



**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 Nurse Association, 259 Lowell Street, 3<sup>rd</sup> Floor Community Room  
 Wednesday, February 15, 2012  
**DECISIONS 6:00 P.M. followed by New HEARINGS**

**Executive Session**

Discussion regarding current litigation of 369-371 Beacon Street.

**Previously Opened Cases Requesting a Continuance**

<b>16 Linden Avenue (ZBA #2011-70)</b>	
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, 2/15
Staff Recommendation:	Pending.
ZBA Action:	Voted on February 1, 2012 to continue the application to February 15, 2012.
Current Status:	The Applicant has submitted a written request to continue the application to February 29, 2012.



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<b>33-35 Dimick Street (Case #ZBA 2011-98)</b>	
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, 2/15
Staff Recommendation:	Special Permit: Recommends conditional approval. Variance: Unable to recommend approval.
ZBA Action:	Voted on February 1, 2012 to continue the application to February 15, 2012.
Current Status:	The Applicant submitted a written request to continue the application to February 29, 2012.

### Previously Continued Cases to be Heard

<b>39-43 Elmwood Street/40 Cameron Avenue: (Case #ZBA 2011-31)</b>	
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, 2/15
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on February 1, 2012 to continue the application to February 15, 2012.
Current Status:	Will be heard on February 15, 2012.

### New Cases to be Opened and Heard

<b>23 Rush Street (Case #ZBA 2012-03)</b>	
Applicant:	Electra Realty Corporation
Property Owner:	Electra Realty Corporation
Agent:	N/A
Legal Notice:	Applicant and Owner, Electra Realty Corporation, seeks a Special Permit under SZO §4.4.1 to alter a nonconforming structure in order to continue the same nonconforming use of the structure. RB zone. Ward 1.
Date(s) of Hearing(s):	2/15
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on February 15, 2012.



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<b>123 Morrison Avenue (Case #ZBA 2012-06)</b>	
Applicant:	Margaret Morrisey
Property Owner:	Margaret Morrisey
Agent:	N/A
Legal Notice:	Applicant/Owner, Margaret Morrisey, seeks Special Permit approval (SZO §4.4.1) to rebuild a single-story, one-family dwelling into a two-and-a-half-story, two-family dwelling. The Applicant is also seeking variances from the minimum side yard and lot area per dwelling unit requirements (SZO 8.5). RA zone. Ward 6.
Date(s) of Hearing(s):	2/15
Staff Recommendation:	Recommends conditional approval of the special permit. Unable to recommend approval for the variances.
ZBA Action:	---
Current Status:	Will be heard on February 15, 2012.

<b>234 Elm Street (Case #ZBA 2012-07)</b>	
Applicant:	Bryan Poisson
Property Owner:	Hancock Somerville, LLC
Agent:	N/A
Legal Notice:	Applicant Bryan Poisson and Owner Hancock Somerville, LLC, seek a Special Permit with Design Review under SZO §7.11.10.2.1.a to establish a fast order food establishment (café). CBD Zone. Ward 6.
Date(s) of Hearing(s):	2/15
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on February 15, 2012.

## 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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