



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

PLANNING DIVISION

Herbert F. Foster, Jr.
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 Richard Rossetti

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

AGENDA

Zoning Board of Appeals
 Visiting Nurse Association, 259 Lowell Street, 3rd Floor Community Room
 Wednesday, February 1, 2012
 DECISIONS 6:00 P.M. followed by New HEARINGS

Previously Continued Cases to be Heard

16 Linden Avenue (ZBA #2011-70)	
Applicant:	16 Linden Avenue, LLC
Property Owner:	16 Linden Avenue, LLC
Agent:	Richard G. Di Girolamo, 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, 12/7/11, 1/4/12, 1/18, 2/1
Staff Recommendation:	Pending.
ZBA Action:	Voted on January 18, 2012 to continue the application to February 1, 2012.
Current Status:	The Applicant has submitted a written request to continue the application to February 15, 2012.



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39-43 Elmwood Street/40 Cameron Avenue: (Case #ZBA 2011-31)	
Applicant:	GFC Development Inc.
Property Owner:	Sadler Realty Trust
Agent:	Richard G. Di Girolamo, 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):	11/30/11, 1/4/12, 1/18, 2/1
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on January 18, 2012 to continue the application to February 1, 2012.
Current Status:	Will submit a request to continue the application to February 15, 2012

New Cases to be Opened and Heard

99 Dover Street (Case #ZBA 2012-01)	
Applicant:	Bright Horizons Family Solutions
Property Owner:	99 Dover Street, LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant, Bright Horizons Family Solutions, and Owner, 99 Dover St, LLC, seek a Special Permit under SZO §9.13.b to modify loading design standards in order to establish a by-right child care facility. CBD zone. Ward 6.
Date(s) of Hearing(s):	2/1
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on February 1, 2012.

33-35 Dimick Street (Case #ZBA 2011-98)	
Applicant:	Steven Courtemanche
Property Owner:	Steven Courtemanche
Agent:	N/A
Legal Notice:	Applicant and Owner Steven Courtemanche, seeks a Variance under SZO §5.5 for relief from the rear yard setback requirement and a Special Permit under SZO §4.4.1 to enclose porches in the side and rear yards of an existing three-family dwelling. RB zone. Ward 2.
Date(s) of Hearing(s):	2/1
Staff Recommendation:	Special Permit: Recommends conditional approval. Variance: Unable to recommend approval.
ZBA Action:	---
Current Status:	Will be heard on February 1, 2012.

Other Business

Adoption of Minutes:

12/1/10

12/15/10



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