



CITY OF SOMERVILLE, MASSACHUSETTS
OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
JOSEPH A. CURTATONE
MAYOR

PLANNING DIVISION

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

AGENDA

Zoning Board of Appeals
Aldermanic Chambers, 2nd Floor, City Hall, 93 Highland Avenue
Wednesday, March 31, 2010
DECISIONS 6:00 P.M. followed by New HEARINGS

Previously Opened Cases that are Requesting a Continuance

15 Weston Avenue (Case #ZBA 2009-52)	
Applicant:	Clearwire
Property Owner:	Somerville Housing Authority
Agent:	Chris Swiniarski
Legal Notice:	Applicant, Clearwire and Owner, Somerville Housing Authority, seeks a Special Permit under SZO §7.11.15.3 in order to replace, relocate and install wireless communications equipment. RB/NB zone. Ward 7.
Date(s) of Hearing(s):	2/3, 2/17, 3/3, 3/17, 3/31
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	Voted on March 17, 2010 to approve the Applicant's request for a continuance to March 31, 2010.
Current Status:	The Applicant submitted a written request to continue the application to May 5, 2010.



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119 College Avenue (Case #ZBA 2009-66)	
Applicant:	Clearwire
Property Owner:	Powder House Realty
Agent:	Chris Swiniarski
Legal Notice:	Applicant, Clearwire and Owner, Powder House Realty, seeks a Special Permit under SZO §7.11.15.3 in order to install wireless communications equipment. RB zone. Ward 6.
Date(s) of Hearing(s):	2/3, 2/17, 3/3, 3/17, 3/31
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	Voted on March 17, 2010 to approve the Applicant's request for a continuance to March 31, 2010.
Current Status:	The Applicant submitted a written request to continue the application to May 5, 2010.

New Cases to be Opened that are Requesting a Continuance

438 Somerville Avenue (Case #ZBA 2010-11)	
Applicant:	Demoulas Super Markets, Inc.
Property Owner:	RILO, LLC
Agent:	Michael Kettenbach, Retail Management & Development
Legal Notice:	Applicant, Demoulas Super Markets, Inc, owner of property at 400 Somerville Avenue, seek an appeal (pursuant to SZO section 3.1.9) from a decision the Superintendent of Inspection Services, to deny an enforcement action requested under SZO Section 3.1.8 regarding the issuance of a permit for the renovation and use of the property at 438 Somerville Ave owned by RILO, LLC. IA zone/Arts Overlay District. Ward 2.
Date(s) of Hearing(s):	3/31
Planning Board Action:	N/A
ZBA Action:	---
Current Status:	The Applicant submitted a written request to continue the application to April 14, 2010.

Previously Opened Cases to be Heard

260 Elm Street (Case #ZBA 2010-04)	
Applicant:	Jason R. Zube
Property Owner:	Urban Equity Development Company
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant, Jason R. Zube, & Owner, Urban Equity Development Company, seek a Special Permit under SZO §4.5.1 to change the use from a 1,700± sf printing operation to a tattoo facility (§7.11.8.13.a) and a Special Permit under §9.13 to not provide one parking space. CBD zone. Ward 6.
Date(s) of Hearing(s):	3/17, 3/31
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Voted on March 17, 2010 to approve the Applicant's request for a continuance to March 31, 2010.
Current Status:	Will be heard on March 31, 2010.



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New Cases to be Opened and Heard

59-61 Bonair Street (Case #ZBA 2010-10)	
Applicant:	Peter Kovalko
Property Owner:	Jessica Cohen & Peter Kovalko
Agent:	N/A
Legal Notice:	Applicant, Peter Kovalko, & Owners, Jessica Cohen & Peter Kovalko propose to convert a single-family into a two-family dwelling and seek a variance (SZO §5.5) from lot area per dwelling unit and parking requirements. The Applicant/Owners also seek a special permit (§4.4.1 & 5.1) for the alteration of a non-conforming structure in order to construct stairs within the required setbacks. RB zone. Ward 1.
Date(s) of Hearing(s):	3/31
Planning Board Action:	Recommends conditional approval of the special permit. Unable to recommend conditional approval of the variance.
ZBA Action:	---
Current Status:	Will be heard on March 31, 2010.

Other Business



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