



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

PLANNING DIVISION

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

Zoning Board of Appeals
Aldermanic Chambers, 2nd Floor, City Hall, 93 Highland Avenue
Wednesday, February 3, 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:	
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
Planning Board Action:	Recommends conditional approval on the special permit but was unable to approve the Variance.
ZBA Action:	Voted on January 20, 2010 to continue the application to February 3, 2010.
Current Status:	Will be heard on February 3, 2010.



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255 Elm Street (Case #ZBA 2009-57)	
Applicant:	Rockwell Restaurant Group, LLC
Property Owner:	Gorin Realty Trust
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant Rockwell Restaurant Group, LLC & Owner Gorin Realty Trust seek a Special Permit with Design Review to establish a 4,900± s.f. lounge (SZO §7.11.10.6.B), a Special Permit to alter the façade of the nonconforming structure under §4.4.1, and a Variance in order to not provide thirty-one (31) required parking spaces (§9.5) and one (1) loading dock for the lounge and by-right 4,400± s.f. restaurant. CBD zone. Ward 6.
Date(s) of Hearing(s):	1/6, 1/20, 2/3
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Voted on January 20, 2010 to continue the application to February 3, 2010.
Current Status:	Will be heard on February 3, 2010.

30 Washington Street (Case #ZBA 2009-59)	
Applicant:	James Harvey
Property Owner:	Northeast Hotel Associates
Agent:	
Legal Notice:	Applicant, James Harvey, & Owner, Northeast Hotel Associates, seek a Variance from SZO §12.4.1 to install a 385 square foot exterior commercial sign at a height of approximately 75 feet. BB zone. Ward 1.
Date(s) of Hearing(s):	1/20, 2/3
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Voted on January 20, 2010 to grant the Applicant's request for a continuance to February 3, 2010.
Current Status:	Will be heard on February 3, 2010.

12 Prospect Hill Avenue (Case # ZBA 2009-62)	
Applicant:	Eric Fellingner
Property Owner:	Eric Fellingner
Agent:	
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
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Voted on January 20, 2010 to grant the Applicant's request for a continuance to February 3, 2010.
Current Status:	Will be heard on February 3, 2010.



28 Josephine Avenue (Case #ZBA 2009-60)	
Applicant:	Cindy Siyuan He
Property Owner:	Cindy Siyuan He
Agent:	
Legal Notice:	Applicant & Owner, Cindy Siyuan He, seeks a Special Permit under SZO §4.4.1 to construct a dormer within the required side yard setback (8.5.H) and to expand the non-conforming floor area ratio from approximately .78 to 1.1 (8.5.H) by finishing the existing basement space into living area. RA zone. Ward 6.
Date(s) of Hearing(s):	1/20, 2/3
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Voted on January 20, 2010 to continue the application to February 3, 2010.
Current Status:	Will be heard on February 3, 2010.

New Cases to be Opened that are requesting Continuances

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
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	---
Current Status:	The Applicant submitted a written request to continue the application to February 17, 2010.

119 College Avenue (Case #ZBA 2009-66)	
Applicant:	Clearwire
Property Owner:	Powder House Realty
Agent:	
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.
Date(s) of Hearing(s):	2/3
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	---
Current Status:	The Applicant submitted a written request to continue the application to February 17, 2010.



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New Cases to be Opened and Heard

230 Highland Avenue (Case #ZBA 2009-61)	
Applicant:	T-Mobile Northeast, LLC
Property Owner:	Cambridge Health Alliance
Agent:	
Legal Notice:	Applicant, T-Mobile Northeast LLC and Owner, Cambridge Health Alliance, seeks Special Permit Approval under SZO §7.11.15.3 in order to install wireless communications equipment. RA zone. Ward 3.
Date(s) of Hearing(s):	2/3
Planning Board Action:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on February 3, 2010.

Other Business

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