



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

ZONING BOARD OF APPEALS

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

AGENDA

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

Executive Session

Assistant City Solicitor David Shapiro will be present to discuss pending litigation.

Old Cases Already Opened & Previously Requested 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, 2/18, 3/4, 3/18, |
| Planning Board Action: | No Planning Board report at this time. |
| ZBA Action: | Voted on March 4, 2009 to grant the Applicant's request for a continuance to April 1, 2009. |
| Current Status: | Continued at previous hearing to April 1, 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, 2/18, 3/4, 3/18, |



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|------------------------|---------------------------------------------------------------------------------------------|
| Planning Board Action: | No Planning Board report at this time. |
| ZBA Action: | Voted on March 4, 2009 to grant the Applicant's request for a continuance to April 1, 2009. |
| Current Status: | Continued at previous hearing to April 1, 2009. |

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| 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, 2/18, 3/4, 3/18, |
| Planning Board Action: | No Planning Board report at this time. |
| ZBA Action: | Voted on March 4, 2009 to grant the Applicant's request for a continuance to April 1, 2009. |
| Current Status: | Continued at previous hearing to April 1, 2009. |

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|----------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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, 2/18, 3/4, 3/18 |
| Planning Board Action: | No Planning Board at this time. |
| ZBA Action: | Voted on March 4, 2009 to grant the Applicant's request for a continuance to April 1, 2009. |
| Current Status: | Continued at previous hearing to April 1, 2009. |

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| 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, 2/18, 3/4, 3/18 |
| Planning Board Action: | No Planning Board report at this time. |
| ZBA Action: | Voted on March 4, 2009 to grant the Applicant's request for a continuance to April 1, 2009. |
| Current Status: | Continued at previous hearing to April 1, 2009. |



| 377 Summer Street (Case #ZBA 2009-01) | |
|----------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Applicant: | Christos Poutahidis |
| Property Owner: | Christos Poutahidis |
| Agent: | Richard G. DiGirolamo, Esq. |
| Legal Notice: | Applicant & Owner Christos Poutahidis seeks a Special Permit (SZO §7.11.1.c) to establish 6 dwelling units. The dwellings would be part of a mixed-use building with office and retail. The Applicant also seeks a Variance to provide 4 fewer parking spaces than are required (SZO §5.5). CBD zone. Ward 6. |
| Date(s) of Hearing(s): | 3/4, 3/18, |
| Planning Board Action: | No Planning Board report at this time. |
| ZBA Action: | Voted on March 4, 2009 to grant the Applicant's request for a continuance to April 1, 2009. |
| Current Status: | Continued at previous hearing to April 1, 2009. |

New Cases to be opened and are requesting continuances

| 100 Fellsway West (ZBA #2009-03) | |
|-----------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Applicant: | Electro Sales, Inc. |
| Property Owner: | Craig Corporation |
| Agent: | Richard G. DiGirolamo, Esq. |
| Legal Notice: | Applicant Richard Berg and Owner Craig Corporation seek a Special Permit with Site Plan Review (SZO §7.11.1.c) to convert from a factory/industrial use to a residential use in order to construct a 19 unit residential building. BB zone. Ward 4. |
| Date(s) of Hearing(s): | 3/18, |
| Planning Board Action: | No Planning Board report at this time. |
| ZBA Action: | --- |
| Current Status: | The Applicant will submit a request for a continuance to April 1, 2009. |

Previously Opened Cases to be Heard this Evening

| 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, 2/18, 3/4, 3/18 |
| Planning Board Action: | Recommends conditional approval. |
| ZBA Action: | Voted on March 4, 2009 to continue the application to March 18, 2009 in order to perform a site visit. |
| Current Status: | Will be heard on March 18, 2009. |



Other Business

343-349 Summer St: (ZBA #2002-23-R0109) Abutters' request to reopen proceedings.

