



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 RESULTS

Aldermanic Chambers, 2nd Floor, City Hall, 93 Highland Avenue,
Wednesday, July 23, 2008
DECISIONS 6:00 P.M. followed by New HEARINGS

CASES CONTINUED FROM PREVIOUS HEARINGS

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 & 5/21, 6/4, 6/18, 7/9 & 7/23/08
Planning Board Action:	N/A
ZBA Action:	Voted on July 23, 2008 to grant the Applicant's request for a continuance to August 6, 2008.

50 Inner Belt 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):	5/21, 6/4, 6/18, 7/9 & 7/23/08
Planning Board Action:	Recommends conditional approval pending design changes to be approved by Planning Staff.
ZBA Action:	Voted on July 23, 2008 to approve the Applicant's request for a Special Permit with Site Plan Review.

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):	5/21, 6/4, 6/18, 7/9 & 7/23/08
Planning Board Action:	N/A
ZBA Action:	Voted on July 23, 2008 to approve the Applicant's request for a special permit.

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 & 7/23/08
Planning Board Action:	--
ZBA Action:	Voted on July 23, 2008 to grant the Applicant's request for a continuance to August 6, 2008.

44 Park Street (Case #ZBA 2008-24)	
Applicant:	44 Park Street, LLC
Property Owner:	MALDEMER, LLC
Agent:	Nick Iannuzzi, Esq.
Legal Notice:	Applicant: 44 Park Street, LLC & Owner: MALDEMER, LLC seek a Special Permit with Site Plan Review for 89 dwelling units, and variances for parking, minimum lot area per dwelling unit, and number of stories (4 proposed). RC zone. Ward 2.
Date(s) of Hearing(s):	7/9 & 7/23/08
Planning Board Action:	No Planning Board Report at this time.
ZBA Action:	Voted on July 23, 2008 to grant the Applicant's request for a continuance to August 20, 2008.

New Cases

25 Moore Street (Case #ZBA 2008-27)	
Applicant:	James O’Keefe & Melanie Campbell
Property Owner:	James O’Keefe & Melanie Campbell
Agent:	Edrick vanBeauzekom, AIA
Legal Notice:	Applicant and owners James O’Keefe & Melanie Campbell seek a special permit under SZO §4.4.1 to alter a dimensionally nonconforming dwelling by constructing a two-story addition in the rear of the structure that is approximately 18 feet by 19 feet. RB zone. Ward 7.
Date(s) of Hearing(s):	7/23/08
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Voted on July 23, 2008 to approve the Applicant’s request for a special permit.

48 Hudson Street (Case #ZBA 2008-28)	
Applicant:	Jim Gilbert
Property Owner:	Jim Gilbert
Agent:	N/A
Legal Notice:	Applicant & Owner: Jim Gilbert seeks a special permit to operate a hobby kennel as an accessory residential use under SZO §7.11.4.i. RA zone. Ward 5.
Date(s) of Hearing(s):	7/23/08
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	Voted on July 23, 2008 to grant the Applicant’s request for a continuance to August 20, 2008.

261 Highland Avenue (Case #ZBA 2008-29)	
Applicant:	Natasha Onken
Property Owner:	Natasha Onken
Agent:	Michael Nionakis
Legal Notice:	Applicant & Owner: Natasha Onken seeks a special permit under SZO §4.4.1 to construct a roof deck that is approximately 10 feet by 20 feet. RC zone. Ward 3.
Date(s) of Hearing(s):	7/23/08
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Voted on July 23, 2008 to continue the application to August 6, 2008 in order for a site visit to be performed.

9 Pitman Street/18 Beech Street (Case #ZBA 2008-30)	
Applicant:	Howard Shen, Architect
Property Owner:	Thomas Shen
Agent:	Adam Dash, Esq.
Legal Notice:	Applicant: Howard Shen & Owner: Thomas Shen seek a special permit under SZO §4.4.1 for the alteration of a non-conforming structure in order to reconstruct a non-conforming 5-family dwelling. RB zone. Ward 3.
Date(s) of Hearing(s):	7/23/08
Planning Board Action:	No Planning Board at this time.
ZBA Action:	Voted on July 23, 2008 to grant the Applicant's request for a continuance to September 3, 2008.

2-10 Highland Road (Case #ZBA 2008-31)	
Applicant:	Alan Peterson
Property Owner:	Richard & Nina Suchecki
Agent:	N/A
Legal Notice:	Applicant: Alan Peterson & Owner: Richard & Nina Suchecki seek Special Permit approval under SZO §4.4.1 for the alteration of a non-conforming structure in order to construct two townhouses. RA zone. Ward 6.
Date(s) of Hearing(s):	7/23/08
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Voted on July 23, 2008 to continue the application to August 6, 2008 for a site visit to be performed.

43 Russell Road (Case #ZBA 2008-32)	
Applicant:	Lancer Contracting
Property Owner:	Cynthia Dill & Boris Goldowsky
Agent:	E. Kirton, Architect
Legal Notice:	Applicant: Lancer Contracting & Owner: Cynthia Dill & Boris Goldowsky seek Special Permit approval under SZO §4.4.1 for the alteration of a non-conforming structure in order to construct three dormers. RA zone. Ward 7.
Date(s) of Hearing(s):	7/23/08
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	Voted on July 23, 2008 to approve Applicant's request for a continuance to August 20, 2008.

48-50 Church Street (Case #ZBA 2008-33)	
Applicant:	Alexander Keyes
Property Owner:	Alexander Keyes
Agent:	N/A
Legal Notice:	Applicant & Owner: Alexander Keyes seeks Special Permit approval under SZO §4.4.1 for the alteration of a non-conforming structure in order to construct a two-story deck. RB zone. Ward 2.
Date(s) of Hearing(s):	7/23/08
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Voted on July 23, 2008 to approve the Applicant's request for a special permit.

27 College Avenue (Case #ZBA 2008-34)	
Applicant:	MetroPCS Massachusetts, LLC
Property Owner:	Somerville Housing Authority
Agent:	Peter Cooke
Legal Notice:	Applicant: MetroPCS Massachusetts, LLC and Owner: Somerville Housing Authority seeks Special Permit Approval under SZO §7.11.15.3 for the installation of a wireless communications facility. CBD zone. Ward 6.
Date(s) of Hearing(s):	7/23/08
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Voted on July 23, 2008 to approve the Applicant's request for a special permit.

15 Weston Avenue (Case #ZBA 2008-35)	
Applicant:	MetroPCS Massachusetts, LLC
Property Owner:	Somerville Housing Authority
Agent:	Peter Cooke
Legal Notice:	Applicant: MetroPCS Massachusetts, LLC & Owner: Somerville Housing Authority seek Special Permit Approval under SZO §7.11.15.3 for the installation of a wireless communications facility. NB zone. Ward 7.
Date(s) of Hearing(s):	7/23/08
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Voted on July 23, 2008 to approve the Applicant's request for a special permit.

OTHER BUSINESS