

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – JUNE 26, 2008, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge Massachusetts. The following cases will be heard.

7:30 P.M. CASE NO. 9651

12 SHADY HILL SQ/HOLDEN ST.

Residence A-2 Zone

JUDY TOWNLEY, ET AL – C/O ERIC W. WODLINGER, ESQ.

Appeal: To appeal the issuance of building permit #0607204 dated September 25, 2007 to Stonehouse Holdings, LLC, as it violates the definition of lot, floor area ratio (FAR), Article 5.12 and Art. 9.14 failing to describe full and accurate description of the parcel, boundaries and indicate ownership and easement interests of the appellants; proposed parking would create a nuisance and hazard, exceeding height and exceeding curb cut length, failing to provide clear access.

Article 2, definition of lot. Article 5.000, Sec. 5.12 (Causing a lot from which 12 Shady Hill Square was divided to exceed maximum far). Sec. 5.31 (Exceed Height). Article 9.000, Sec. 9.14 (Full Description of Lot). Article 6.000, Sec. 6.43 (Provided Parking Pattern That Would Create a Nuisance, Hazard and Unreasonable Impediment To Traffic). Sec. 6.43.3 (Exceeding Curb Cut) Sec. 6.53.4.C (Failure To Provide Clear View in Its Access).

7:45 P.M. CASE NO. 9652

114A UPLAND ROAD

Business 2 Zone

SAMUEL S. & AMANDA W. HURD

Variance: To expand existing first floor by 7' to rear. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

8:00 P.M. CASE NO. 9653

11 DIVINITY AVENUE

Residence C-3 Zone

PRESIDENT & FELLOWS OF HARVARD COLLEGE – C/O NAZNEEN COOPER

Variance: To erect a free standing banner sign at the Peabody Museum. Art. 7.000, Sec. 7.16.21.B (Sign).

8:15 P.M. CASE NO. 9654

228 BROADWAY

Business A Zone

A.A.M. INC. – NADER MICHAEL

Special Permit: To expand existing restaurant to the adjacent space and provide 48 seats in the front portion of the restaurant and connect the spaces with a roof. Art. 4.000, Sec. 4.35.0 & Art. 11.000, Sec. 11.30 (Fast Order Food Establishment).

Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

8:30 P.M. CASE NO. 9655

8 LOWELL STREET

Residence A-1 Zone

RONALD LEE FLEMING – C/O MICHAEL WIGGINS, ESQ.

Variance: To replace and relocate a prior non-conforming shed.

Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 10.000, Sec. 10.30 (Variance).

8:45 P.M. CASE NO. 9656

69-71 ELM STREET

Residence C-1 Zone

GAO XIN & BAO QING YAN

Variance: To construct bike storage within 5' of property line. Enclose third floor rear deck.

Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 4.000, Sec. 4.21.H (Accessory Structure within 5').

9:00 P.M. CASE NO. 9657

9 FOSTER PLACE

Residence A-2 Zone

RORY O'CONNOR & CLAIRE MUHM – JAMES J. RAFFERTY, ESQ.

Variance: To construct a single story addition to rear of existing single family dwelling; construct new chimney & bookcase and increase ceiling height in portion of basement. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

Art. 10.000, Sec. 10.30 (Variance).

Special Permit: To relocate and add windows. Art. 8.000, Sec. 8.22.2 (Relocation of Windows on Non-conforming wall).

Art. 10.000, Sec. 10.40 (Special Permit).

9:15 P.M. CASE NO. 9658

330 MT. AUBURN STREET

Residence C-1/C-3 Zone

KATHERINE RAFFERTY, DIRECTOR OF COMMUNITY AFFAIRS FOR MT. AUBURN HOSPITAL

Variance: Overall signage plan for Hospital Campus – 12 Signs where 5 will be illuminated signs.

Art. 7.000, Sec. 7.16.21.C (Signs).