



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

AGENDA

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

Previously Opened Cases that are Requesting a Continuance

15 Weston Avenue (Case #ZBA 2009-52)	
Applicant:	Clearwire
Property Owner:	Somerville Housing Authority
Agent:	Lisa Ann Bera
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, 3/3, 3/17
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	Voted on March 3, 2010 to approve the Applicant's request for a continuance to March 17, 2010.
Current Status:	The Applicant will request a continuance in person on March 17, 2010.



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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.
Date(s) of Hearing(s):	2/3, 2/17, 3/3, 3/17
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	Voted on March 4, 2010 to approve the Applicant's request for a continuance to March 17, 2010.
Current Status:	The Applicant will request a continuance in person on March 17, 2010.

New Cases to be Opened that are Requesting a Continuance

260 Elm Street (Case #ZBA 2010-04)	
Applicant:	Jason R. Zube
Property Owner:	Urban Equity Development Company
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant, Jason R. Zube, & Owner, Urban Equity Development Company, seek a Special Permit under SZO §4.5.1 to change the use from a 1,700± sf printing operation to a tattoo facility (§7.11.8.13.a) and a Special Permit under §9.13 to not provide one parking space. CBD zone. Ward 6.
Date(s) of Hearing(s):	3/17
Planning Board Action:	Recommends conditional approval.
ZBA Action:	---
Current Status:	The Applicant has submitted a written request to continue the application to March 31, 2010.

New Cases to be Opened and Heard

73 Highland Road (Case #ZBA 2009-55)	
Applicant:	Christian MacDonald
Property Owner:	Christian MacDonald
Agent:	N/A
Legal Notice:	Applicant & Owner, Christian Macdonald, seek a Special Permit under SZO §4.4.1 in order to construct a dormer and second floor extension within the non-conforming side yard (§8.5.H). RA zone. Ward 5.
Date(s) of Hearing(s):	12/16, 1/6/10, 1/20, 2/3, 2/17, 3/3, 3/17
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Voted on February 17, 2010 to continue the application to March 17, 2010 in order to readvertise.
Current Status:	Will be heard on March 17, 2010.



14-18 Main Street (Case #ZBA 2007-22-R0210)	
Applicant:	Jim Murray
Property Owner:	J. Murray & Sons
Agent:	Jai Singh Khalsa, Khalsa Design, Inc.
Legal Notice:	Applicant, Jim Murray, & Owner, J Murray & Sons, seek a revision to Special Permit ZBA 2007-22 (SZO §5.3.8). The revision is to construct balconies and alter the garage door and location of windows. NB zone. Ward 4.
Date(s) of Hearing(s):	3/17
Planning Board Action:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on March 17, 2010.

114 Highland Avenue (Case #ZBA 2009-53)	
Applicant:	Clearwire
Property Owner:	Somerville Housing Authority
Agent:	Lisa Ann Bera
Legal Notice:	Applicant Clearwire & Owner Somerville Housing Authority seek a Special Permit under SZO §7.11.15.3 in order to replace, relocate and install wireless communications equipment. RC zone. Ward 3.
Date(s) of Hearing(s):	3/17
Planning Board Action:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on March 17, 2010.

32-34 Fenwick Street (Case #ZBA 2010-03)	
Applicant:	Bernard Breen
Property Owner:	Bernard Breen
Agent:	N/A
Legal Notice:	Applicant and Owner, Bernard Breen, seeks a Special Permit under SZO §4.4.1 in order to enclose a second floor porch in the non-conforming side yard. RB zone. Ward 4.
Date(s) of Hearing(s):	3/17
Planning Board Action:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on March 17, 2010.



47 Russell Road (Case #ZBA 2010-06)	
Applicant:	Julia Lull & David Hayes
Property Owner:	Julia Lull & David Hayes
Agent:	Bill Erickson, BFE Architects
Legal Notice:	Applicants & Owners, Julia Lull & David Hayes, seek a Special Permit under SZO §4.4.1 to construct a dormer within the nonconforming side yard setback (8.5.H) and to expand the non-conforming floor area ratio (8.5.E). RA zone. Ward 7.
Date(s) of Hearing(s):	3/17
Planning Board Action:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on March 17, 2010.

67 Lexington Avenue (Case #ZBA 2010-08)	
Applicant:	Ronald Rego
Property Owner:	Ronald Rego
Agent:	Derick Snare
Legal Notice:	Applicant and Owner, Ronald Rego, seeks a Special Permit under SZO §4.4.1 in order to extend an existing dormer within the non-conforming side yard. RA zone. Ward 6. RA zone. Ward 5.
Date(s) of Hearing(s):	3/17
Planning Board Action:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on March 17, 2010.

18 Forster Street (Case #ZBA	
Applicant:	Timothy Darr & Charlotte Davis
Property Owner:	Timothy Darr & Charlotte Davis
Agent:	Noel Clarke, 2C Design Studio
Legal Notice:	Applicants & Owners, Timothy Darr & Charlotte Davis, seek a Special Permit under SZO §4.4.1 to construct a 50± sf addition within the nonconforming side and rear yard setbacks (8.5.H & 8.5.I). RA zone. Ward 5.
Date(s) of Hearing(s):	3/17
Planning Board Action:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on March 17, 2010.

Other Business Review of 2009 Planning Division annual report.



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