



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

PLANNING DIVISION

Herbert F. Foster, Jr.
Orsola Susan Fontano
Richard Rossetti

Danielle Evans
T.F. Scott Darling, III, Esq.
Josh Safdie (Alt.)
Elaine Severino (Alt.)

AGENDA

Zoning Board of Appeals
Visiting Nurses Association, 259 Lowell Street, 3rd Floor, Community Room
Wednesday, December 7, 2011
DECISIONS 6:00 P.M. followed by New HEARINGS

Previous Cases that were Continued to Future Dates

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:	Voted on November 30, 2011 to continue the application to January 4, 2012.
Current Status:	Previously continued to January 4, 2011.



CITY HALL • 93 HIGHLAND AVENUE • SOMERVILLE, MASSACHUSETTS 02143
(617) 625-6600 EXT. 2500 • TTY: (617) 666-0001 • FAX: (617) 625-0722

www.somervillema.gov



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:	Voted on November 30, 2011 to continue the application to January 4, 2012.
Current Status:	Previously continued to January 4, 2012.

Continued Cases to be Heard

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, 12/7
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on November 2, 2011 to continue the application to December 7, 2011.
Current Status:	Will be heard on December 7, 2011.



CITY HALL • 93 HIGHLAND AVENUE • SOMERVILLE, MASSACHUSETTS 02143
(617) 625-6600 EXT. 2500 • TTY: (617) 666-0001 • FAX: (617) 625-0722

www.somervillema.gov



New Cases to be Opened and Heard

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, SZO §5.2) approval under §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 seeks SPSR approval under §7.3 to have 8 residential units on the lot, one of which would be an affordable unit as defined in §13. The Applicant seeks a variance to provide 10 of the 13 required parking spaces (§5.5 & 9.5). 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, 12/7
Staff Recommendation:	Recommendation forthcoming.
ZBA Action:	Voted on November 16, 2011 to continue the application to December 7, 2011 to re-advertise.
Current Status:	Will be heard on December 7, 2011.

1 College Avenue/419 Highland Avenue (Case #ZBA 2011-87)	
Applicant:	Midshares, Inc.
Property Owner:	Midshares, Inc.
Agent:	Joseph Smalarz
Legal Notice:	Applicant and Owner Midshares, Inc. seeks a special permit to alter a nonconforming structure under SZO §4.4.1 to make alterations to the façade of the building including changes to window and door openings. CBD zone. Ward 6.
Date(s) of Hearing(s):	12/7
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on December 7, 2011.



CITY HALL • 93 HIGHLAND AVENUE • SOMERVILLE, MASSACHUSETTS 02143
(617) 625-6600 EXT. 2500 • TTY: (617) 666-0001 • FAX: (617) 625-0722

www.somervillema.gov



21 Edmands Street (Case #ZBA 2011-88)	
Applicant:	Jodi Mace
Property Owner:	Jodi Mace
Agent:	N/A
Legal Notice:	Applicant and Owner Jodi Mace seeks a special permit to alter a nonconforming structure under SZO §4.4.1 by expanding an existing rear deck by approx 15 sf and adding a 2 nd story. RB zone. Ward 1.
Date(s) of Hearing(s):	12/7
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on December 7, 2011.

272 Broadway (Case #ZBA 2010-29-R1-11/2011)	
Applicant:	Ann Bates & Christopher Kokoras
Property Owner:	Christopher Kokoras
Agent:	N/A
Legal Notice:	Applicant Anne Bates & Christopher Kokoras, and Owner Christopher Kokoras, seek a revision to the site plan approved as part of Variance approval ZBA 2010-29 in order to change the location of the proposed sidewalk on Kenneson Road.
Date(s) of Hearing(s):	12/7
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on December 7, 2011.

Other Business

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



CITY HALL • 93 HIGHLAND AVENUE • SOMERVILLE, MASSACHUSETTS 02143
 (617) 625-6600 EXT. 2500 • TTY: (617) 666-0001 • FAX: (617) 625-0722

www.somervillema.gov

