



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

PLANNING DIVISION

Herbert F. Foster, Jr.
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 T.F. Scott Darling, III, Esq.
 Josh Safdie (Alt.)
 Elaine Severino (Alt.)

AGENDA

Zoning Board of Appeals
Aldermanic Chambers, 2nd Floor, City Hall, 93 Highland Avenue
Wednesday, November 30, 2011
DECISIONS 6:00 P.M. followed by New HEARINGS

Previous Cases that were Continued to Future Dates

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, 11/16
Staff Recommendation:	None at this time.
ZBA Action:	Voted on November 16, 2011 to continue the application to December 7, 2011 to re-advertise.
Current Status:	The Applicant has submitted a written request to continue the application to December 7, 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, 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.

Previously Opened Cases to be Withdrawn

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, 11/16, 11/30
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on November 2, 2011 to continue the application to November 30, 2011.
Current Status:	The Applicant has submitted a request to withdraw the application without prejudice.



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New Cases to Opened and Heard

39-43 Elmwood Street/40 Cameron Avenue: (Case #ZBA 2011-31)	
Applicant:	GFC Development Inc.
Property Owner:	Sadler Realty Trust
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant GFC Development Inc. and Owner Sadler Realty Trust, seek Special Permits with Site Plan Review under SZO §7.2 and §7.3 and Special Permits under SZO §4.4.1 and §9.13.b to alter a nonconforming structure and modify parking design standards to construct three buildings with nine total dwelling units and associated parking. RB zone. Ward 7.
Date(s) of Hearing(s):	11/30
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on November 30, 2011.

44 Park Street (Case #ZBA 2011-83)	
Applicant:	Belam II, LLC
Property Owner:	Belam II, LLC
Agent:	N/A
Legal Notice:	Applicant and Owner Belam II LLC seeks a special permit to alter a nonconforming structure under SZO §4.4.1 by adding windows, doors and a canopy for the use of an approx 6,000 sf by-right child care facility. RC zone. Ward 2.
Date(s) of Hearing(s):	11/30
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on November 30, 2011.

173 Central Street (Case #ZBA 2011-84)	
Applicant:	Out of the Woods Construction & Cabinetry, Inc.
Property Owner:	James & Van Loc Doran
Agent:	N/A
Legal Notice:	Applicant Out of the Woods Construction & Cabinetry, Inc. and Owners James and Van Loc Doran seek a special permit to alter a nonconforming structure under SZO §4.4.1 to remove an existing rear deck/porch and install a 35 sf cantilevered bay window. RA zone. Ward 4.
Date(s) of Hearing(s):	11/30
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on November 30, 2011.



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485 Mystic Valley Parkway (Case #ZBA 2011-79)	
Applicant:	Somerville Housing Authority
Property Owner:	Somerville Housing Authority
Agent:	Peter L. Freeman, Esq.
Legal Notice:	Applicant and Owner Somerville Housing Authority seeks a Comprehensive Permit under M.G.L. Chapter 40B for an Inclusionary Housing Development. The proposal would create 60 affordable one-bedroom residential dwelling units for seniors and person with disabilities in two buildings. The project would consist of the redevelopment and conversion of the existing Mystic Water Works into a 25 affordable housing unit rental apartment building and the demolition of the existing office and garage outbuilding to be replaced with a newly constructed 35 affordable housing unit rental apartment building. The Applicant is requesting waivers from various sections of the City's ordinances and requirements, including but not limited to waivers from the following sections of the SZO: §4.4.1, §4.5.3, §7.2, §7.3, §7.9, §7.11, §8.5.B, §8.5.C, §8.5.E, §8.5.F, §8.5.I, §9.4, §9.5.1.b, §9.6.1, §9.9, §9.11, §9.15, §10.5, and §10.6. RA zone. Ward 7.
Date(s) of Hearing(s):	11/30
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on November 30, 2011.

Other Business

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



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