



CITY OF SOMERVILLE, MASSACHUSETTS
ZONING BOARD OF APPEALS
JOSEPH A. CURTATONE, MAYOR

Herbert F. Foster, Jr., Chairman
Orsola Susan Fontano, Clerk

Richard Rossetti
T.F. Scott Darling, III, Esq.
Danielle Fillis
Elaine Severino (Alt.)
Josh Safdie (Alt.)

AGENDA

Aldermanic Chambers, 2nd Floor, City Hall, 93 Highland Avenue,
Wednesday, December 17, 2008
DECISIONS 6:00 P.M. followed by New HEARINGS

CASES REQUESTING CONTINUANCES

OLD CASES ALREADY OPENED

163 Hudson Street (Case #ZBA 2008-53)	
Applicant:	Afarin Bellisario
Property Owner:	Afarin Bellisario
Agent:	N/A
Legal Notice:	Applicant & Owner: Afarin Bellisario seeks Special Permit approval under SZO §4.4.1 for the alteration of a non-conforming structure in order to enlarge the existing structure with an increase of the gross floor area by more than 25 percent. This proposal would create a new unit as-of-right. RB zone. Ward 5.
Date(s) of Hearing(s):	11/5, 11/19, 12/3
Planning Board Action:	No Planning Board at this time.
ZBA Action:	Voted on December 3, 2008 to grant the Applicant's request for a continuance to December 17, 2008.
Current Status:	Applicant will submit request to continue the application to January 7, 2009.

51 McGrath Highway (Case # ZBA 2008-57)	
Applicant:	Marcus Group
Property Owner:	Somerville Storage Partners, LLC
Agent:	N/A
Legal Notice:	Applicant Marcus Group is requesting a Variance (SZO §12.4.d) in order to attach three 18-foot by 30-inch vertical banners on the façade. IA/Ward 2.
Date(s) of Hearing(s):	11/19, 12/3

Planning Board Action:	No Planning Board report at this time.
ZBA Action:	Voted on December 3, 2008 to grant the Applicant's request for a continuance to December 17, 2008.
Current Status:	Applicant will submit a request to withdraw the application without prejudice.

13 Rush Street (ZBA #2008-58)	
Applicant:	Joseph Yengo
Property Owner:	Joseph Yengo
Agent:	N/A
Legal Notice:	Applicant & owner Joseph Yengo seeks a special permit (SZO §4.4.1) to add a story above the existing garage and add a 2-story, 275± sf addition to the rear of a nonconforming dwelling. RB/Ward 1.
Date(s) of Hearing(s):	12/3,
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Voted on December 3, 2008 to continue the application to December 17, 2008 in order for the Applicant to submit revised plans.
Current Status:	Will be heard on December 17, 2008.

PREVIOUSLY OPENED CASES TO BE HEARD THIS EVENING

30 College Avenue (Case# ZBA 2007-29)	
Applicant:	D.F. Valente
Property Owner:	Mouhab Rizkallah
Agent:	N/A
Legal Notice:	The ZBA will reopen proceedings for a special permit (#ZBA2007-29) sought by Owner M.Z. Rizkallah and Applicant D.F. Valente, in order to hold a new hearing on the applicant's request to construct a new front addition, an exterior stairway, and a third floor onto an existing building (SZO §4.4.1). CBD zone. Ward 6.
Date(s) of Hearing(s):	7/11/07 5/21/08, 6/4, 6/18, 7/9 & 7/23, 8/6, 8/20, 9/3, 9/17, 10/1, 10/15, 11/5, 11/19, 12/3
Planning Board Action:	N/A (reopened proceedings)
ZBA Action:	Voted on December 3, 2008 to grant the Applicant's request for a continuance to December 17, 2008.
Current Status:	Will be heard on December 17, 2008.

15-17 Beacon Street (Case #ZBA 2008-56)	
Applicant:	Ralph Schloming
Property Owner:	Ralph Schloming
Agent:	John Crooks, Zipcar Boston
Legal Notice:	Applicant & owner Ralph Schloming seeks a Special Permit (SZO §7.11.11.14.b) for the conversion of four (4) existing parking spaces into car-sharing spaces. RC/Ward 2.
Date(s) of Hearing(s):	12/3,
Planning Board Action:	Recommends approval approval.

ZBA Action:	Voted on December 3, 2008 to continue the application to December 17, 2008 to check with legal counsel on condition.
Current Status:	Will be heard on December 17, 2008.

NEW CASES TO BE HEARD THIS EVENING

52 Thurston Street (Case #ZBA 2008-62)	
Applicant:	Mark Kon
Property Owner:	The Convent Preservation Trust, LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant: Mark Kon & Owner: The Convent Preservation Trust, LLC seek a special permit (SZO §7.11.2.b) to convert an existing dwelling to three dwelling units. RA zone. Ward 4.
Date(s) of Hearing(s):	--
Planning Board Action:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on December 17, 2008.

1 Davis Square (Case #ZBA 2005-27-R1108)	
Applicant:	Davis Square, LLC
Property Owner:	Davis Square, LLC
Agent:	Adam Dash, Esq.
Legal Notice:	Applicant & Owner: Davis Sq., LLC seeks a revision to Special Permit ZBA 2005-27a for a change in use to allow a commercial health and exercise facility to expand onto the third floor currently permitted for non-medical office use. CBD zone. Ward 6.
Date(s) of Hearing(s):	---
Planning Board Action:	N/A
ZBA Action:	---
Current Status:	Will be heard on December 17, 2008.

9 Belmont Square (Case #ZBA 2008-63)	
Applicant:	Moses Blumenstiel
Property Owner:	Moses Blumenstiel
Agent:	N/A
Legal Notice:	Applicant & Owner: Moses Blumenstiel seeks a special permit (SZO §4.4.1) to alter a nonconforming dwelling by adding a window and door. RB zone. Ward 3.
Date(s) of Hearing(s):	---
Planning Board Action:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on December 17, 2008.

22 Berkeley Street (Case #ZBA 2008-64)	
Applicant:	John Comerford
Property Owner:	John Comerford
Agent:	N/A
Legal Notice:	Applicant & Owner: John Comerford seeks Special Permit with Site Plan Review approval under SZO§7.2 for two principal structures on a lot in order to legalize a dwelling unit in an existing carriage house. RA zone. Ward 3.
Date(s) of Hearing(s):	---
Planning Board Action:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on December 17, 2008.

50 Inner Belt Road (Case #ZBA 2008-21-R1108)	
Applicant:	Internap Network Services
Property Owner:	Penna Realty Trust
Agent:	John MacDonald Consulting
Legal Notice:	Applicant Internap Network Services & owner Penna Realty Trust seek a revision to Special Permit with Site Plan Review ZBA 2008-21for a change to fence heights, parking configuration and landscaping details. IA zone. Ward 1.
Date(s) of Hearing(s):	---
Planning Board Action:	N/A
ZBA Action:	---
Current Status:	Will be heard on December 17, 2008.

OTHER BUSINESS