



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

PLANNING DIVISION

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

AGENDA

Zoning Board of Appeals
Aldermanic Chambers, 2nd Floor, City Hall, 93 Highland Avenue
Wednesday, February 17, 2010
DECISIONS 6:00 P.M. followed by New HEARINGS

Previously Opened Cases to be Heard

73 Highland Road (Case #ZBA 2009-55)	
Applicant:	Christian MacDonald
Property Owner:	Christian MacDonald
Agent:	N/A
Legal Notice:	Applicant & Owner, Christian Macdonald, seeks a Special Permit under SZO §4.4.1 in order to construct a dormer within the non-conforming side yard (§8.5.H). The applicant also seeks a Variance under SZO §5.5 in order to construct a dormer that exceeds fifty (50) percent of the length of the sloping roof to which it is attached creating a non-conforming third floor. RA zone. Ward 5.
Date(s) of Hearing(s):	12/16, 1/6/10, 1/20, 2/3, 2/17
Planning Board Action:	Recommends conditional approval on the special permit but was unable to approve the Variance.
ZBA Action:	Voted on February 3, 2010 to grant the Applicant's request to continue the application to February 17, 2010.
Current Status:	Will be heard on February 17, 2010.



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12 Prospect Hill Avenue (Case # ZBA 2009-62)	
Applicant:	Eric Fellingner
Property Owner:	Eric Fellingner
Agent:	N/A
Legal Notice:	Applicant & Owner, Eric Fellingner, seeks a Special Permit under SZO §4.4.1 in order to construct 200 sf of living space in the structure that is non-conforming in terms of Floor Area Ratio (§8.5.E). RA zone. Ward 3.
Date(s) of Hearing(s):	1/20, 2/3, 2/17
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Voted on February 3, 2010 to continue the application to February 17, 2010 in order for a site visit to be performed.
Current Status:	Will be heard on February 17, 2010.

Previously Opened Cases that are Requesting a Continuance

15 Weston Avenue (Case #ZBA 2009-52)	
Applicant:	Clearwire
Property Owner:	Somerville Housing Authority
Agent:	
Legal Notice:	Applicant, Clearwire and Owner, Somerville Housing Authority, seeks a Special Permit under SZO §7.11.15.3 in order to replace, relocate and install wireless communications equipment. RB/NB zone. Ward 7.
Date(s) of Hearing(s):	2/3, 2/17
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	Voted on February 3, 2010 to approve the Applicant's request for a continuance to February 17, 2010.
Current Status:	The Applicant will submit a written request to continue the application to March 3, 2010.

119 College Avenue (Case #ZBA 2009-66)	
Applicant:	Clearwire
Property Owner:	Powder House Realty
Agent:	Lisa Ann Bera
Legal Notice:	Applicant, Clearwire and Owner, Powder House Realty, seeks a Special Permit under SZO §7.11.15.3 in order to install wireless communications equipment. RB zone. Ward 6.



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Date(s) of Hearing(s):	2/3, 2/17
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	Voted on February 3, 2010 to approve the Applicant's request for a continuance to February 17, 2010.
Current Status:	The Applicant will submit a written request to continue the application to March 3, 2010.

New Cases to be Opened and Heard

44-48 Third Avenue (Case #ZBA 2010-01)	
Applicant:	APCA Third Avenue, LLC
Property Owner:	APCA Third Avenue, LLC
Agent:	WilmerHale, LLC
Legal Notice:	Applicant, and Owner, APCA Third Avenue LLC, seeks a Special Permit with Site Plan Review under SZO §7.11.11.10.b in order to establish an indoor parking/storage facility for federally confiscated vehicles. IA zone. Ward 6.
Date(s) of Hearing(s):	2/17
Planning Board Action:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on February 17, 2010.

230-236 Highland Avenue (Case #ZBA 2010-02)	
Applicant:	David Farmer
Property Owner:	Somerville Hospital
Agent:	William Croteau, AIA
Legal Notice:	Applicant, David Farmer, AIA, & Owner, Somerville Hospital, seeks a Special Permit under SZO §4.4.1 to construct a 3,500± sf addition to the Medical Arts Building, a Special Permit under SZO § 4.5.1 & 4.5.3 to change and expand the non-conforming use to 45,000± sf of office (§7.11.7.1.c), and a Special Permit for modification of parking requirements for 6 parking spaces (§9.13). RA zone. Ward 3.
Date(s) of Hearing(s):	2/17
Planning Board Action:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on February 17, 2010.

Other Business



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