

ZONING BOARD OF APPEALS
MINUTES OF MEETING
July 11, 2005
Amended

Board Members Attending: John Reynolds
Leonard Ciuffredo
Morris Bergman
Matthew Armendo
David George

Staff Attending: Jody Valade, Division of Land Use
David F. Holden, Department of Code Enforcement
Edgar Luna, Economic Office of Neighborhood Services

Leonard Ciuffredo opened the meeting at 5:30 P.M and the following actions were taken:

10 Frank Street – Variances: Upon a motion duly made by John Reynolds and seconded by Matthew Armendo, the Board voted 5-0 to deny the requested Variances because the applicant has failed to provide adequate information to the Board.

1112 West Boylston Street – Special Permits: Upon a motion duly made by John Reynolds and seconded by Morris Bergman, the Board voted 5-0 to Approve the requested Special Permits for new residential construction and to allow multi-family low-rise dwellings in an RL-7 zoning district.

133 Puritan Avenue – Variance: Upon a motion duly made by Morris Bergman and seconded by John Reynolds, the Board voted 5-0 to approve the requested Variance for relief of 125 square feet of relief from gross dimensional requirement.

175 & 175R Washington Street – Variances: Upon a motion duly made by John Reynolds and seconded by Matthew Armendo, the Board voted 5-0 to approve the requested Variance for 15 feet of relief from rear yard setback requirement for 175R Washington Street, Variance for .8 feet of relief from frontage requirement for 175R Washington Street, Variance for 15 feet of relief from rear yard setback requirement for 175 Washington Street, Variance for 2,019 square feet of relief from gross dimensional requirement for 175 Washington Street and Variance for 1,091 square feet of relief from gross dimensional requirement for 175R Washington Street.

99 Ballard Street – Special Permit: Upon a motion duly made by Matthew Armendo and seconded by John Reynolds, the Board voted 5-0 to continue the hearing to August 15, 2005.

37 Garden Street – Special Permit: Upon a motion duly made by Matthew Armendo and seconded by John Reynolds, the Board voted 5-0 to approve the requested Special Permit for an outdoor advertising sign with the condition that the petitioner provide appropriate documentation showing ownership.

1264 Grafton Street – Special Permit: Upon a motion duly made by John Reynolds and seconded by Matthew Armendo, the Board voted 5-0 to approve the requested Special Permit to allow the sale of used automobiles in a BL-1.0 zoning district with the following conditions: 12 spaces to be allocated for used automobiles and 12 spaces for storage; petitioner must improve the appearance of the premises; no parking of vehicles on the side of the building.

17 Arbutus Road – Variances & Special Permit: Upon a motion duly made by John Reynolds and seconded by Matthew Armendo, the Board voted 5-0 to approve the requested Variance for 5 feet of relief from frontage requirement, Variance for 7 square feet of relief from gross dimensional requirement and Special Permit for expansion or change of a pre-existing nonconforming use.

234 Greenwood Street – Variances: Upon a motion duly made by Matthew Armendo and seconded by John Reynolds, the Board voted 5-0 to approve the request of the petitioner for Leave to Withdraw without prejudice and to waive the fee when petitioner reapplies.

210 Southwest Cutoff – Extension of Time: Upon a motion duly made by John Reynolds and seconded by Matthew Armendo, the Board voted 5-0 to approve the requested Extension of Time to November 1, 2005.

Approval of Minutes: Upon a motion duly made and seconded, the Board voted 5-0 to approve the minutes of the June 27, 2005 meeting.

The meeting adjourned at 7:15 P.M.