



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

PLANNING DIVISION

Herbert F. Foster, Jr.
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Josh Safdie (Alt.)
Elaine Severino (Alt.)

AGENDA

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

Previously Opened Cases to be Heard

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, 10/19, 11/2
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on October 19, 2011 to continue the application to November 2, 2011.
Current Status:	Will be heard on November 2, 2011.



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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, 10/19, 11/2
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on October 9, 2011 to continue the application to November 2, 2011.
Current Status:	Will be heard on November 2, 2011.

25 Hamlet Street (ZBA #2010-42-R1-9/2011)	
Applicant:	LaRosa Development Corporation
Property Owner:	LaRosa Development Corporation
Agent:	Frank D. Privitera, Jr.
Legal Notice:	Applicant and Owner LaRosa Development Corporation, seeks a revision to a Special Permit (ZBA 2010-42) under SZO §5.3.8 in order to remove Condition # 5 attached to the Special Permit which references a permeable paver surface for parking spaces. The original Special Permit was to modify an existing non-conforming structure to create a two-family home, increase floor area ratio, and create conforming rear, front, and side yard setbacks under SZO §4.4.1. RA Zone. Ward 3.
Date(s) of Hearing(s):	10/19, 11/2
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on October 19, 2011 to continue the application to November 2, 2011.
Current Status:	Will be heard on November 2, 2011.



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New Cases to be Opened that are Requesting a Continuance

16 Linden Avenue (ZBA #2011-70)	
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
Staff Recommendation:	None at this time.
ZBA Action:	Voted on October 19, 2011 to continue the application to November 2, 2011 to re-advertise.
Current Status:	The Applicant will submit a written request to continue the application to November 16, 2011.

New Cases to Opened and Heard

68 Wallace Street (Case #ZBA 2011-75)	
Applicant:	Janet Collins
Property Owner:	Rose McMahan
Agent:	N/A
Legal Notice:	Applicant Janet Collins and Owner Rose McMahan seek a special permit to alter a nonconforming structure under SZO §4.4.1 to construct a roof and two sides over an existing wheelchair lift. RA zone. Ward 6.
Date(s) of Hearing(s):	11/2
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on November 2, 2011.



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21 Chetwynd Road (Case #ZBA 2011-76)	
Applicant:	The Chabad of Medford
Property Owner:	Rabbi Tzvi Backman
Agent:	Miriam Spear, RA
Legal Notice:	Applicant the Chabad of Medford and Owner Rabbi Tzvi Backman seek a special permit to alter a nonconforming structure under SZO §4.4.1 to add a third story rear addition and a dormer on the right side, alter an existing rear porch, and increase the Floor Area Ratio with the creation of basement office space at an existing rectory/parsonage with two dwellings units. RA zone. Ward 7.
Date(s) of Hearing(s):	11/2
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on November 2, 2011.

143 Summer Street (Case #ZBA 2011-78)	
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
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	----
Current Status:	Will be heard on November 2, 2011.

Other Business

Adoption of Minutes (Dates Below)

2007

2/7/07
2/21/07
1/3/07
11/7/07

2008

3/5/08
2/6/08
11/5/08
8/6/08
4/16/08
4/2/08

2009

11/4/09
10/21/09



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10/7/09
3/18/09
12/2/09
12/16/09
1/7/09
11/18/09

2010

5/19/10
1/6/10
2/17/10
3/3/10
1/20/10
2/3/10
3/17/10
3/31/10
5/5/10

2011

2/16/11
5/18/11
4/20/11
6/22/11
3/16/11
1/19/11
4/6/11

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



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