



CITY OF SOMERVILLE, MASSACHUSETTS
 ZONING BOARD OF APPEALS
 JOSEPH A. CURTATONE, MAYOR

Herbert F. Foster, Jr., Chairman
 Orsola Susan Fontano, Clerk

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

AGENDA

**Aldermanic Chambers, 2nd Floor, City Hall, 93 Highland Avenue
 Wednesday, February 18, 2009
DECISIONS 6:00 P.M. followed by New HEARINGS**

OLD CASES ALREADY OPENED REQUESTING CONTINUANCES

369-371 Beacon Street (Case #ZBA 2008-61)	
Applicant:	Beacon Street Hotel
Property Owner:	George Makrigiannis
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant Beacon Street Hotel & Owner George Makrigiannis seek a special permit with Site Plan Review (SZO §7.11.10.5.b) in order to construct and establish a hotel of more than 10,000 gross sq.ft. BA zone. Ward 2.
Date(s) of Hearing(s):	1/21, 2/4,
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	Voted on January 21, 2009 to grant the Applicant's request for a continuance to February 18, 2009.
Current Status:	The Applicant has submitted a written request to continue the application to March 4, 2009.

56 Webster Avenue/520 Columbia Street (Case #ZBA 2008-65)	
Applicant:	Royal Hospitality Services, Inc. (Royal White)
Property Owner:	Columbia Street Realty, LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant Royal Hospitality Services, Inc. (Royal White) & Owner Columbia St. Realty, LLC seek a special permit (SZO §4.4.1) for alteration of a nonconforming structure and special permit with site plan review (§7.11.12.1.c) in order to expand the existing laundry processing use. IP zone. Ward 2.
Date(s) of Hearing(s):	1/21, 2/4,
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	Voted on January 21, 2009 to grant the Applicant's request for a continuance to February 18, 2009.
Current Status:	The Applicant has submitted a written request to continue the application to March 4, 2009.

600 Windsor Place (Case #ZBA 2008-66)	
Applicant:	Green Cab, Inc.
Property Owner:	The Windsor Company, LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant Green Cab, Inc. & Owner The Windsor Co., LLC, seek a special permit with site plan review (SZO §7.11.11.12.1.b) in order to establish a taxi storage and service use of more than 5,000 gross square feet. IP zone. Ward 2.
Date(s) of Hearing(s):	1/21, 2/4,
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	Voted on January 21, 2009 to grant the Applicant's request for a continuance to February 18, 2009.
Current Status:	The Applicant has submitted a written request to continue the application to March 4, 2009.

163 Hudson Street (Case #ZBA 2008-53)	
Applicant:	Afarin Bellisario
Property Owner:	Afarin Bellisario
Agent:	N/A
Legal Notice:	Applicant & Owner: Afarin Bellisario seeks Special Permit approval under SZO §4.4.1 for the alteration of a non-conforming structure in order to enlarge the existing structure with an increase of the gross floor area by more than 25 percent. This proposal would create a new unit as-of-right. RB zone. Ward 5.
Date(s) of Hearing(s):	11/5, 11/19, 12/3, 12/17, 1/7, 1/21, 2/4,
Planning Board Action:	No Planning Board at this time.
ZBA Action:	Voted on February 4, 2009 to grant the Applicant's request for a continuance to February 18, 2009.
Current Status:	The Applicant has submitted a written request to continue the application to March 4, 2009.

22 Benedict Street (Case #ZBA 2008-71)	
Applicant:	Oi Chao Ding
Property Owner:	Oi Chao Ding
Agent:	N/A
Legal Notice:	Applicant/Owner Oi Chao Ding seeks a special permit (SZO §4.4.1) to alter a nonconforming dwelling by adding 20' x 14' porch to the rear. RB zone. Ward 1.
Date(s) of Hearing(s):	1/21, 2/4,
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	Voted on February 4, 2009 to grant the Applicant's request for a continuance to February 18, 2009.
Current Status:	Written memo from Staff stating Applicant is requesting to continue the application to March 4, 2009.

PREVIOUSLY OPENED CASES TO BE HEARD THIS EVENING

42 Allen Street (Case #ZBA 2008-67)	
Applicant:	Mark Resnick
Property Owner:	Mark Resnick
Agent:	Alissa Devlin, Esq.
Legal Notice:	Applicant & Owner: Mark Resnick seeks a special permit under §4.4.1 in order to finish and legalize partially completed alterations to a non-conforming structure. RB zone. Ward 2.
Date(s) of Hearing(s):	1/7, 1/21, 2/4,
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Voted on February 4, 2009 to grant the Applicant's request for a continuance to February 18, 2009.
Current Status:	Will be heard on February 18, 2009.

7-9 Bowers Avenue (Case #ZBA 2008-68)	
Applicant:	Christina Yanhui Li
Property Owner:	Christina Yanhui Li
Agent:	N/A
Legal Notice:	Applicant & Owner: Christina Yanhui Li seeks a Special Permit (SZO §7.11.4.a) to establish three rooms to rent without kitchen facilities, for a tourist home, in an owner occupied dwelling. RB zone. Ward 6
Date(s) of Hearing(s):	1/7, 1/21, 2/4,
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Voted on February 4, 2009 to grant the Applicant's request for a continuance to February 18, 2009.
Current Status:	The Applicant has submitted a written request to continue the application to March 4, 2009.

343-349 Summer Street (Case #ZBA 2002-23-R0109)	
Applicant:	Marc Daigle, Mgr.
Property Owner:	The Dakota Partners, LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant: Marc Daigle & Owner: The Dakota Partners, LLC seek a time extension (SZO §5.3.10) to Special Permit #2002-23 for a multi-unit residence. RA/CBD zone. Ward 6.
Date(s) of Hearing(s):	2/4/,
Planning Board Action:	N/A
ZBA Action:	Voted o February 4, 2009 to continue the application to February 18, 2009 in order to seek legal opinion from the City Solicitor.
Current Status:	Will be heard on February 18, 2009.

OTHER BUSINESS