



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

**ZONING BOARD OF APPEALS**

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 Orsola Susan Fontano, Clerk

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 T.F. Scott Darling, III, Esq.  
 Danielle Fillis  
 Elaine Severino (Alt.)  
 Josh Safdie (Alt.)

**AGENDA**

**Aldermanic Chambers, 2<sup>nd</sup> Floor, City Hall, 93 Highland Avenue**  
**Wednesday, April 15, 2009**  
**DECISIONS 6:00 P.M. followed by New HEARINGS**

**Previously Opened Cases Requesting Continuances**

<b>369-371 Beacon Street (Case #ZBA 2008-61)</b>	
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, 4/1, 4/15,
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	Voted on April 1, 2009 to grant the Applicant's request for a continuance to April 15, 2009.
Current Status:	The Applicant submitted a written request for a continuance to May 20, 2009.

<b>56 Webster Avenue/520 Columbia Street (Case #ZBA 2008-65)</b>	
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, 4/1, 4/15,
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	Voted on April 1, 2009 to grant the Applicant's request for a continuance to April 15, 2009.
Current Status:	The Applicant submitted a written request for a continuance to May 20, 2009.



<b>600 Windsor Place (Case #ZBA 2008-66)</b>	
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, 4/1, 4/15,
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	Voted on April 1, 2009 to grant the Applicant's request for a continuance to April 15, 2009.
Current Status:	The Applicant submitted a written request for a continuance to May 6, 2009.

<b>163 Hudson Street (Case #ZBA 2008-53)</b>	
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, 4/1, 4/15,
Planning Board Action:	No Planning Board at this time.
ZBA Action:	Voted on April 1, 2009 to grant the Applicant's request for a continuance to April 15, 2009.
Current Status:	The Applicant submitted a written request for a continuance to May 6, 2009.

<b>22 Benedict Street (Case #ZBA 2008-71)</b>	
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, 4/1, 4/15,
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	Voted on April 1, 2009 to grant the Applicant's request for a continuance to April 15, 2009.
Current Status:	The Applicant submitted a written request for a continuance to May 6, 2009.



<b>377 Summer Street (Case #ZBA 2009-01)</b>	
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, 4/1, 4/15,
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	Voted on April 1, 2009 to grant the Applicant's request for a continuance to April 15, 2009.
Current Status:	The Applicant submitted a written request for a continuance to May 6, 2009.

<b>100 Fellsway West (ZBA #2009-03)</b>	
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, 4/1, 4/15,
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	Voted on April 1, 2009 to grant the Applicant's request for a continuance to April 15, 2009.
Current Status:	The Applicant submitted a written request for a continuance to May 20, 2009.

### New Cases to be Opened that are Requesting Continuances

<b>9-11 Harvard Place (Case #ZBA 2009-04)</b>	
Applicant:	Elaine Thibault
Property Owner:	Elaine Thibault
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant & Owner Elaine Thibault seeks a Special Permit with Site Plan Review approval under SZO §7.2 to construct two principal structures on the same lot and under §7.3 to develop four (4) residential units, where 12.5% are affordable housing. RA zone. Ward 3.
Date(s) of Hearing(s):	4/15,
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	---
Current Status:	The Applicant submitted a written request for a continuance to May 20, 2009.



<b>33 Earle Street (Case #ZBA 2009-06)</b>	
Applicant:	Gentle Giant Moving Company, Inc.
Property Owner:	JEK Realty, LLC
Agent:	Adam Dash, Esq.
Legal Notice:	Applicant Gentle Giant Moving Company, Inc., Owner JEK Realty, LLC, & Agent Adam Dash, Esq., seeks a Special Permit under SZO §4.5.3 in order to expand a non-conforming use. IP/Ward 2.
Date(s) of Hearing(s):	4/15,
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	---
Current Status:	The Applicant submitted a written request for a continuance to May 6, 2009.

<b>27 Jackson Road (Case #ZBA 2009-08)</b>	
Applicant:	John Keegan
Property Owner:	Maryann Mendonca
Agent:	Design Partnership Architects, Inc.
Legal Notice:	Applicant John Keegan and Owner Maryann Mendonca seek a special permit under §4.4.1 in order to construct a first floor addition and provide a group home for persons with disabilities. The ADA compliant residence will house five individuals. RB zone. Ward 4.
Date(s) of Hearing(s):	4/15,
Planning Board Action:	No Planning Board Report at this time.
ZBA Action:	---
Current Status:	The Applicant has submitted a written request for continuance to May 6, 2009.

### New Cases to be Opened and Heard this Evening

<b>103 Belmont Street (Case #2009-05)</b>	
Applicant:	Jennifer Evans
Property Owner:	Jennifer Evans
Agent:	N/A
Legal Notice:	Applicant & owner Jennifer Evans seeks a special permit (SZO §5.1) to establish an office within a primary residence (§7.11.4.f) and to modify the parking requirements for nonconforming structures for one required parking space (§9.13.a). RA zone. Ward 3.
Date(s) of Hearing(s):	4/15,
Planning Board Action:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on April 15, 2009.



<b>80 Bay State Avenue (Case #ZBA2009-07)</b>	
Applicant:	James Hanley
Property Owner:	James Hanley
Agent:	N/A
Legal Notice:	Applicant & Owner James Hanley seeks a special permit (SZO §4.4.1) to alter a nonconforming dwelling by extending a shed dormer by 9 feet and adding a window to the front of the house. RA zone. Ward 6.
Date(s) of Hearing(s):	4/15,
Planning Board Action:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on April 15, 2009.

### Other Business

**Adoption of Minutes:** 4/1/09 hearing

