



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

*PLANNING DIVISION*

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**AGENDA**

**Zoning Board of Appeals**  
**Aldermanic Chambers, 2<sup>nd</sup> Floor, City Hall, 93 Highland Avenue**  
**Wednesday, November 16, 2011**  
**DECISIONS 6:00 P.M. followed by New HEARINGS**

**Previous Cases that were Continued to Future Dates**

<b>343, 345, 349 &amp; 351 Summer Street (Case #ZBA 2011-54)</b>	
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, 10/19, 11/2, 11/16
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on November 2, 2011 to continue the application to December 7, 2011.
Current Status:	Previously continued to December 7, 2011.



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<b>143 Summer Street (Case #ZBA 2011-78)</b>	
Applicant:	Jill & Enrique Guardia
Property Owner:	Jill & Enrique Guardia
Agent:	N/A
Legal Notice:	Applicants and Owners Jill and Enrique Guardia seek a special permit to alter a nonconforming structure under SZO §4.4.1 to expand an existing rear deck by approx 146 sf. RB zone. Ward 3.
Date(s) of Hearing(s):	11/2, 11/16
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on November 2, 2011 to continue the application to November 30, 2011.
Current Status:	Previously continued to November 30, 2011.

### Previously Opened Cases to be Continued

<b>16 Linden Avenue (ZBA #2011-70)</b>	
Applicant:	16 Linden Avenue, LLC
Property Owner:	16 Linden Avenue, LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant & Owner 16 Linden Avenue, LLC seeks Special Permit with Site Plan Review (SPSR) approval under SZO §7.2 to construct a principal structure for 5 dwelling units on a lot with an existing principal structure with 3 dwelling units. The Applicant also seeks SPSR approval under SZO §7.3 to have eight (8) residential units on the lot, one of which would be an affordable unit as defined in §13. Additionally, the Applicant seeks a Special Permit to alter the existing nonconforming 3 family structure under §4.4.1 to alter window openings, construct a 2-story deck in the rear yard and alter the front entrance canopy. RB zone. Ward 5.
Date(s) of Hearing(s):	10/19, 11/2, 11/16
Staff Recommendation:	None at this time.
ZBA Action:	Voted on November 2, 2011 to continue the application to November 16, 2011 to re-advertise.
Current Status:	The Applicant has submitted a written request to continue the application to December 7, 2011.

### New Cases to Opened and Heard

<b>8 Tyler Street (Case #ZBA 2011-80)</b>	
Applicant:	William Shea
Property Owner:	JWF, LLC
Agent:	N/A
Legal Notice:	Applicant William Shea and Owner JWF LLC seek a special permit to alter a nonconforming structure under SZO §4.4.1 to install two exterior doors. IA zone. Ward 2.
Date(s) of Hearing(s):	11/16
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on November 16, 2011.



<b>1180 Broadway (Case #ZBA 2005-32-R1-10/2011)</b>	
Applicant:	Jonathan Medeiros
Property Owner:	Cherif Benattia
Agent:	N/A
Legal Notice:	Applicant Jonathan Medeiros and Owner Cherif Benattia, seek a modification to the original parking variance (ZBA 2005-32) under SZO §5.5 in order to add four parking spaces of relief to the variance. NB Zone. Ward 7.
Date(s) of Hearing(s):	11/16
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on November 16, 2011.

<b>40 Rogers Avenue (Case #ZBA 2011-82)</b>	
Applicant:	Walter Lorraine
Property Owner:	Walter Lorraine
Agent:	N/A
Legal Notice:	Applicant and Owner Walter Lorraine seeks a special permit to alter a nonconforming structure under SZO §4.4.1 to construct a three-story rear porch, alter windows on the front porch and side of the building and building a by-right dormer. RA zone. Ward 5.
Date(s) of Hearing(s):	11/16
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on November 16, 2011.

## Other Business

*Plans and reports are available at the City of Somerville website at the following link:*

[www.somervillema.gov/planningandzoning/reports](http://www.somervillema.gov/planningandzoning/reports)



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