



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

*PLANNING DIVISION*

Herbert F. Foster, Jr., Chairman  
 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, March 2, 2011**  
**DECISIONS 6:00 P.M. followed by New HEARINGS**

**Previously Opened Cases that are Requesting a Continuance**

<b>35R Lexington Avenue (Case #ZBA 2009-45)</b>	
Applicant:	Christos Poutahidis
Property Owner:	Christos Poutahidis
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant/Owner Christos Poutahidis is seeking a Special Permit with Site Plan Review (SZO §5.2) to have two principle structures (two single-family dwellings) on a lot (§7.2) and a Special Permit to alter a nonconforming structure (§5.1 & §4.4.1). RA zone. Ward 5.
Date(s) of Hearing(s):	11/3, 11/17, 12/1, 12/15/10, 1/5/11, 1/19, 2/2, 2/16, 3/2
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Voted on February 16, 2011 to continue the application to March 2, 2011.
Current Status:	The Applicant submitted a written request to continue the application to March 16, 2011.



CITY HALL • 93 HIGHLAND AVENUE • SOMERVILLE, MASSACHUSETTS 02143  
 (617) 625-6600 EXT. 2500 • TTY: (617) 666-0001 • FAX: (617) 625-0722

[www.somervillema.gov](http://www.somervillema.gov)



<b>71 Linwood Street (Case #ZBA 2010-70)</b>	
Applicant:	Herb Chambers Motorcars
Property Owner:	NSTAR Electric Company
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant Herb Chambers Motorcars and Owner NSTAR Electric Company, seeks a Special Permit with Site Plan Review under SZO §5.2.1 to use the existing structure for an automobile repair facility (SZO §7.11.5.b and/or §7.11.6.b). IA zone. Ward 2.
Date(s) of Hearing(s):	12/15/10, 1/5/11, 1/19, 2/2, 2/16, 3/2
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	Voted on February 16, 2011 to continue the application to March 2, 2011.
Current Status:	The Applicant submitted a written request to continue the application to March 16, 2011.

<b>15 Warren Avenue (Case #ZBA 2010-69)</b>	
Applicant:	Clear Wireless, LLC
Property Owner:	Somerville Housing Authority
Agent:	Jason Ellis, Prince Lobel
Legal Notice:	Applicant Clear Wireless, LLC, and Owner, Somerville Housing Authority Seek a Special Permit under SZO §4.4.1 & §14; and seeks a Variance under §7.11.15.3 to install three (3) panel antennas, façade mount four (4) two-foot wireless backhaul dish antennas, and add one GPS antenna on the roof of the structure along with associated equipment and cabling. RA zone. Ward 3.
Date(s) of Hearing(s):	12/1, 12/15/10, 1/5/11, 2/2, 2/16, 3/2
Planning Board Action:	Recommends peer review.
ZBA Action:	Voted on February 16, 2011 to continue the application to March 2, 2011.
Current Status:	The Applicant will submit a written request to continue the application to March 16, 2011.

<b>6-8 Beacon Street (Case #ZBA 2010-65)</b>	
Applicant:	Inman Square Lofts, LLC
Property Owner:	Inman Square Lofts, LLC
Agent:	Robert Moriarty
Legal Notice:	Applicant and Owner, Inman Square Lofts, LLC, and Agent, Robert Moriarty, Marsh Moriarty Ontell Golder, seek a special permit (SZO §5.1) to construct six dwelling units (§7.11.1.c), a special permit to allow the expansion of an existing nonconforming commercial structure (§4.4.1), and a variance (§5.5) from two required parking spaces (§9.5). RC zone. Ward 2.
Date(s) of Hearing(s):	2/2, 2/16, 3/2
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	Voted on February 16, 2011 to continue the application to March 2, 2011.
Current Status:	The Applicant submitted a written request to continue the application to March 16, 2011.



**Previously Opened Cases to be Heard**

<b>1 Benton Road (Case #ZBA 2010-60)</b>	
Applicant:	MLM Realty Trust
Property Owner:	MLM Realty Trust
Agent:	Thomas Reilly, Esq./Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant and owner MLM Realty Trust is seeding an administrative appeal (SZO Section 3.3.2.a and 3.2.4) of the denial of a Planning Board decision for Site Plan Review (SZO 5.4) and Subdivision (SZO 8.8). This is an appeal of the Planning Board action on August 24, 2010 to deny the petition of the applicant to subdivide the lot into (2) lots consisting of one lot of 11,917 square feet and one lot of 9,622 square feet. RB Zone. Ward 2.
Date(s) of Hearing(s):	11/17, 12/1, 12/15/10, 1/5/11, 1/19, 2/2, 2/16, 3/2
Planning Board Action:	N/A
ZBA Action:	Voted on February 2, 2011 to continue the application to March 2, 2011.
Current Status:	Will be heard on March 2, 2011.

<b>14 James Street (Case #ZBA 2010-79)</b>	
Applicant:	Ekaterina Smirnova and Aleksandar Lekic
Property Owner:	Ekaterina Smirnova and Aleksandar Lekic
Agent:	Rasko Oydrovic
Legal Notice:	Applicants and Owners, Ekaterina Smirnova and Aleksandar Lekic, seek a special permit to alter a non-conforming structure under SZO §4.4.1 to add a half story to the front facade of the existing structure to construct a two-story addition on top of the first floor in the rear of an existing single-family residence to create a two-family residence. RB zone. Ward 4.
Date(s) of Hearing(s):	1/19, 2/2, 2/16, 3/2
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Voted on February 16, 2011 to continue the application to March 2, 2011.
Current Status:	Will be heard on March 2, 2011.

<b>425 Broadway (Case #ZBA 2011-07)</b>	
Applicant:	New Cingular Wireless, PCS, LLC d/b/a AT&T Mobility
Property Owner:	Summit Holding, Inc c/o Chatham Management
Agent:	Matt McQuaid
Legal Notice:	Applicant New Cingular Wireless, PCS, LLC d/b/a AT&T Mobility & Owner Summit Holding, Inc. c/o Chatham Management seek Special Permit Approval under SZO §7.11.15.3 and SZO §14 for the installation of a wireless communications facility consisting of three panel antennas and related equipment and cables. RC zone. Ward 5.
Date(s) of Hearing(s):	2/16, 3/2
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Voted on February 16, 2011 to continue the application to March 2, 2011.
Current Status:	Will be heard on March 2, 2011.



CITY HALL • 93 HIGHLAND AVENUE • SOMERVILLE, MASSACHUSETTS 02143  
(617) 625-6600 EXT. 2500 • TTY: (617) 666-0001 • FAX: (617) 625-0722

[www.somervillema.gov](http://www.somervillema.gov)



**New Cases to be Opened and Requesting a Continuance**

<b>7 Central Street (Case #ZBA 2011-11)</b>	
Applicant:	Nick Boulas & Jack Touloupoulos
Property Owner:	Hellenic Association of Somerville, Massachusetts
Agent:	
Legal Notice:	Applicants Nick Boulas and Jack Touloupoulos and owner, the Hellenic Association of Somerville, Massachusetts, seek a special permit under SZO §9.13 to modify parking location and access requirements to provide the two required parking spaces for the use at 7 Central Street. RB zone. Ward 2.
Date(s) of Hearing(s):	3/2
Staff Recommendation:	No staff report at this time.
PB Action:	---
Current Status:	The Applicant will submit a written request to continue the application to March 16, 2011.

**New Cases to be Opened and Heard**

<b>76 Church Street (Case #ZBA 2011-10)</b>	
Applicant:	Carlos Amaral
Property Owner:	Rui Amaral
Agent:	
Legal Notice:	Applicant Carlos Amaral and Owner Rui Amaral seek a special permit to alter a nonconforming 3-family house (SZO §4.4.1) to add a second means of egress to the third floor unit by converting a window to a door, construct a deck on the roof of an existing one-story portion of the structure and construct stairs in the side and rear yard setbacks. RB zone. Ward 2.
Date(s) of Hearing(s):	3/2
Staff Recommendation:	Recommends conditional approval.
PB Action:	Recommends conditional approval.
Current Status:	Will be heard on March 2, 2011.

<b>140 Central Street (Case #ZBA 2011-02)</b>	
Applicant:	Anne Pierre
Property Owner:	Anne Pierre
Agent:	Barnett Berliner
Legal Notice:	Applicant and owner Anne Pierre, seeks a special permit under SZO §4.4.1 for relief under the provisions of SZO §8.5 to legalize a finished basement, lower the basement floor, and install an emergency egress. RB zone. Ward 5.
Date(s) of Hearing(s):	3/2
Staff Recommendation:	Recommends conditional approval.
PB Action:	Recommends conditional approval.
Current Status:	Will be heard on March 2, 2011.



CITY HALL • 93 HIGHLAND AVENUE • SOMERVILLE, MASSACHUSETTS 02143  
(617) 625-6600 EXT. 2500 • TTY: (617) 666-0001 • FAX: (617) 625-0722

[www.somervillema.gov](http://www.somervillema.gov)



<b>11 Williams Court (Case #ZBA 2010-82)</b>	
Applicant:	Garrison & Emi Fewell
Property Owner:	Garrison & Emi Fewell
Agent:	Shane Lois
Legal Notice:	Applicants and owners, Garrison and Emi Fewell, seek a special permit to alter a nonconforming structure under SZO §4.4.1 to raise the roof approximately two feet and construct a dormer on an existing two-family residence. RB zone. Ward 5.
Date(s) of Hearing(s):	3/2
Staff Recommendation:	Recommends conditional approval.
PB Action:	Recommends conditional approval.
Current Status:	Will be heard on March 2, 2011.

<b>212 Elm St (Case #ZBA 2009-54-R1(1/2011))</b>	
Applicant:	Davis Square Real Estate, LLC
Property Owner:	Davis Square Real Estate, LLC
Agent:	Adam Dash, Esq.
Legal Notice:	Applicant & Owner, Davis Square Real Estate LLC, seek a revision to Special Permit # ZBA 2009-54 to be able to relocate or remove an interior demising wall to allow for one or two first floor retail spaces. The original special permit was to alter the exterior of the ground floor office space under SZO §4.4.1 in order to create two by-right retail storefronts of a combined approximately 4,350 square feet.
Date(s) of Hearing(s):	3/2
Staff Recommendation:	Recommends conditional approval.
PB Action:	N/A
Current Status:	Will be heard on March 2, 2011.

## Other Business

*Plans and reports are available at the City of Somerville website at the following link:*  
[www.somervillema.gov/planningandzoning/reports](http://www.somervillema.gov/planningandzoning/reports)



CITY HALL • 93 HIGHLAND AVENUE • SOMERVILLE, MASSACHUSETTS 02143  
 (617) 625-6600 EXT. 2500 • TTY: (617) 666-0001 • FAX: (617) 625-0722

[www.somervillema.gov](http://www.somervillema.gov)

