

**ZONING BOARD OF APPEALS
MINUTES OF MEETING
March 22, 2004**

Board Members Attending: John Barbale
Thomas Hannigan
John Reynolds
Jerry R. Horton
Matthew Armendo
Lenny Ciuffredo
Morris Bergman

Staff Attending: Joanne Valade, Division of Land Use
David F. Holden, Code Enforcement

John Barbale, Chairman, opened the meeting at 5:30 P.M. The following actions were taken:

114 Lincoln Street – Variance: Upon a motion by John Reynolds and seconded by Thomas Hannigan, the Board voted 5-0 to continue the requested hearing for Variance to April 12, 2004 for relief of ten feet from Rear Yard setback requirement (*construct single-family semi-detached dwelling -- duplex*).

1 Henschman Street – Variance & Special Permit: Upon a motion by John Reynolds and seconded by Thomas Hannigan, the Board voted 5-0 to continue the requested hearing for Variance (relief of 1,318 square feet from Gross Dimensional requirement) & Special Permit (new residential construction -- triplex) to April 12, 2004.

501 Cambridge Street – Variances & Special Permits: Upon a motion by John Reynolds and seconded by Matthew Armendo, the Board voted 5-0 to approve the Leave to Withdraw Without Prejudice at the request of the applicant (for Variances & Special Permits required: *to construct addition of one bay and an office to garage*).

6 Pullman Street – Special Permit: Upon a motion by John Reynolds and seconded by Thomas Hannigan, the Board voted 5-0 to approve the requested Special Permit (*to allow the business of soil remediation in a MG-0.5 district*).

149 Belmont Street – Variances & Special Permits: Upon a motion made by John Reynolds and seconded by Thomas Hannigan the Board voted 5-0 to approve the requested Variances & Special Permits (*necessary to rehabilitate existing structure in order to provide ten residential units for disabled adults*) as listed below:

Variances:

1. Relief of 9,215 square feet from Gross Dimensional requirement.
2. Relief of forty-seven feet from Frontage requirement.

(Variances granted because of the pre-existing structure on a small lot and the proposed use is no greater than what would be allowed there by right)

Special Permits:

1. Relief of seventeen off-street parking spaces.
2. Expansion or change of a non-conforming use.

(Case for Special Permits was made, but will be limited to the Petitioner)

171 Austin Street – Special Permit: Upon a motion by John Reynolds and seconded by Jerry Horton, the Board voted 5-0 to approve the requested Special Permit for expansion or change of a non-conforming use (*to convert two garages located in the BG-3.0 portion of the lot into a hair braiding shop*).

553 Cambridge Street – Variance & Special Permits: Upon a motion duly made by John Reynolds and seconded by Thomas Hannigan, the Board voted 5-0 to approve the requested Variance and Special Permits (*necessary to add a dwelling unit to existing mixed-use retail/residential structure*) as listed below:

Variance:

1. Relief of seven off-street parking spaces.

Special Permits:

1. Conversion to additional dwelling units.
2. Expansion or change of a non-conforming use.

40 Venus Drive – Variance: Upon a motion by Thomas Hannigan and seconded by Matthew Armendo, the Board voted 5-0 to approve the Leave to Withdraw Without Prejudice at the request of the applicant (for Variance necessary to: *construct a single-family dwelling*).

12 Burton Street – Variance & Special Permit: Upon a motion by John Reynolds and seconded by Jerry Horton, the Board voted 5-0 to approve the requested Variance and Special Permit (*necessary to construct an addition onto rear of existing three-family dwelling*) as listed below:

Variance

1. Relief of five feet from Rear Yard setback requirement.

Special Permit

1. Expansion or change of a non-conforming use.

61 Havelock Road – Variance: Upon a motion by John Reynolds and seconded by Thomas Hannigan, the Board voted 5-0 to approve the Leave to Withdraw Without Prejudice at the request of the applicant (for Variance necessary to: *create three separate lots*).

10 Vineland Street – Variances & Special Permit: Upon a motion by Thomas Hannigan and seconded by John Reynolds, the Board voted 5-0 to approve the requested Variances and Special Permit (*necessary to construct an addition onto existing single-family semi-detached dwelling -- duplex*) as listed below:

Variance

1. Relief of ten feet from Rear Yard setback requirement.
2. Relief to allow parking in Front Yard setback.

Special Permit

1. Conversion to additional dwelling unit (to allow single-family attached in RL-7 district).

OTHER BUSINESS:

Approval of Minutes: Upon a motion duly made and seconded it was voted to approve the minutes of the March 8, 2004 meeting.

The meeting adjourned at 7:45 p.m.