



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

ZONING BOARD OF APPEALS

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, July 15, 2009

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

Previously Opened Cases Requesting Continuances

56 Webster Avenue/520 Columbia Street (Case #ZBA 2008-65)	
Applicant:	Royal Hospitality Services, Inc. (Royal White)
Property Owner:	Columbia Street Realty, LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant Royal Hospitality Services, Inc. (Royal White) & Owner Columbia St. Realty, LLC seek a special permit (SZO §4.4.1) for alteration of a nonconforming structure and special permit with site plan review (§7.11.12.1.c) in order to expand the existing laundry processing use. IP zone. Ward 2.
Date(s) of Hearing(s):	1/21, 2/4, 2/18, 3/4, 3/18, 4/1, 4/15, 5/6, 5/20, 6/3, 7/15
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	Voted on 6/3/09 to grant the Applicant's request for a continuance to July 15, 2009.
Current Status:	Applicant has submitted a written request to continue the application to August 5, 2009.

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, 12/17, 1/7, 1/21, 2/4, 2/18, 3/4, 3/18, 4/1, 4/15, 5/6, 5/20, 6/3, 7/15
Planning Board Action:	No Planning Board at this time.
ZBA Action:	Voted on 6/3/09 to grant the Applicant's request for a continuance to July 15, 2009.
Current Status:	Applicant has submitted a written request to continue the application to August 19, 2009.



9-11 Harvard Place (Case #ZBA 2009-04)	
Applicant:	Elaine Thibault
Property Owner:	Elaine Thibault
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant & Owner Elaine Thibault seeks a Special Permit with Site Plan Review approval under SZO §7.2 to construct two principal structures on the same lot and under §7.3 to develop four (4) residential units, where 12.5% are affordable housing. RA zone. Ward 3.
Date(s) of Hearing(s):	4/15, 5/6, 5/20, 6/3, 6/24, 7/15
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	Voted on 6/24/09 to grant the Applicant's request for a continuance to July 15, 2009.
Current Status:	Applicant has submitted a written request to continue the application to August 19, 2009.

100 Fellsway West (ZBA #2009-03)	
Applicant:	Electro Sales, Inc.
Property Owner:	Craig Corporation
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant Richard Berg and Owner Craig Corporation seek a Special Permit with Site Plan Review (SZO §7.11.1.c) to convert from a factory/industrial use to a residential use in order to construct a 19 unit residential building. BB zone. Ward 4.
Date(s) of Hearing(s):	3/18, 4/1, 4/15, 5/6, 5/20, 6/3, 6/24, 7/15
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	Voted on 6/24/09 to grant the Applicant's request for a continuance to July 15, 2009.
Current Status:	Applicant has submitted a written request to continue the application to August 5, 2009.

369-371 Beacon Street (Case #ZBA 2008-61)	
Applicant:	Beacon Street Hotel
Property Owner:	George Makrigiannis
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant Beacon Street Hotel & Owner George Makrigiannis seek a special permit with Site Plan Review (SZO §7.11.10.5.b) in order to construct and establish a hotel of more than 10,000 gross sq.ft. BA zone. Ward 2.
Date(s) of Hearing(s):	1/21, 2/4, 2/18, 3/4, 3/18, 4/1, 4/15, 5/6, 5/20, 6/3, 6/24, 7/15
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	Voted on 6/3/09 to grant the Applicant's request for a continuance to June 24, 2009.
Current Status:	Applicant has submitted a written request to continue the application to August 19, 2009.



Previously Opened Cases to be Heard this Evening

28-30 Newberne Street (Case #ZBA 2009-15)	
Applicant:	128 Willow Avenue, LLC
Property Owner:	128 Willow Avenue, LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant & Owner 128 Willow Ave, LLC seeks approval to expand and alter an existing building and establish new uses therein: special permit with site plan review (§7.11.1.c) to establish a seven residential units; special permit (§4.4.1) to expand a non-conforming structure by constructing a two-story addition above an existing one-story structure; and special permit (§4.5.1) to change from one non-conforming use (workshop) to another (office) within an existing structure. RC & OS zones. Ward 6.
Date(s) of Hearing(s):	5/20, 6/3, 6/24, 7/15
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Voted on 6/3/09 to grant the Applicant's request for a continuance to June 24, 2009.
Current Status:	Will be heard on July 15, 2009.

28 Billingham Street (Case #ZBA 2009-10)	
Applicant:	Denis Stacke & Denise Bethel-Stacke
Property Owner:	Denis Stacke & Denise Bethel-Stacke
Agent:	Peter Sachs Architect
Legal Notice:	Applicants & Owners Denis Stacke and Denise Bethel-Stacke seeks a special permit under §4.4.1 in order to construct a two story addition within a non-conforming side yard. RA zone. Ward 6.
Date(s) of Hearing(s):	5/6, 5/20, 6/3, 7/15
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Voted on 6/3/09 to grant the Applicant's request for a continuance to July 15, 2009.
Current Status:	Will be heard on July 15, 2009.

22 Benedict Street (Case #ZBA 2008-71)	
Applicant:	Oi Chao Ding
Property Owner:	Oi Chao Ding
Agent:	N/A
Legal Notice:	Applicant/Owner Oi Chao Ding seeks a special permit (SZO §4.4.1) to alter a nonconforming dwelling by adding 20' x 14' porch to the rear. RB zone. Ward 1.
Date(s) of Hearing(s):	1/21, 2/4, 2/18, 3/4, 3/18, 4/1, 4/15, 5/6, 5/20, 6/3, 6/24, 7/15
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Voted on 6/24/09 to grant the Applicant's request for a continuance to July 15, 2009.
Current Status:	Will be heard on July 15, 2009.



New Cases to be Opened and Requesting Continuances

65 Lowden Avenue (Case #ZBA 2009-18)	
Applicant:	Steven Saltman
Property Owner:	Steven Saltman
Agent:	N/A
Legal Notice:	Applicant & Owner Steven Saltman seeks a special permit under §4.4.1 in order to alter a non-conforming garage by constructing a deck on the roof and a stairway leading to the deck. RA zone. Ward 6.
Date(s) of Hearing(s):	7/15
Planning Board Action:	Recommends conditional approval.
ZBA Action:	---
Current Status:	The Applicant has submitted a written request to continue the application to August 5, 2009.

45 Day Street (Case #ZBA 2009-21)	
Applicant:	Flatbread, Inc.
Property Owner:	Davis Square Bowladrome, Inc.
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant Flatbread, Inc. & Owner Davis Square Bowladrome, Inc. seeks a special permit under §9.13.a in order to not provide six (6) required parking spaces. This would enable the applicant to construct a by-right restaurant less than 5000sf within the existing structure. CBD zone. Ward 6.
Date(s) of Hearing(s):	7/15
Planning Board Action:	No Planning Board Report at this time.
ZBA Action:	---
Current Status:	Applicant has submitted a written request to continue the application to August 5, 2009.

New Cases to be Opened and Heard this Evening

67-69 Woods Avenue (Case #ZBA 2009-19)	
Applicant:	Beth & Joseph Teves
Property Owner:	Mary Risser
Agent:	N/A
Legal Notice:	Applicants Beth & Joseph Teves & Owner Mary Risser seek a variance from SZO §8.6.17 in order to install an above ground pool at a distance of three feet from the rear and side lot lines; and a special permit under §4.4.1 to increase an existing nonconformity by reducing the landscaping area. RA zone. Ward 7.
Date(s) of Hearing(s):	7/15
Planning Board Action:	Unable to recommend approval of Variance Recommends conditional approval of Special Permit
ZBA Action:	---
Current Status:	Will be heard on July 15, 2009.



22 Ashland Street (Case #ZBA 2009-20)	
Applicant:	Frank Martin
Property Owner:	Frank Martin
Agent:	N/A
Legal Notice:	Applicant & Owner Frank Martin seeks a special permit under §4.4.1 to construct a deck within the required rear yard setback. RB zone. Ward 5.
Date(s) of Hearing(s):	7/15
Planning Board Action:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on July 15, 2009.

5-7 Spencer Avenue (Case #ZBA 2009-23)	
Applicant:	Marc Tanner
Property Owner:	Marc Tanner
Agent:	N/A
Legal Notice:	Applicant & Owner Marc Tanner seeks a special permit (§5.1) to construct a dormer on a nonconforming dwelling (§4.4.1). RA zone. Ward 5.
Date(s) of Hearing(s):	7/15
Planning Board Action:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on July 15, 2009.

100 Albion Street (Case #ZBA 2009-24)	
Applicant:	Jose C. Dias
Property Owner:	Jose C. Dias
Agent:	N/A
Legal Notice:	Applicant & Owner Jose C. Dias seeks a special permit (§5.1) to construct a dormer on a nonconforming dwelling (§4.4.1). RB zone. Ward 5.
Date(s) of Hearing(s):	7/15
Planning Board Action:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on July 15, 2009.

Other Business

