



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

PLANNING DIVISION

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

AGENDA

Zoning Board of Appeals
Aldermanic Chambers, 2nd Floor, City Hall, 93 Highland Avenue
Wednesday, April 6, 2011
DECISIONS 6:00 P.M. followed by New HEARINGS

Previously Continued Cases Continued to a Future Date

| 35R Lexington Avenue (Case #ZBA 2009-45) | |
|---|---|
| Applicant: | Christos Poutahidis |
| Property Owner: | Christos Poutahidis |
| Agent: | Richard G. DiGirolamo, Esq. |
| Legal Notice: | Applicant/Owner Christos Poutahidis is seeking a Special Permit with Site Plan Review (SZO §5.2) to have two principle structures (two single-family dwellings) on a lot (§7.2) and a Special Permit to alter a nonconforming structure (§5.1 & §4.4.1). RA zone. Ward 5. |
| Date(s) of Hearing(s): | 11/3, 11/17, 12/1, 12/15/10, 1/5/11, 1/19. 2/2, 2/16, 3/2, 3/16, 4/1 |
| Planning Board Action: | No Planning Board Report at this time. |
| ZBA Action: | Voted on March 16, 2011 to continue the application to April 20, 2011. |
| Current Status: | Previously continued to April 20, 2011. |



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| 71 Linwood Street (Case #ZBA 2010-70) | |
|--|--|
| Applicant: | Herb Chambers Motorcars |
| Property Owner: | NSTAR Electric Company |
| Agent: | Richard G. DiGirolamo, Esq. |
| Legal Notice: | Applicant Herb Chambers Motorcars and Owner NSTAR Electric Company, seeks a Special Permit with Site Plan Review under SZO §5.2.1 to use the existing structure for an automobile repair facility (SZO §7.11.5.b and/or §7.11.6.b). IA zone. Ward 2. |
| Date(s) of Hearing(s): | 12/15/10, 1/5/11, 1/19, 2/2, 2/16, 3/2, 3/16, 4/1 |
| Planning Board Action: | No Planning Board report at this time. |
| ZBA Action: | Voted on March 16, 2011 to continue the application to April 20, 2011. |
| Current Status: | Previously continued to April 20, 2011. |

Previously Opened Cases that are Requesting a Continuance

| 15 Warren Avenue (Case #ZBA 2010-69) | |
|---|--|
| Applicant: | Clear Wireless, LLC |
| Property Owner: | Somerville Housing Authority |
| Agent: | Jason Ellis, Prince Lobel |
| Legal Notice: | Applicant Clear Wireless, LLC, and Owner, Somerville Housing Authority Seek a Special Permit under SZO §4.4.1 & §14; and seeks a Variance under §7.11.15.3 to install three (3) panel antennas, façade mount four (4) two-foot wireless backhaul dish antennas, and add one GPS antenna on the roof of the structure along with associated equipment and cabling. RA zone. Ward 3. |
| Date(s) of Hearing(s): | 12/1, 12/15/10, 1/5/11, 2/2, 2/16, 3/2, 3/16, 4/1 |
| Planning Board Action: | Recommends peer review. |
| ZBA Action: | Voted on March 16, 2011 to continue the application to April 6, 2011. |
| Current Status: | The Applicant will submit a written request to continue the application to April 20, 2011. |

Previously Opened Cases to be Heard

| 26 Hamilton Road (Case #ZBA 2011-15) | |
|---|---|
| Applicant: | Matthew Barnes |
| Property Owner: | Matthew Barnes |
| Agent: | N/A |
| Legal Notice: | Applicant and Owner, Matthew Barnes, seeks a special permit to alter a nonconforming structure under SZO §4.4.1 to construct a dormer on an existing two-family residence. RA zone. Ward 7. |
| Date(s) of Hearing(s): | 3/16, 4/1 |
| PB Action: | Recommends conditional approval. |
| ZBA Action: | Voted on March 16, 2011 to continue the application to April 6, 2011. |
| Current Status: | Will be heard on April 6, 2011. |



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| 65 Beacon Street (Case #ZBA 2011-06) | |
|---|---|
| Applicant: | Beacon Court Realty Trust |
| Property Owner: | Beacon Court Realty Trust |
| Agent: | |
| Legal Notice: | Applicant & Owner Beacon Court Realty Trust seeks a Special Permit with Site Plan Review under §7.11.1.(c) and §13.5 for density bonus for affordable housing to convert an office building into 15 units of two-bedroom housing with two commercial units on the first floor. The Applicant & Owner also seek a special permit under §4.4.1 to alter a nonconforming structure. RC zone. Ward 2. |
| Date(s) of Hearing(s): | 3/16, 4/1 |
| PB Action: | Recommends conditional approval. |
| ZBA Action: | Voted on March 16, 2011 to continue the application to April 6, 2011. |
| Current Status: | Will be heard on April 6, 2011. |

New Cases to be Opened and Heard

| 230 Highland Avenue (Case #ZBA 2011-14) | |
|--|---|
| Applicant: | New Cingular Wireless, PCS, LLC |
| Property Owner: | Somerville Hospital |
| Agent: | |
| Legal Notice: | Applicant, New Cingular Wireless, PCS, LLC, by its manager, AT&T Mobility, Inc., and Owner, Somerville Hospital, seek a special permit under SZO §4.4, §4.5, §5.1, §7.11.15.3, & §14, to install three antennas and associated equipment and cables to the existing nonconforming wireless installation. RA zone. Ward 3. |
| Date(s) of Hearing(s): | 4/1 |
| PB Action: | Recommends conditional approval. |
| ZBA Action: | --- |
| Current Status: | Will be heard on April 6, 2011. |

| 25 Farragut Avenue (Case #ZBA 2011-12) | |
|---|--|
| Applicant: | Reinaldo & Donna Luna |
| Property Owner: | Reinaldo & Donna Luna |
| Agent: | |
| Legal Notice: | Applicants/Owners Reinaldo & Donna Luna seek a Special Permit to replace an existing 1 ½ story structure with a 2 ½ story single-family dwelling in an existing nonconforming side yard under SZO §4.4.1. RB zone. Ward 7. |
| Date(s) of Hearing(s): | 4/1 |
| PB Action: | Recommends conditional approval. |
| ZBA Action: | --- |
| Current Status: | Will be heard on April 6, 2011. |



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| 50 Brastow Avenue (Case #ZBA 2011-18) | |
|--|--|
| Applicant: | Mark & Randi Soltysiak |
| Property Owner: | Mark & Randi Soltysiak |
| Agent: | |
| Legal Notice: | Applicants/Owners Mark & Randi Soltysiak seek a Special Permit under SZO §4.4.1 to alter the single-family dwelling by constructing stairs in the nonconforming side and rear yard. RA zone. Ward 3. |
| Date(s) of Hearing(s): | 4/1 |
| PB Action: | Recommends conditional approval. |
| ZBA Action: | --- |
| Current Status: | Will be heard on April 6, 2011. |

| 7-9 Bowers Avenue (Case #ZBA 2008-689-E1-3/2011) | |
|---|--|
| Applicant: | Christina Yanhui |
| Property Owner: | Christina Yanhui |
| Agent: | |
| Legal Notice: | Applicant & Owner Christina Yanhui Li seeks a time extension (SZO §5.3.10) to Special Permit #2008-68 for a tourist home (SZO §7.11.4.a) in an owner occupied dwelling. RB zone. Ward 6. |
| Date(s) of Hearing(s): | 4/1 |
| Staff Recommendation: | Recommends approval. |
| ZBA Action: | --- |
| Current Status: | Will be heard on April 6, 2011. |

Other Business

Plans and reports are available at the City of Somerville website at the following link:

www.somervillema.gov/planningandzoning/reports



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