



CITY OF SOMERVILLE, MASSACHUSETTS  
 ZONING BOARD OF APPEALS  
 JOSEPH A. CURTATONE, MAYOR

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**

Somerville High School Auditorium, 81 Highland Avenue,  
 Wednesday, January 21, 2009  
**DECISIONS 6:00 P.M. followed by New HEARINGS**

**PREVIOUSLY CONTINUED CASES TO A LATER DATE**

<b>163 Hudson Street (Case #ZBA 2008-53)</b>	
Applicant:	Afarin Bellisario
Property Owner:	Afarin Bellisario
Agent:	N/A
Legal Notice:	Applicant & Owner: Afarin Bellisario seeks Special Permit approval under SZO §4.4.1 for the alteration of a non-conforming structure in order to enlarge the existing structure with an increase of the gross floor area by more than 25 percent. This proposal would create a new unit as-of-right. RB zone. Ward 5.
Date(s) of Hearing(s):	11/5, 11/19, 12/3, 12/17, 1/7,
Planning Board Action:	No Planning Board at this time.
ZBA Action:	Voted on January 7, 2009 to grant the Applicant's request for a continuance to February 4, 2009.
Current Status:	Previously voted on to be continued to February 4, 2009.

**OLD CASES ALREADY OPENED REQUESTING CONTINUANCES**

<b>42 Allen Street (Case #ZBA 2008-67)</b>	
Applicant:	Mark Resnick
Property Owner:	Mark Resnick
Agent:	Alissa Devlin, Esq.

Legal Notice:	Applicant & Owner: Mark Resnick seeks a special permit under §4.4.1 in order to finish and legalize partially completed alterations to a non-conforming structure. RB zone. Ward 2.
Date(s) of Hearing(s):	1/7,
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	Voted on January 7, 2009 to grant the Applicant's request for a continuance to January 21, 2009.
Current Status:	Applicant will submit a request for a continuance to February 4, 2009.

<b>7-9 Bowers Avenue (Case #ZBA 2008-68)</b>	
Applicant:	Christina Yanhui Li
Property Owner:	Christina Yanhui Li
Agent:	N/A
Legal Notice:	Applicant & Owner: Christina Yanhui Li seeks a Special Permit (SZO §7.11.4.a) to establish three rooms to rent without kitchen facilities, for a tourist home, in an owner occupied dwelling. RB zone. Ward 6
Date(s) of Hearing(s):	1/7,
Planning Board Action:	No Planning Board at this time.
ZBA Action:	Voted on January 7, 2009 to grant the Applicant's request for a continuance to January 21, 2009.
Current Status:	Applicant will submit a request for a continuance to February 4, 2009.

**NEW CASES TO BE OPENED AND REQUESTING CONTINUANCES**

<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):	---
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	---
Current Status:	The Applicant has submitted a request for continuance to February 18, 2009.

<b>56 Webster Avenue/520 Columbia Street (Case #ZBA 2008-65)</b>	
Applicant:	Royal Hospitality Services, Inc. (Royal White)
Property Owner:	Columbia Street Realty, LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant Royal Hospitality Services, Inc. (Royal White) & Owner Columbia St. Realty, LLC seek a special permit (SZO §4.4.1) for alteration of a nonconforming structure and special permit with site plan review (§7.11.12.1.c) in order to expand the existing laundry processing use. IP zone. Ward 2.
Date(s) of Hearing(s):	---
Planning Board Action:	No Planning Board report at this time.

ZBA Action:	---
Current Status:	The Applicant has submitted a request for continuance to February 18, 2009.

<b>600 Windsor Place (Case #ZBA 2008-66)</b>	
Applicant:	Green Cab, Inc.
Property Owner:	The Windsor Company, LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant Green Cab, Inc. & Owner The Windsor Co., LLC, seek a special permit with site plan review (SZO §7.11.11.12.1.b) in order to establish a taxi storage and service use of more than 5,000 gross square feet. IP zone. Ward 2.
Date(s) of Hearing(s):	---
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	---
Current Status:	The Applicant has submitted a request for continuance to February 18, 2009.

<b>22 Benedict Street (Case #ZBA 2008-71)</b>	
Applicant:	Oi Chao Ding
Property Owner:	Oi Chao Ding
Agent:	N/A
Legal Notice:	Applicant/Owner Oi Chao Ding seeks a special permit (SZO §4.4.1) to alter a nonconforming dwelling by adding 20' x 14' porch to the rear. RB zone. Ward 1.
Date(s) of Hearing(s):	---
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	---
Current Status:	The Applicant will submit a request for a continuance to February 4, 2009.

**NEW CASES TO BE HEARD THIS EVENING**

<b>29 Ames Street (Case ZBA 2008-72)</b>	
Applicant:	Nancy Roche
Property Owner:	Nancy Roche
Agent:	Edrick vanBeuzekom, AIA
Legal Notice:	Applicant & Owner: Nancy Roche seeks a special permit (SZO §4.4.1) to alter a nonconforming dwelling by adding a third story dormer. RA zone. Ward 5.
Date(s) of Hearing(s):	---
Planning Board Action:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on January 21, 2009.

<b>33 Springfield Street (Case #ZBA 2008-73)</b>	
Applicant:	Scott Barrett
Property Owner:	Scott Barrett
Agent:	N/A
Legal Notice:	Applicant & Owner: Scott Barrett seeks a special permit (SZO §4.4.1) to alter a nonconforming dwelling by extending a third floor above the existing second floor. RB zone. Ward 2.
Date(s) of Hearing(s):	---
Planning Board Action:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on January 21, 2009.

<b>68-70 Glenwood Road (Case #ZBA 2008-70)</b>	
Applicant:	Don Schuerman
Property Owner:	Don Schuerman
Agent:	Alan G. Factor
Legal Notice:	Applicant & Owner Don Schuerman seeks a special permit (SZO §4.4.1) to alter a nonconforming dwelling by adding a dormer to the right side. RB zone. Ward 5.
Date(s) of Hearing(s):	---
Planning Board Action:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on January 21, 2009.

**OTHER BUSINESS**