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

PLANNING DIVISION

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Elaine Severino (Alt.)

AGENDA

Zoning Board of Appeals
Somerville High School Auditorium, 81 Highland Avenue, Somerville, MA
Wednesday, October 5, 2011
Meeting begins at 6:00 PM;
343, 345, 349 & 351 Summer Street will be heard at 7:00 PM

Previously Opened Cases that were Continued to Future Dates

13 Robinson Street (Case #ZBA 2011-57)	
Applicant:	Alice Grossman
Property Owner:	Alice Grossman
Agent:	Jennifer Mello
Legal Notice:	Applicant and owner, Alice Grossman, seeks a Special Permit under SZO §4.4.1 to convert the existing roof over the first floor wing into a deck on the rear of an existing one family residence. RA zone/Ward 5
Date(s) of Hearing(s):	8/3, 8/17, 9/7, 9/21
Staff Recommendation:	None at this time.
ZBA Action:	Voted on September 21, 2011 to continue the application to October 19, 2011.
Current Status:	Will be heard on October 19, 2011.

Previously Opened Cases that are Requesting a Continuance

11 Sargent Avenue (Case #ZBA 2011-55)	
Applicant:	Guy Mirisola
Property Owner:	Guy Mirisola
Agent:	Jim Johnson
Legal Notice:	Applicant and Owner, Guy Mirisola, seeks a special permit to alter a nonconforming structure under SZO §4.4.1 to construct rear egress stairways from the first and second floors on the rear side of an existing two-family residence. RB zone/Ward 4.
Date(s) of Hearing(s):	8/3, 8/17, 9/7, 9/21, 10/5
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on September 21, 2011 to continue the application to October 5, 2011.
Current Status:	The Applicant will submit a written request to continue the application to October 19, 2011.

Previously Opened Case to be Heard

23 Porter Street (Case #ZBA 2011-60)	
Applicant:	Lalo Development, LLC
Property Owner:	Lalo Development, LLC
Agent:	Richard G. Di Girolamo, Esq.
Legal Notice:	Applicant and Owner Lalo Development, LLC seeks a special permit to alter a nonconforming structure under SZO §4.4.1 to construct a 2½ story addition in the rear of an existing three-family dwelling. RB zone. Ward 3.
Date(s) of Hearing(s):	8/17, 9/7, 9/21, 10/5
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on September 21, 2011 to continue the application to October 5, 2011.
Current Status:	Will be heard on October 5, 2011.

149 - 151 Washington Street (Case #ZBA 2011-69)	
Applicant:	Stephen Krol
Property Owner:	Central San Diego LLC
Agent:	N/A
Legal Notice:	Applicant Stephen Krol and Owner Central San Diego LLC, seek a Special Permit with Design Review under SZO §7.11.8.13.a to establish a tattoo parlor. BB zone. Ward 1.
Date(s) of Hearing(s):	9/21, 10/5
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on September 21, 2011 to continue the application to October 5, 2011.
Current Status:	Will be heard on October 5, 2011.

343, 345, 349 & 351 Summer Street (Case #ZBA 2011-54)	
Applicant:	Strategic Capital Group, LLC
Property Owner:	George Dilboy VFW Post #529 & The Dakota Partners, LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant, Strategic Capital Group, LLC and Owners George Dilboy VFW Post #529 and The Dakota Partners LLC, seek a Special Permit with Site Plan Review under SZO §7.3 and §7.11.1.c to establish a 31 unit residential use, a Special Permit under §7.11.5.B.6.a to establish an approximately 8,300 gross square foot private, non-profit club, a Special Permit with Site Plan Review under §7.11.11.10.b to establish a 15-space commercial parking lot, and a Special Permit under §9.13.b to modify parking design standards, in order to develop a new two to three story mixed-use building consisting of a VFW hall and 31 residential units as well as parking for commercial use and for on-site activities. CBD and RA zones. Ward 6.
Date(s) of Hearing(s):	8/3, 8/17, 8/24, 9/6, 9/7, 10/5
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on September 21, 2011 to continue the application to October 5, 2011 at 7:00 PM.
Current Status:	Will be heard on October 5, 2011 at 7:00 PM.

Other Business

Plans and reports are available at the City of Somerville website at the following link:
www.somervillema.gov/planningandzoning/reports