



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

PLANNING DIVISION

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

AGENDA

Zoning Board of Appeals
Aldermanic Chambers, 2nd Floor, City Hall, 93 Highland Avenue
Wednesday, May 18, 2011
DECISIONS 6:00 P.M. followed by New HEARINGS

Administrative Matters

Election of Chair

Previously Opened Cases that are Requesting a Continuance

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, 4/6, 4/20, 5/4, 5/18
PB Action:	Recommends conditional approval.
ZBA Action:	Voted on May 4, 2011 to continue the application to May 18, 2011.
Current Status:	The Applicant has submitted a written request to July 13, 2011.



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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 homes) on a lot (§7.2) and a Special Permit to alter a nonconforming structure (§5.1 & §4.4.1). The applicant/owner is seeking to alter the existing structure by demolishing a portion and renovating it into a single family home, and is seeking to build an additional single family home on the 14,875 square foot lot. 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, 4/6, 4/20, 5/4, 5/18
Planning Board Action:	No Planning Board Report at this time. Re-advertised for 4/20.
ZBA Action:	Voted on May 4, 2011 to continue the application to May 18, 2011.
Current Status:	The Applicant will submit a written request to continue the application to June 8, 2011.

343-351 Summer Street (Case #ZBA 2011-22)	
Applicant:	Strategic Capital Group, LLC
Property Owner:	George Dilboy VFW Post #529 & The Dakota Partners, LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant, Strategic Capital Group, LLC and Owners George Dilboy VFW Post #529 and The Dakota Partners, LLC, seek a Special Permit with Site Plan Review under SZO §7.11.1.c to establish a 31 unit residential use, a Special Permit under §7.11.5.B.6.a to establish an approximately 8,400 gross square foot private club, and a Special Permit under §9.13.b to modify parking dimensions and access. CBD and RA zones. Ward 6.
Date(s) of Hearing(s):	4/20, 5/4, 5/18
Staff Recommendation:	Recommends conditional approval. An updated staff recommendation will be provided on June 2, 2011.
ZBA Action:	Voted on May 4, 2011 to continue the application to May 18, 2011.
Current Status:	The Applicant has submitted a written request to continue the application to June 8, 2011.



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Previously Opened Cases to be Heard

50 Belmont Street (Case #ZBA 2011-26)	
Applicant:	Brad Stearns
Property Owner:	Michael Zucca
Agent:	N/A
Legal Notice:	Applicant Brad Stearns and owner Michael Zucca, seek a special permit to alter a nonconforming structure under SZO §4.4.1 to construct a one story addition in the rear and an overhang on the north side of a single-family residence. RB zone. Ward 3.
Date(s) of Hearing(s):	5/4, 5/18
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on May 4, 2011 to continue the application to May 18, 2011.
Current Status:	Will be heard on May 18, 2011.

New Cases to be Opened and Requesting Continuances

363 Highland Avenue (Case #ZBA 2011-36)	
Applicant:	J. Calnan & Associates, Inc.
Property Owner:	Spy Pond Associates, Inc.
Agent:	N/A
Legal Notice:	Applicant, J. Calnan & Associates, Inc., and Owner, Spy Pond Associates, Inc., seek a Special Permit to alter a nonconforming structure under SZO §4.4.1 to install windows on the northwest side of an existing single-story commercial building. CBD zone. Ward 6.
Date(s) of Hearing(s):	5/18
Staff Recommendation:	None at this time.
ZBA Action:	---
Current Status:	The Applicant will submit a written request to continue the application to June 8, 2011.

New Cases to be Opened and Heard

14-15 Bleachery Court and 10 Garden Court (adjacent to 570 Somerville Avenue) (Case #ZBA 2011-37)	
Applicant:	City of Somerville
Property Owner:	City of Somerville
Agent:	N/A
Legal Notice:	The City of Somerville, as Applicant and Owner, seeks a Special Permit with Site Plan Review per SZO Section 7.11.6.1.b to establish a recreational use greater than 10,000 square feet and modify the existing site by constructing an enclosed structure over the existing street hockey rink at Conway Park. IA Zone. Ward 2.
Date(s) of Hearing(s):	5/18



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Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on May 18, 2011.

1 Howe Street (Case #ZBA 2011-34)	
Applicant:	Joanna Koustomiris
Property Owner:	Joanna Koustomiris
Agent:	N/A
Legal Notice:	Applicant and Owner, Joanna Koustomiris, seeks a special permit to alter a nonconforming structure under SZO §4.4.1 to construct a deck over an existing one story structure in the rear of an existing two-family residence. RB zone. Ward 4.
Date(s) of Hearing(s):	5/18
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on May 18, 2011.

52 Irving Street (Case #ZBA 2011-35)	
Applicant:	Michael Kaplan & Kristin Robbins
Property Owner:	Michael Kaplan & Kristin Robbins
Agent:	N/A
Legal Notice:	Applicant/Owner Michael Kaplan and Kristin Robbins seek a special permit to alter a nonconforming structure under SZO §4.4.1 to construct a dormer on an existing single-family residence. RA zone. Ward 6.
Date(s) of Hearing(s):	5/18
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on May 18, 2011.

23 Porter Street (Case #ZBA 2011-05)	
Applicant:	Lalo Development, LLC
Property Owner:	Lalo Development, LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant and Owner Lalo Development, LLC seeks an appeal (pursuant to SZO §3.1.9) from a decision of the Superintendent of Inspectional Services to issue a certificate of occupancy for a three-family dwelling at 23 Porter Street. RB zone. Ward 3.
Date(s) of Hearing(s):	5/18



Staff Recommendation:	Unable to recommend approval.
ZBA Action:	---
Current Status:	Will be heard on May 18, 2011.

23 Porter Street (Case #ZBA 2011-09)	
Applicant:	Lalo Development, LLC
Property Owner:	Lalo Development, LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant and Owner Lalo Development, LLC seeks a special permit to alter a nonconforming structure under SZO §4.4.1 to construct a 2½ story addition in the rear of an existing residence. RB zone. Ward 3.
Date(s) of Hearing(s):	5/18
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on May 18, 2011.

27 Porter Street (Case #ZBA 2011-33)	
Applicant:	Frank Marinello
Property Owner:	Luigi & Rose Marie Marinello
Agent:	Jay W. Melick
Legal Notice:	Applicant Frank Marinello and Owner Luigi and Rose Marie Marinello seek a Special Permit to alter a nonconforming structure under SZO §4.4.1 to construct an approx 3,000 sf addition to an existing two-family residence. RB zone. Ward 3.
Date(s) of Hearing(s):	5/18
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on May 18, 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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