



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

PLANNING DIVISION

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Elaine Severino (Alt.)
Josh Safdie (Alt.)

AGENDA

Zoning Board of Appeals
Aldermanic Chambers, 2nd Floor, City Hall, 93 Highland Avenue
Wednesday, February 2, 2011
DECISIONS 6:00 P.M. followed by New HEARINGS

Previously Opened Cases that are Requesting a Continuance

15 Park Place (Case #ZBA 2009-42)	
Applicant:	Keith Glover & Lenore Hill
Property Owner:	Thomas Costagliola
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant Keith Glover and Lenore Hill & Owner Thomas Costagliola seek a Special Permit under SZO §4.4.1 in order to enlarge a non-conforming garage into an approximately 4,000sf two-family dwelling. RB zone. Ward 2.
Date(s) of Hearing(s):	12/1, 12/15/10, 1/5//11, 1/19, 2/2
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	Voted on January 19, 2011 to continue the application to February 2, 2011.
Current Status:	The Applicant will submit a written request to continue the application to February 16, 2011.



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35R Lexington Avenue (Case #ZBA 2009-45)	
Applicant:	Christos Poutahidis
Property Owner:	Christos Poutahidis
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant/Owner Christos Poutahidis is seeking a Special Permit with Site Plan Review (SZO §5.2) to have two principle structures (two single-family dwellings) on a lot (§7.2) and a Special Permit to alter a nonconforming structure (§5.1 & §4.4.1). RA zone. Ward 5.
Date(s) of Hearing(s):	11/3, 11/17, 12/1, 12/15/10, 1/5/11, 1/19, 2/2
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Voted on January 19, 2011 to continue the application to February 2, 2011.
Current Status:	The Applicant will submit a written request to continue the application to February 16, 2011.

71 Linwood Street (Case #ZBA 2010-70)	
Applicant:	Herb Chambers Motorcars
Property Owner:	NSTAR Electric Company
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant Herb Chambers Motorcars and Owner NSTAR Electric Company, seeks a Special Permit with Site Plan Review under SZO §5.2.1 to use the existing structure for an automobile repair facility (SZO §7.11.5.b and/or §7.11.6.b). IA zone. Ward 2.
Date(s) of Hearing(s):	12/15/10, 1/5/11, 1/19, 2/2
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	Voted on January 19, 2011 to continue the application to February 2, 2011.
Current Status:	The Applicant will submit a written request to continue the application to February 16, 2011.

15 Warren Avenue (Case #ZBA 2010-69)	
Applicant:	Clear Wireless, LLC
Property Owner:	Somerville Housing Authority
Agent:	Jason Ellis, Prince Lobel
Legal Notice:	Applicant Clear Wireless, LLC, and Owner, Somerville Housing Authority Seek a Special Permit under SZO §4.4.1 & §14; and seeks a Variance under §7.11.15.3 to install three (3) panel antennas, façade mount four (4) two-foot wireless backhaul dish antennas, and add one GPS antenna on the roof of the structure along with associated equipment and cabling. RA zone. Ward 3.
Date(s) of Hearing(s):	12/1, 12/15/10, 1/5/11, 2/2
Planning Board Action:	Recommends peer review.
ZBA Action:	Voted on January 19, 2011 to continue the application to February 2, 2011.
Current Status:	The Applicant will submit a written request to continue the application to February 16, 2011.



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14 James Street (Case #ZBA 2010-79)	
Applicant:	Ekaterina Smirnova and Aleksandar Lekic
Property Owner:	Ekaterina Smirnova and Aleksandar Lekic
Agent:	
Legal Notice:	Applicants and Owners, Ekaterina Smirnova and Aleksandar Lekic, seek a special permit to alter a non-conforming structure under SZO §4.4.1 to add a half story to the front facade of the existing structure to construct a two-story addition on top of the first floor in the rear of an existing single-family residence to create a two-family residence. RB zone. Ward 4.
Date(s) of Hearing(s):	1/19, 2/2
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	Voted on January 19, 2011 to continue the application to February 2, 2011.
Current Status:	The Applicant will submit a written request to continue the application to February 16, 2011.

1 Benton Road (Case #ZBA 2010-60)	
Applicant:	MLM Realty Trust
Property Owner:	MLM Realty Trust
Agent:	Thomas Reilly, Esq./Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant and owner MLM Realty Trust is seeding an administrative appeal (SZO Section 3.3.2.a and 3.2.4) of the denial of a Planning Board decision for Site Plan Review (SZO 5.4) and Subdivision (SZO 8.8). This is an appeal of the Planning Board action on August 24, 2010 to deny the petition of the applicant to subdivide the lot into (2) lots consisting of one lot of 11,917 square feet and one lot of 9,622 square feet. RB Zone. Ward 2.
Date(s) of Hearing(s):	11/17, 12/1, 12/15/10, 1/5/11, 1/19, 2/2
Planning Board Action:	N/A
ZBA Action:	Voted on January 19, 2011 to continue the application to February 2, 2011.
Current Status:	The Applicant will submit a written request to continue the application to March 2, 2011.

New Cases to be Opened and Continued

6-8 Beacon Street (Case #ZBA 2010-65)	
Applicant:	Inman Square Lofts, LLC
Property Owner:	Inman Square Lofts, LLC
Agent:	Robert Moriarty
Legal Notice:	Applicant and Owner, Inman Square Lofts, LLC, and Agent, Robert Moriarty, Marsh Moriarty Ontell Golder, seek a special permit (SZO §5.1) to construct six dwelling units (§7.11.1.c), a special permit to allow the expansion of an existing nonconforming commercial structure (§4.4.1), and a variance (§5.5) from two required parking spaces (§9.5). RC zone. Ward 2.
Date(s) of Hearing(s):	2/2
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	---
Current Status:	The Applicant will submit a written request to continue the application to February 16, 2011.



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12 Skehan Street (Case #ZBA 2010-81)	
Applicant:	Mark Falvey
Property Owner:	Mark Falvey
Agent:	Tech-Yves Nayl
Legal Notice:	Applicant and Owner, Mark Falvey, seeks a special permit to alter a non-conforming structure under SZO §4.4.1 to construct an addition to first floor in the rear of an existing single-family residence. RB zone. Ward 2.
Date(s) of Hearing(s):	2/2
Planning Board Action:	Recommends conditional approval.
ZBA Action:	---
Current Status:	The Applicant will submit a written request to continue the application to February 16, 2011.

9 Porter Avenue (Case #ZBA 2010-83)	
Applicant:	Susan Evans
Property Owner:	Susan Evans & Joseph X. Sullivan
Agent:	N/A
Legal Notice:	Applicant Susan Evans and Owners Susan Evans & Joseph X. Sullivan seek a special permit to alter a non-conforming structure under SZO §4.4.1 to construct a second story addition and adjust window locations in the side and rear yards of an existing single-family residence. RA zone. Ward 5.
Date(s) of Hearing(s):	2/2
Planning Board Action:	Recommends conditional approval.
ZBA Action:	---
Current Status:	The Applicant will submit a written request to continue the application to February 16, 2011.

Other Business



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