.

**164 School St.** Applicant: Maria R. Thompson; Owner: Paul M. Dandini. The Applicant seeks a special permit (SZO §9.13.a) for relief from 4 required off-street parking spaces to change the use of the building from office space to a church. BA zone.

**9 Clifton St:** Applicant & Owner: Sherri Geldersma. The Applicant seeks a special permit to alter a nonconforming structure (§4.4.1) to legalize an existing set of entrance steps and a landing on a two-family dwelling. RA zone.

**14 Cedar St:** Applicant, Jack P. Loose; Owners, Jack P. & Rebecca Loose. The Applicant seeks a special permit to alter a nonconforming structure (§4.4.1) to demolish an existing garage and construct an addition to a three-family dwelling. The Applicant also requires a special permit for modification of parking design standards (§9.13.b) and a variance from side yard setbacks (§8.5.H). RB zone.

**730 Broadway:** Applicant: Camillo Fodera; Owner: 730 Broadway Realty Trust (former CVS Ball Sq). The Applicant seeks a special permit to alter a nonconforming structure (SZO §4.4.1) to install new windows and new entrance doors. NB zone.

**28 Walker St:** Applicant, Louis Resendes; Owner: Fred Bass. The Applicant seeks a special permit to alter a nonconforming structure (§4.4.1) to demolish an existing two story front porch and construct an addition. RA zone.

**70 Park St:** Applicant: Omnipoint Holdings Inc.; Owner: Aroli Realty Trust. The Applicant seeks a special permit to install a wireless communications facility (SZO §7.11.15.3). RB zone.

**36 College Ave:** Applicant: Omnipoint Holdings Inc.; Owner: Chatham Light Realty Corp. The Applicant seeks a special permit to install and operate a wireless communications facility (SZO §7.11.15.3). CBD zone.

**ZBA 6/9/04**