



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

*PLANNING DIVISION*

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Orsola Susan Fontano, Clerk

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

**AGENDA**

**Zoning Board of Appeals**  
**Aldermanic Chambers, 2<sup>nd</sup> Floor, City Hall, 93 Highland Avenue**  
**Wednesday, April 14, 2010**  
**DECISIONS 6:00 P.M. followed by New HEARINGS**

**Previously Continued Cases for future a future date**

<b>59-61 Bonair Street (Case #ZBA 2010-10)</b>	
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, 4/14
Planning Board Action:	Recommends conditional approval of the special permit. Unable to recommend conditional approval of the variance.
ZBA Action:	Voted on March 31, 2010 to continue the application to May 5, 2010.
Current Status:	Continued at previous hearing to May 5, 2010.



**CITY HALL • 93 HIGHLAND AVENUE • SOMERVILLE, MASSACHUSETTS 02143**  
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**Previously Opened Cases that are Requesting a Continuance**

<b>15 Weston Avenue (Case #ZBA 2009-52)</b>	
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, 4/14
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	Voted on March 31, 2010 to approve the Applicant's request for a continuance to April 14, 2010.
Current Status:	The Applicant has submitted a written request to continue the application to May 5, 2010.

<b>119 College Avenue (Case #ZBA 2009-66)</b>	
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, 4/14
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	Voted on March 31, 2010 to approve the Applicant's request for a continuance to April 14, 2010.
Current Status:	The Applicant has submitted a written request to continue the application to May 5, 2010.

**Previously Opened Cases to be Heard**

<b>438 Somerville Avenue (Case #ZBA 2010-11)</b>	
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, 4/14
Planning Board Action:	N/A



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ZBA Action:	Voted on March 31, 2010 to approve the Applicant's request for a continuance to April 14, 2010.
Current Status:	Will be heard on April 14, 2010.

**Other Business**

New Application Review



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