



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.)

AGENDA

Aldermanic Chambers, 2nd Floor, City Hall, 93 Highland Avenue,
Wednesday, May 21, 2008

DECISIONS 6:00 P.M. followed by New HEARINGS

CASES CONTINUED FROM PREVIOUS HEARINGS

39 Endicott Avenue Case #ZBA 2007-66	
Applicant:	Endicott Partners, LLC
Property Owner:	Endicott Partners, LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Seek Special Permit with Site Plan Review approval from the Planning Board (SZO §7.3) in order to construct an eight-unit apartment building (including one affordable unit) on a 12, 504 s.f. parcel in a RB zone. Ward 7.
Date(s) of Public Hearing(s):	1/9, 1/23, 2/6, 2/20, 3/5, 3/19, 4/2 & 4/16 & 5/7/08
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	Voted on May 7, 2008 to grant the Applicant's request for a continuance to May 21, 2008.
Current Status:	Applicant requests a continuance to June 4, 2008.

88 Beacon Street (Case #ZBA 2007-65)	
Applicant:	Nextel Communications of the Mid-Atlantic, Inc.
Property Owner:	88 Beacon Street Realty, Inc.
Agent:	Steven Grill, Esq.
Legal Notice:	Seek a special permit (SZO §7.11.15.3) to install a wireless communications facility on the roof of 88 Beacon Street, Somerville. Pursuant to an Order of the Superior Court, dated October 23, 2007, the Zoning Board of Appeals will conduct a <i>de novo</i> hearing on the request. See, <i>Kramer v. Ercolini et al.</i> , Superior Court C.A. No. MICV03-2174.
Date(s) of Hearing(s):	2/6, 2/20, 3/5/, 3/19, 4/2 & 4/16 & 5/7/08
Planning Board Action:	N/A

ZBA Action:	Voted on May 7, 2008 to grant Applicant's request for a continuance to May 21, 2008.
Current Status:	The Applicant is requesting a continuance to June 4, 2008.

308 Beacon Street (Case #ZBA 2008-01)	
Applicant:	Basnight, Buckingham & Partners, Inc.
Property Owner:	Kyle E. Gale
Agent:	Adam Dash, Esq.
Legal Notice:	Seek Special Permit approval under SZO §4.4.1 for the alteration of a non-conforming structure. The Applicant seeks Special Permit approval under SZO §7.11.c to build a three-story, six-unit dwelling with parking underneath in a RC zone. Ward 2.
Date(s) of Public Hearing(s):	2/20, 3/5, 3/19, 4/2 & 4/16 & 5/7/08
Planning Board Action:	Recommends conditional approval
ZBA Action:	Voted on May 7, 2008 to grant the Applicant's request for a continuance to May 21, 2008.
Current Status:	Pending notification of Applicant's request to continue to June 4, 2008.

135 Willow Avenue (AKA 131 Willow Avenue) (Case #ZBA 2004-05-R0208)	
Applicant:	131 Willow Avenue, LLC
Property Owner:	131 Willow Avenue, LLC
Agent:	Adam Dash, Esq.
Legal Notice:	Seeks a revision to Special Permit 2004-05 to allow for the continued existence of the porch roof, doors and windows. RC zone. Ward 6.
Date(s) of Hearing(s):	3/5, 3/19, 4/2 & 4/16 & 5/7/08
Planning Board Action:	N/A
ZBA Action:	Voted on May 7, 2008 to grant Applicant's request for a continuance to May 21, 2008.
Current Status:	Pending notification of Applicant's request to continue to June 4, 2008

42 Craigie Street (Case #ZBA 2008-09)	
Applicant:	Felix Consilvio, Jr.
Property Owner:	42 Craigie Street, LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Seek Special Permit with Site Plan Review approval under SZO §7.2 to construct two principal structures on the same lot as an existing principal structure. The applicant seeks Special Permit with Site Plan Review approval under SZO §7.3 to develop eight (8) residential units containing 12.5% affordable in a RB zone. Ward 3.
Date(s) of Hearing(s):	4/2, 4/16 & 5/7/08
Planning Board Action:	Recommends conditional approval

ZBA Action:	Voted on May 7, 2008 to continue the application to June 4, 2008 in order for a community meeting to be held.
Current Status:	Applicant is requesting a continuance to June 4, 2008.

221 Beacon Street (Case #ZBA 2008-10)	
Applicant:	Dedic Andrade Development, LLC
Property Owner:	Robert Fortini
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Seek Special Permit with Site Plan Review approval under SZO §7.3 to develop eight (8) residential units containing 12.5% affordable. RB zone. Ward 2.
Date(s) of Hearing(s):	4/16 & 5/7/08
Planning Board Action:	No Planning Board report at this point.
ZBA Action:	Voted on May 7, 2008 to grant the applicant's request to continue the application to May 21, 2008.
Current Status:	Applicant is requesting to continue to June 4, 2008.

70 Glen Street (Case #ZBA 2005-93-R0308)	
Applicant:	Antonio Carnevale
Property Owner:	Antonio Carnevale
Agent:	N/A
Legal Notice:	Seeks a Revision to Special Permit #ZBA2005-93 to change an approved four-season room to a covered deck. RB zone. Ward 1.
Date(s) of Hearing(s):	4/16 & 5/7/08
Planning Board Action:	N/A
ZBA Action:	Voted on May 7, 2008 to continue the application to May 21, 2008 in order for the Board to perform a site visit.
Current Status:	Will be heard on May 21, 2008.

1147 Broadway (Case #ZBA 2008-17)	
Applicant:	Ali Sati
Property Owner:	Shree Ganesh Realty Trust
Agent:	N/A
Legal Notice:	Seek a special permit under SZO 9.13.a and 9.13.d to provide parking on a separate lot for a restaurant use. NB zone. Ward 7.
Date(s) of Hearing(s):	5/7/08
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Voted on May 7, 2008 to grant the Applicant's request for a continuance to May 21, 2008.
Current Status:	Will be heard on May 21, 2008.

460 Medford Street (Case #ZBA 2008-19)	
Applicant:	Shakeel Hossain
Property Owner:	Shakeel Hossain
Agent:	N/A
Legal Notice:	Seeks a Special Permit under 4.4.1 to construct two dormers, an entrance door, a deck on the second story, and alterations to an existing door and patio. RB zone. Ward 5.
Date(s) of Hearing(s):	5/7/08
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Voted on May 7, 2008 to continue the application to May 21, 2008 to allow the Applicant to straighten out issues regarding his plans with the Planning staff.
Current Status:	Will be heard on May 21, 2008.

New Cases

2 Benton Road (Case #ZBA 2008-20)	
Applicant:	Vin Gately
Property Owner:	Benton Road Realty Trust
Agent:	N/A
Legal Notice:	Applicant: Vin Gately & Owner: Benton Road Realty Trust seek a Special Permit approval under SZO §4.4.1 for the alteration of a non-conforming structure in order to construct a 10 foot by 10 foot first floor deck and a 10 foot by 12 foot second floor deck. RB zone. Ward 3.
Date(s) of Hearing(s):	---
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	---
Current Status:	Applicant is requesting a continuance to June 4, 2008.

50 Innerbelt Road (Case #ZBA 2008-21)	
Applicant:	Internap Network Services, Inc.
Property Owner:	Penna Realty Trust
Agent:	John McDonald, Consulting
Legal Notice:	Applicant: Internap Network Services, Inc. & Owner: Penna Realty Trust seek a Special Permit with Site Plan Review for the use as a data center over 25,000 square feet (SZO § 7.11.15.c). IA zone. Ward 1.
Date(s) of Hearing(s):	---
Planning Board Action:	Recommends conditional approval pending Design Review Committee meeting of May 22, 2008.
ZBA Action:	---
Current Status:	Applicant is requesting continuance to June 4, 2008.

862 Broadway (Case #ZBA 2008-22)	
Applicant:	Le Tien
Property Owner:	Charles Kostopoulos
Agent:	N/A
Legal Notice:	Applicant: Le Tien & Owner: Charles Kostopoulos seek a Special Permit under SZO §4.5.1 to change the use to a dry cleaning station with processing done elsewhere. RB zone. Ward 6.
Date(s) of Hearing(s):	---
Planning Board Action:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on May 21, 2008.

114 Highland Avenue (Case #ZBA 1998-38-R0408)	
Applicant:	Sprint Wireless Broadband Company, LLC
Property Owner:	Somerville Housing Authority
Agent:	Ricardo M. Sousa, Esq.
Legal Notice:	Applicant Sprint Wireless Broadband Company, LLC, and Owner Somerville Housing Authority are requesting a revision to the Special Permit # ZBA 1998-38 to modify an existing wireless facility. RC zone. Ward 3.
Date(s) of Hearing(s):	---
Planning Board Action:	N/A
ZBA Action:	---
Current Status:	Applicant is requesting a continuance to June 18, 2008.

30 College Avenue (Case# ZBA 2007-29)	
Applicant:	D.F. Vallente
Property Owner:	Mouhad 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):	July 11, 2007
Planning Board Action:	--
ZBA Action:	Previously approved on July 11, 2007.
Current Status:	Will be heard on May 21, 2008.

Other Business

Rules and Regulations Amendments: Filing fee changes