



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

PLANNING DIVISION

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Elaine Severino (Alt.)
Josh Safdie (Alt.)

AGENDA

Zoning Board of Appeals
Aldermanic Chambers, 2nd Floor, City Hall, 93 Highland Avenue
Wednesday, August 18, 2010
DECISIONS 6:00 P.M. followed by New HEARINGS

Previously Continued Cases to a Future Date

55 Sargent Avenue (Case #ZBA 2010-14)	
Applicant:	Girma Beka
Property Owner:	Girma Beka
Agent:	N/A
Legal Notice:	Applicant and Owner, Girma Beka, seeks a Special Permit under SZO §4.4.1 to convert an existing basement into living space within a three-family dwelling. RB Zone. Ward 4.
Date(s) of Hearing(s):	6/2, 6/16, 7/14, 8/4, 8/18
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Voted on July 14, 2010 to continue the application to August 18, 2010.
Current Status:	Will be heard on August 18, 2010.

Previously Opened Cases to be Heard

187 Elm Street (Case #ZBA 2010-23)	
Applicant:	Matthew Sullivan
Property Owner:	187 Elm Street, LLC



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Agent:	N/A
Legal Notice:	Applicant, Matthew Sullivan, owner of 12 Windom St, seeks an appeal (pursuant to SZO §3.1.9) from a decision of the Superintendent of Inspectional Services to issue a certificate of occupancy based on the satisfaction of special permit conditions for 187 Elm St owned by 187 Elm Street, LLC. NB zone. Ward 6.
Date(s) of Hearing(s):	6/2, 6/16, 7/14, 8/4, 8/18
Planning Board Action:	N/A
ZBA Action:	Voted on August 4, 2010 to continue the application to August 18, 2010.
Current Status:	The Applicant has submitted a written request to continue the application to September 15, 2010.

162 Highland Avenue (Case #ZBA 2010-28)

Applicant:	Somerville Community Corporation
Property Owner:	CASPAR
Agent:	N/A
Legal Notice:	Applicant, Somerville Community Corporation and Owner, CASPAR, seek a Special Permit under SZO §7.11.1.c to establish a six unit dwelling within an existing structure and a Special Permit under SZO §4.4.1 to make alterations to the façade in the required side yard. RC zone. Ward 3
Date(s) of Hearing(s):	7/14, 8/4, 8/18
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Voted on August 4, 2010 to continue the application to August 18, 2010.
Current Status:	Will be heard on August 18, 2010.

308 Beacon Street (Case #ZBA 2008-01-R0410B/ZBA #2010-16)

Applicant:	Harris-Beacon, LLC
Property Owner:	Harris-Beacon, LLC
Agent:	Adam Dash, Esq.
Legal Notice:	Applicant and Owner, Harris-Beacon LLC seeks a Revision (SZO §5.3.8) to Special Permit #2008-01 in order to make design changes to the façade, exterior stairs, windows, decks, et al., interior alterations include enclosing porches, finishing a section of basement for living space and changing the units from studios to two-bedroom units; and seeks a Variance for relief from parking requirements under §9.5 in order to not provide three (3) parking spaces as a result of the two bedroom units. RC zone. Ward 2.
Date(s) of Hearing(s):	7/14, 8/4, 8/18
Planning Board Action:	Unable to approve variance.
ZBA Action:	Voted on August 4, 2010 to continue the application to August 18, 2010.
Current Status:	Will be heard on August 18, 2010.



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67 Florence Street (Case #ZBA 2010-19)	
Applicant:	Domenic Valente
Property Owner:	Rocco DiRenzo
Agent:	N/A
Legal Notice:	Applicant, Domenic Valente, and Owner, Rocco DiRenzo Trustee seek a Special Permit with Site Plan Review under §7.2 for two principal structures on a lot and §7.3 to construct seven units total on the lot with one affordable unit; and seeks a Variance under §5.5 for relief from minimum lot size per dwelling unit requirements under §8.5.B. RB zone. Ward 1.
Date(s) of Hearing(s):	8/4, 8/18
Planning Board Action:	Recommends conditional approval of SP under §7.2 Recommends denial of SP under §7.3 Recommends denial of Variance under §5.5
ZBA Action:	Voted on August 4, 2010 to continue the application to August 18, 2010.
Current Status:	Will be heard on August 18, 2010.

New Cases to Open that are requesting a Continaunce

221 Morrison Avenue (Case #ZBA 2010-36)	
Applicant:	Ron & Linde Dynneson
Property Owner:	Ron & Linde Dynneson
Agent:	Nilsson Associates, Ltd.
Legal Notice:	Applicants/Owners Ron and Linde Dynneson seek a Special Permit with design review under SZO §7.11.3.g to establish use as a historic bed and breakfast, construct a 1,149 sq ft addition to the rear of the non-conforming structure (§4.4.1), and provide one parking space per every three guest rooms (§9.5.3.d). RA zone. Ward 6.
Date(s) of Hearing(s):	8/18
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	---
Current Status:	The Applicant has submitted a written request to continue the application to September 1, 2010.

New Cases to be Opened and Heard

16 Butler Drive/100 Temple Street (Case #ZBA 2007-03-R0710)	
Applicant:	Somerville Community Corporation
Property Owner:	Owner Redevelopment, LLC
Agent:	Kourtney Koslow
Legal Notice:	Applicant Somerville Community Corporation and Owner Redevelopment, LLC seeks a revision to special permit #2007-03 to modify the elevations and materials of buildings D, E and F at St. Polycarp Village to reflect a more contextual architectural design. NB zone. Ward 4.
Date(s) of Hearing(s):	8/18
Planning Board Action:	N/A



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ZBA Action:	---
Current Status:	Will be heard on August 18, 2010.

415A Medford Street (Case #ZBA 2010-34)	
Applicant:	Antonio Ferreira
Property Owner:	Antonio Ferreira
Agent:	Arthur Choo, Architect
Legal Notice:	Applicant and Owner, Antonio Ferreira, seeks a Special Permit under SZO §4.4.1 to alter the façade of a non-conforming structure in order to create a new commercial unit within the existing building. RB zone. Ward 4
Date(s) of Hearing(s):	8/18
Planning Board Action:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on August 18, 2010.

50-52 Waterhouse Street (Case #ZBA 2010-35)	
Applicant:	Derick Snare
Property Owner:	50 H20, LLC
Agent:	N/A
Legal Notice:	Applicant, Derick Snare and Owner, 50 H20 LLC, seeks a Special Permit under SZO §4.4.1 in order to construct third story on a two and a half story, three-unit structure within the required side-yard. RB zone. Ward 7
Date(s) of Hearing(s):	8/18
Planning Board Action:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on August 18, 2010.

23-25 Cross Street (Case #ZBA 2010-37)	
Applicant:	Peter Conti
Property Owner:	Robert Laquidara
Agent:	N/A
Legal Notice:	Applicant Peter Conti & Owner Robert Laquidara seek a special permit (SZO §4.4.1) to construct a 12'x 12' deck on the second story roof of a nonconforming dwelling. RB zone. Ward 1.
Date(s) of Hearing(s):	8/18
Planning Board Action:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on August 18, 2010.

Other Business



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