



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, 2nd Floor, City Hall, 93 Highland Avenue
Wednesday, August 4, 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
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Voted on July 14, 2010 to continue the application to August 18, 2010.
Current Status:	Continued at the previous meeting to August 18, 2010.



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



Previously Opened Cases to be Heard

187 Elm Street (Case #ZBA 2010-23)	
Applicant:	Matthew Sullivan
Property Owner:	187 Elm Street, LLC
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
Planning Board Action:	N/A
ZBA Action:	Voted on July 14, 2010 to continue the application to August 4, 2010.
Current Status:	Will be heard on August 4, 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
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Voted on July 14, 2010 to continue the application to August 4, 2010.
Current Status:	Will be heard on August 4, 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
Planning Board Action:	Unable to approve variance.
ZBA Action:	Voted on July 14, 2010 to continue the application to August 4, 2010.
Current Status:	Will be heard on August 4, 2010.



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

www.somervillema.gov



New Cases to be Opened and Heard

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
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:	---
Current Status:	Will be heard on August 4, 2010

90 Hudson Street (Case #ZBA 2010-31)	
Applicant:	James & Margaret Piwinski
Property Owner:	James & Margaret Piwinski
Agent:	N/A
Legal Notice:	Applicants and Owners, James and Margaret Piwinski, seek a Special Permit under SZO §4.4.1 in order to increase floor area ratio and extend an existing dormer within the non-conforming side yard. RB zone. Ward 5.
Date(s) of Hearing(s):	8/4
Planning Board Action:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on August 4, 2010.

16 Browning Road (Case #ZBA 2010-33)	
Applicant:	William A. White, Jr.
Property Owner:	William A. White, Jr.
Agent:	N/A
Legal Notice:	Applicant and Owner William A. White Jr seeks a variance (SZO §5.5 and §10.7.1) to replace an existing eight (8) foot fence on the rear lot line with a ten (10) foot fence. RA zone. Ward 4.
Date(s) of Hearing(s):	8/4
Planning Board Action:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on August 4, 2010.



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

www.somervillema.gov



Other Business



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

