



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

*PLANNING DIVISION*

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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, January 19, 2011**  
**DECISIONS 6:00 P.M. followed by New HEARINGS**

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

<b>15 Park Place (Case #ZBA 2009-42)</b>	
Applicant:	Keith Glover & Lenore Hill
Property Owner:	Thomas Costagliola
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant Keith Glover and Lenore Hill & Owner Thomas Costagliola seek a Special Permit under SZO §4.4.1 in order to enlarge a non-conforming garage into an approximately 4,000sf two-family dwelling. RB zone. Ward 2.
Date(s) of Hearing(s):	12/1, 12/15/10, 1/5//11, 1/19
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	Voted on January 5, 2011 to continue the application to January 19, 2010.
Current Status:	The Applicant will submit a written request to continue the application to February 2, 2011.



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<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
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Voted on January 5, 2011 to continue the application to January 19, 2010.
Current Status:	The Applicant will submit a written request to continue the application to February 2, 2011.

<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
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	Voted on January 5, 2011 to continue the application to January 19, 2010.
Current Status:	The Applicant will submit a written request to continue the application to February 2, 2011.

<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
Planning Board Action:	N/A
ZBA Action:	Voted on January 5, 2011 to continue the application to January 19, 2011.
Current Status:	The Applicant will submit a written request to continue the application to February 2, 2011.



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<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
Planning Board Action:	Recommends peer review.
ZBA Action:	Voted on January 5, 2011 to continue the application to January 19, 2011.
Current Status:	The Applicant will submit a written request to continue the application to February 2, 2011.

### Previously Opened Cases to be Heard

<b>30 Dane Street (Case #ZBA 2010-78)</b>	
Applicant:	William Shea
Property Owner:	JWF, LLC
Agent:	N/A
Legal Notice:	Applicant William Shea and Owner JWF, LLC seek special permit to modify a site and building approved by a previous special permit by placing a fence along the eastern lot line and modifying the eastern wall of the structure to accommodate a parking area for trucks associated with the on-site business. IA zone. Ward 2.
Date(s) of Hearing(s):	1/5/11, 1/19
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Voted on January 5, 2011 to continue the application to January 19, 2011.
Current Status:	Will be heard on January 19, 2011.

### New Cases to be Opened and Continued

<b>14 James Street (Case #ZBA 2010-79)</b>	
Applicant:	Ekaterina Smirnova and Aleksandar Lekic
Property Owner:	Ekaterina Smirnova and Aleksandar Lekic
Agent:	
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
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	---
Current Status:	The Applicant will submit a written request to continue the application to February 2, 2011.



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**New Cases to be Opened and Heard**

<b>19 Porter Street (Case #ZBA 2010-80)</b>	
Applicant:	Peter & Janel Scheidler
Property Owner:	Peter & Janel Scheidler
Agent:	
Legal Notice:	Applicants and Owners, Peter & Janel Scheidler seek a special permit to alter a non-conforming structure under SZO §4.4.1 to construct a two-story addition to the rear of an existing two-family residence. RB zone. Ward 3.
Date(s) of Hearing(s):	1/19
Planning Board Action:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on January 19, 2011.

**Other Business**

Vote on authorization of administrative and nonsubstantive matters.



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