



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

PLANNING DIVISION

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

AGENDA

Zoning Board of Appeals
Aldermanic Chambers, 2nd Floor, City Hall, 93 Highland Avenue
Wednesday, May 19, 2010
DECISIONS 6:00 P.M. followed by New HEARINGS

Cases Continued to Future Date at Previous Hearing

438 Somerville Avenue (Case #ZBA 2010-11)	
Applicant:	Demoulas Super Markets, Inc.
Property Owner:	RILO, LLC
Agent:	Michael Kettenbach, Retail Management & Development
Legal Notice:	Applicant, Demoulas Super Markets, Inc, owner of property at 400 Somerville Avenue, seek an appeal (pursuant to SZO section 3.1.9) from a decision the Superintendent of Inspection Services, to deny an enforcement action requested under SZO Section 3.1.8 regarding the issuance of a permit for the renovation and use of the property at 438 Somerville Ave owned by RILO, LLC. IA zone/Arts Overlay District. Ward 2.
Date(s) of Hearing(s):	3/31, 4/14, 5/5, 5/19
Planning Board Action:	N/A
ZBA Action:	Voted on May 5, 2010 to continue the application to June 2, 2010.
Current Status:	Continued at previous hearing to June 2, 2010.



CITY HALL • 93 HIGHLAND AVENUE • SOMERVILLE, MASSACHUSETTS 02143
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Previously Opened Cases to be Heard

15 Weston Avenue (Case #ZBA 2009-52)	
Applicant:	Clearwire
Property Owner:	Somerville Housing Authority
Agent:	Chris Swiniarski
Legal Notice:	Applicant, Clearwire and Owner, Somerville Housing Authority, seeks a Special Permit under SZO §7.11.15.3 in order to replace, relocate and install wireless communications equipment. RB/NB zone. Ward 7.
Date(s) of Hearing(s):	2/3, 2/17, 3/3, 3/17, 3/31, 4/14, 5/5, 5/19
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Voted on May 5, 2010 to approve the Applicant's request for a continuance to May 19, 2010.
Current Status:	Will be heard on May 19, 2010.

New Cases to be Opened that are Requesting a Continuance

104-106A Concord Avenue (Case #ZBA 2010-17)	
Applicant:	Brian E. Doody
Property Owner:	Brian E. Doody
Agent:	N/A
Legal Notice:	Applicant & Owner, Brian E. Doody, seek a Special Permit (SZO §5.1) under §4.4.1 in order to construct a second story deck within the non-conforming rear yard (§8.5.I). RB zone. Ward 2.
Date(s) of Hearing(s):	5/19
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	---
Current Status:	The Applicant submitted a written request to continue the application to June 2, 2010.

New Cases to be Opened and Heard

308 Beacon Street (Case #ZBA 2008-01-R0410A)	
Applicant:	Harris-Beacon, LLC
Property Owner:	Harris-Beacon, LLC
Agent:	Adam Dash, Esq.
Legal Notice:	Applicant and Owner, Harris-Beacon LLC seek a time extension (SZO §5.3.10) to Special Permit #2008-01 for a multi-unit residential development. RC zone. Ward 2.
Date(s) of Hearing(s):	5/19
Planning Board Action:	N/A
ZBA Action:	---
Current Status:	Will be heard on May 19, 2010.



30 Garrison Ave (Case #ZBA 2010-15)	
Applicant:	Jeremy Seeger
Property Owner:	Jeremy Seeger
Agent:	N/A
Legal Notice:	Applicant & Owner, Jeremy Seeger, seek a Special Permit (SZO §5.1) under §4.4.1 in order to enclose a first story rear porch within the non-conforming side yard (§8.5.H). RB Zone. Ward 7.
Date(s) of Hearing(s):	5/19
Planning Board Action:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on May 19, 2010.

46 Spring Street (Case #ZBA 2010-18)	
Applicant:	Michelle Apigian & John Dimodica
Property Owner:	Michelle Apigian & John Dimodica
Agent:	N/A
Legal Notice:	Applicant and Owner, Michelle Apigian and John Dimodica, seek a Special Permit under SZO §4.4.1 to increase the height and slope of the roof and construct a 22 foot dormer within the required right side yard and to install three windows within the required left side yard.
Date(s) of Hearing(s):	5/19
Planning Board Action:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on May 19, 2010.

Other Business

New Application Review



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