



**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 Fillis  
 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 20, 2010  
 DECISIONS 6:00 P.M. followed by New HEARINGS

**Previously Opened Cases to be Heard**

| <b>369-371 Beacon Street (Case #ZBA 2008-61)</b> |  |
|--|--|
| Applicant:                                       | Beacon Street Hotel  |
| Property Owner:                                  | George Makrigiannis  |
| Agent:   | Richard G. DiGirolamo, Esq.  |
| Legal Notice:                                    | Applicant Beacon Street Hotel & Owner George Makrigiannis seek a special permit with Site Plan Review (SZO §7.11.10.5.b) in order to construct and establish a hotel of more than 10,000 gross sq.ft. BA zone. Ward 2. |
| Date(s) of Hearing(s):                           | 1/21, 2/4, 2/18, 3/4, 3/18, 4/1, 4/15, 5/6, 5/20, 6/3, 6/24, 7/15, 8/5, 8/19, 9/2, 9/16, 10/7, 10/21, 11/4, 11/18, 12/2, 12/16, 1/6/10, 1/20   |
| Planning Board Action:                           | Recommends conditional approval.   |
| ZBA Action:                                      | Voted on January 6, 2010 to continue the application to January 20, 2010.  |
| Current Status:                                  | Will be heard on January 20, 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](http://www.somervillema.gov)



| <b>73 Highland Road (Case #ZBA 2009-55)</b> |  |
|---|--|
| Applicant:                                  | Christian MacDonald  |
| Property Owner:                             | Christian MacDonald  |
| Agent:                                      |  |
| Legal Notice:                               | Applicant & Owner, Christian Macdonald, seeks a Special Permit under SZO §4.4.1 in order to construct a dormer within the non-conforming side yard (§8.5.H). The applicant also seeks a Variance under SZO §5.5 in order to construct a dormer that exceeds fifty (50) percent of the length of the sloping roof to which it is attached creating a non-conforming third floor. RA zone. Ward 5. |
| Date(s) of Hearing(s):                      | 12/16, 1/6/10, 1/20  |
| Planning Board Action:                      | Recommends conditional approval on the special permit but was unable to approve the Variance.  |
| ZBA Action:                                 | Voted on January 6, 2010 to continue the application to January 20, 2010.  |
| Current Status:                             | Will be heard on January 20, 2010.   |

| <b>88 Beacon Street</b> |  |
|-------------------------|--|
| Applicant:              | Nextel Communications of the Mid-Atlantic, Inc.  |
| Property Owner:         | 88 Beacon Street Realty, Inc.  |
| Agent:                  |  |
| Legal Notice:           | Applicant Nextel Communications of the Mid-Atlantic, Inc. & Owner 88 Beacon Street Realty, Inc. seek a special permit under SZO §7.11.15.3 to install a wireless communications facility on the roof of 88 Beacon Street, Somerville. The Board shall address an Order of the United States District Court for the District of MA, dated Dec 1, 2009, ordering the Zoning Board of Appeals to issue the special permit without conditions to maintain the wireless telecommunications facility at 88 Beacon St in accordance with the applications submitted on Jun 7, 2001 and Jan 15, 2008. RC zone. Ward 2. |
| Date(s) of Hearing(s):  | 1/6, 1/20  |
| Planning Board Action:  | --   |
| ZBA Action:             | Voted on January 6, 2010 to continue the item to January 20, 2010.   |
| Current Status:         | Will be heard on January 20, 2010.   |

| <b>255 Elm Street (Case #ZBA 2009-57)</b> |   |
|---|---|
| Applicant:                                | Rockwell Restaurant Group, LLC  |
| Property Owner:                           | Gorin Realty Trust  |
| Agent:                                    | Richard G. DiGirolamo, Esq.   |
| Legal Notice:                             | Applicant Rockwell Restaurant Group, LLC & Owner Gorin Realty Trust seek a Special Permit with Design Review to establish a 4,900± s.f. lounge (SZO §7.11.10.6.B), a Special Permit to alter the façade of the nonconforming structure under §4.4.1, and a Variance in order to not provide thirty-one (31) required parking spaces (§9.5) and one (1) loading dock for the lounge and by-right 4,400± s.f. restaurant. CBD zone. Ward 6. |



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)



|                        |   |
|------------------------|---|
| Date(s) of Hearing(s): | 1/6, 1/20   |
| Planning Board Action: | Recommends conditional approval.  |
| ZBA Action:            | Voted on January 6, 2010 to continue the application to January 20, 2010. |
| Current Status:        | Will be heard on January 20, 2010.  |

### New Cases Requesting a Continuance

|   |   |
|---|---|
| <b>30 Washington Street (Case #ZBA 2009-59)</b> |   |
| Applicant:                                      | James Harvey  |
| Property Owner:                                 | Northeast Hotel Associates  |
| Agent:  |   |
| Legal Notice:                                   | Applicant, James Harvey, & Owner, Northeast Hotel Associates, seek a Variance from SZO §12.4.1 to install a 385 square foot exterior commercial sign at a height of approximately 75 feet. BB zone. Ward 1. |
| Date(s) of Hearing(s):                          | 1/20  |
| 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 February 3, 2010.  |

|   |  |
|---|--|
| <b>12 Prospect Hill Avenue (Case # ZBA 2009-62)</b> |  |
| Applicant:  | Eric Fellingner  |
| Property Owner:                                     | Eric Fellingner  |
| Agent:  |  |
| Legal Notice:                                       | Applicant & Owner, Eric Fellingner, seeks a Special Permit under SZO §4.4.1 in order to construct 200 sf of living space in the structure that is non-conforming in terms of Floor Area Ratio (§8.5.E). RA zone. Ward 3. |
| Date(s) of Hearing(s):                              | 1/20   |
| 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 February 3, 2010.   |

### New Cases to be Opened and Heard

|  |   |
|--|---|
| <b>28 Josephine Avenue (Case #ZBA 2009-60)</b> |   |
| Applicant:                                     | Cindy Siyuan He   |
| Property Owner:                                | Cindy Siyuan He   |
| Agent:   |   |
| Legal Notice:                                  | Applicant & Owner, Cindy Siyuan He, seeks a Special Permit under SZO §4.4.1 to construct a dormer within the required side yard setback (8.5.H) and to expand the non-conforming floor area ratio from approximately .78 to 1.1 (8.5.H) by finishing the existing basement space into living area. RA zone. Ward 6. |



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)



|                        |                                    |
|------------------------|------------------------------------|
| Date(s) of Hearing(s): | 1/20                               |
| Planning Board Action: | Recommends conditional approval.   |
| ZBA Action:            | ---                                |
| Current Status:        | Will be heard on January 20, 2010. |

|   |  |
|---|--|
| <b>864 Broadway (Case #ZBA 2009-63)</b> |  |
| Applicant:                              | Herberson Dosantos   |
| Property Owner:                         | Charles Kostopoulous   |
| Agent:                                  |  |
| Legal Notice:                           | Applicant, Herberson Dosantos, & Owner, Charles Kostopoulous seek a Special Permit under SZO §4.5.1 to change the use from an approximately 500sf real estate office to a used furniture store (§7.11.9.7). RB zone. Ward 6. |
| Date(s) of Hearing(s):                  | 1/20   |
| Planning Board Action:                  | Recommends conditional approval.   |
| ZBA Action:                             | ---  |
| Current Status:                         | Will be heard on January 20, 2010.   |

## Other Business

### Executive Session

88 Beacon Street



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)

