



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

ZONING BOARD OF APPEALS

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 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, March 4, 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, 2/18, 3/4
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	Voted on February 18, 2009 to grant the Applicant's request for a continuance to March 4, 2009.
Current Status:	The Applicant will submit a request to continue 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
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	Voted on February 18, 2009 to grant the Applicant's request for a continuance to March 4, 2009.



Current Status:	The Applicant will submit a request to continue 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
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	Voted on February 18, 2009 to grant the Applicant's request for a continuance to March 4, 2009.
Current Status:	The Applicant will submit a request to continue to April 1, 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, 2/18, 3/4
Planning Board Action:	No Planning Board at this time.
ZBA Action:	Voted on February 18, 2009 to grant the Applicant's request for a continuance to March 4, 2009.
Current Status:	The Applicant has submitted a request to continue the application to March 18, 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, 2/18, 3/4
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	Voted on February 18, 2009 to grant the Applicant's request for a continuance to March 4, 2009.
Current Status:	No continuance request has been submitted by the Applicant. (see written memo)



New Cases to be Opened and Requesting Continuances

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
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	-
Current Status:	The Applicant will submit a request to continue to April 1, 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, 2/18, 3/4
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Voted on February 18, 2009 to continue the application to March 4, 2009 in order to perform a site visit.
Current Status:	Will be heard on March 4, 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, 2/18, 3/4



Planning Board Action:	Recommends conditional approval.
ZBA Action:	Voted on February 18, 2009 to grant the Applicant's request for a continuance to March 4, 2009.
Current Status:	Will be heard on March 4, 2009.

New Cases to be Heard this Evening

191 Highland Avenue (Case #ZBA 2005-70-R0209)	
Applicant:	The Center for Arts at the Armory
Property Owner:	Joseph Sater
Agent:	N/A
Legal Notice:	Applicant The Center for Arts at the Armory & Owner Joseph Sater seek to revise conditions #20 & #24 of a 2005 special permit which established a multi-use complex within the existing Armory building, and seek clarification of how to satisfy conditions #22 and #23.
Date(s) of Hearing(s):	3/4
Planning Board Action:	N/A
ZBA Action:	-
Current Status:	Will be heard on March 4, 2009.

10-12 Gordon Street (Case #ZBA 2009-02)	
Applicant:	Paul Dell'Anno
Property Owner:	Paul Dell'Anno
Agent:	N/A
Legal Notice:	Applicant & Owner Paul Dell'Anno seeks a special permit (SZO §4.4.1) to alter a nonconforming dwelling by adding an approximately 104s.f.first floor addition. RA zone. Ward 7.
Date(s) of Hearing(s):	3/4
Planning Board Action:	Recommends conditional approval.
ZBA Action:	-
Current Status:	Will be heard on March 4, 2009.

Other Business

