



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 7, 2009
DECISIONS 6:00 P.M. followed by New HEARINGS

CASES REQUESTING CONTINUANCES

OLD CASES ALREADY OPENED

| 163 Hudson Street (Case #ZBA 2008-53) | |
|--|---|
| 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 |
| Planning Board Action: | No Planning Board at this time. |
| ZBA Action: | Voted on December 17, 2009 to grant the Applicant's request for a continuance to January 7, 2009. |
| Current Status: | Applicant will submit request to continue the application to January 21, 2009. |

NEW CASES TO BE OPENED AND REQUESTING CONTINUANCES

| 42 Allen Street (Case #ZBA 2008-67) | |
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| 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. |

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| Date(s) of Hearing(s): | --- |
| Planning Board Action: | No Planning Board report at this time. |
| ZBA Action: | --- |
| Current Status: | Applicant will request a continuance to January 21, 2009. |

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| 7-9 Bowers Avenue (Case #ZBA 2008-68) | |
| 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): | --- |
| Planning Board Action: | No Planning Board at this time. |
| ZBA Action: | --- |
| Current Status: | Applicant will request a continuance to January 21, 2009. |

PREVIOUSLY OPENED CASES TO BE HEARD THIS EVENING

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| 22 Berkeley Street (Case #ZBA 2008-64) | |
| Applicant: | John Comerford |
| Property Owner: | John Comerford |
| Agent: | N/A |
| Legal Notice: | Applicant & Owner: John Comerford seeks Special Permit with Site Plan Review approval under SZO§7.2 for two principal structures on a lot in order to legalize a dwelling unit in an existing carriage house. RA zone. Ward 3. |
| Date(s) of Hearing(s): | 12/17, |
| Planning Board Action: | Recommends conditional approval. |
| ZBA Action: | --- |
| Current Status: | Will be heard on January 7, 2009. |

NEW CASES TO BE HEARD THIS EVENING

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| 42 Clyde St & 56-61 Clyde St: (Case #ZBA 2008-69) | |
| Applicant: | 56 Clyde Street Acquisition, LLC, 61 Clyde Street Acquisition, LLC & 42 Clyde Street Development Acquisition, LLC |
| Property Owner: | 56 Clyde Street Acquisition, LLC, 61 Clyde Street Acquisition, LLC & 42 Clyde Street Development Acquisition, LLC |
| Agent: | |

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|------------------------|---|
| Legal Notice: | Applicant/Owners: 56 Clyde St Acquisition, LLC, 61 Clyde St Acquisition, LLC, and 42 Clyde St. Development, LLC, seek a special permit (§9.13.c) for a shared driveway. The driveway located at 42 Clyde Street is proposed to be accessed by development at 56-61 Clyde Street (aka "MaxPak" site) for which approval is separately sought from the Planning Board. Ward 5. RB and PUD-B1 zones. |
| Date(s) of Hearing(s): | --- |
| Planning Board Action: | Recommends conditional approval. |
| ZBA Action: | --- |
| Current Status: | Will be heard on January 7, 2009. |

OTHER BUSINESS