



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, May 4, 2011
DECISIONS 6:00 P.M. followed by New HEARINGS

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
PB Action:	Recommends conditional approval.
ZBA Action:	Voted on April 20, 2011 to continue the application to May 4, 2011.
Current Status:	The Applicant submitted a written request to continue the application to May 18, 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
Planning Board Action:	No Planning Board Report at this time. Re-advertised for 4/20.
ZBA Action:	Voted on April 20, 2011 to continue the application to May 4, 2011.
Current Status:	The Applicant submitted a written request to continue the application to May 18, 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
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on April 20, 2011 to continue the application to May 4, 2011.
Current Status:	The Applicant submitted a written request to continue the application to May 18, 2011.

Previously Opened Cases to be Heard

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, 4/6, 4/20, 5/4
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Voted on April 20, 2011 to continue the application to May 4, 2011.



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Current Status:	Will be heard on May 4, 2011.
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25 Farragut Avenue (Case #ZBA 2011-12)	
Applicant:	Reinaldo & Donna Luna
Property Owner:	Reinaldo & Donna Luna
Agent:	Jon Lannan, AIA
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):	4/6, 4/20, 5/4
PB Action:	Recommends conditional approval.
ZBA Action:	Voted on April 20, 2011 to continue the application to May 4, 2011.
Current Status:	Will be heard on May 4, 2011.

200 Inner Belt Road (Case #ZBA 2011-24)	
Applicant:	Fine Arts Storage Partners, LLC
Property Owner:	Fine Arts Storage Partners, LLC
Agent:	Lawrence E. Kaplan, Esq.
Legal Notice:	Applicant & Owner Fine Arts Storage Partners (Somerville), LLC seeks a Special Permit with Site Plan Review to establish an approx 25,000 nsf office use (SZO §7.11.7.1.c) in an existing building that is also occupied by approx 135,000 nsf wholesale business or storage use (§7.11.13.1.1.b). IA zone. Ward 1.
Date(s) of Hearing(s):	4/20, 5/4
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on April 20, 2011 to continue the application to May 4, 2011.
Current Status:	Will be heard on May 4, 2011.

25 Webster Avenue (Case #ZBA 2011-19)	
Applicant:	New Cingular Wireless, PCS, LLC
Property Owner:	IPC Louisville Properties, LLC
Agent:	Peter Fales
Legal Notice:	Applicant New Cingular Wireless, PCS, LLC d/b/a AT&T Mobility, Inc. & Owner IPC Louisville Properties, LLC seek a Special Permit under SZO §7.11.15.3 and SZO §14 for the installation of wireless communications equipment consisting of the replacement of two existing antennas, the installation of one new antenna, and related equipment and cables. RC zone. Ward 2.
Date(s) of Hearing(s):	4/20, 5/4
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on April 20, 2011 to continue the application to May 4, 2011.
Current Status:	Will be heard on May 4, 2011.



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New Cases to be Opened and Requesting to be Continued

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
Staff Recommendation:	No staff report at this time.
ZBA Action:	---
Current Status:	The Applicant submitted a written request to continue the application to May 18, 2011.

New Cases to be Opened and Heard

201 Powder House Blvd (Case #ZBA 2011-21)	
Applicant:	Dan Walsh
Property Owner:	Andy & Nicole Mueller
Agent:	N/A
Legal Notice:	Applicant Dan Walsh and owners Andy and Nicole Mueller, seek a Special Permit under SZO §4.4.1 for relief under the provisions of SZO §8.5.E. to finish a portion of the basement to add a family room to an existing two-family residence. RA zone. Ward 7.
Date(s) of Hearing(s):	5/4
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on May 4, 2011.

59 Avon Street (Case #ZBA 2011-25)	
Applicant:	Randall Faulkner
Property Owner:	Randall Faulkner
Agent:	N/A
Legal Notice:	Applicant/Owner Randall Faulkner seeks a special permit to convert a two-family into a three-family dwelling (SZO §7.11.2.b), to convert approx 350 sf of attic space into livable space in a nonconforming structure (§4.4.1, §8.5.b), and to waive the requirement to provide one (1) additional parking space (§9.5.2.a). RA zone. Ward 3.
Date(s) of Hearing(s):	5/4
Staff Recommendation:	Recommends conditional approval.



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ZBA Action:	---
Current Status:	Will be heard on May 4, 2011.

21 Cedar Street (Case #ZBA 2011-27)	
Applicant:	Brad Stearns
Property Owner:	Julie Lin
Agent:	N/A
Legal Notice:	Applicant Brad Stearns and owner Julie Lin, seek a special permit to alter a nonconforming structure under SZO §4.4.1 to construct a two and a half story addition and deck in the rear of an existing single-family residence. RB zone.
Date(s) of Hearing(s):	5/4
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on May 4, 2011.

37-37A Davis Square (Case #ZBA 2011-28)	
Applicant:	Davis Square Food Services, Inc. d/b/a Boston Burger Company
Property Owner:	Sixty-six Highland Avenue Realty Trust
Agent:	Charles J. Sillari, Jr.
Legal Notice:	Applicant Davis Square Food Services, Inc. d/b/a Boston Burger Company and Owner Sixty-six Highland Ave Realty Trust seek a special permit for modification of parking requirements (§9.13) to waive the requirement to provide two (2) additional parking spaces while adding 18 seats in the restaurant that is expanding by 300 sf in the existing building. CBD zone. Ward 6.
Date(s) of Hearing(s):	5/4
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on May 4, 2011.

44 Medford Street (Case #ZBA 2011-29)	
Applicant:	F&L Realty Development, LLC
Property Owner:	F&L Realty Development, LLC
Agent:	Steven L. Ciatelli, Esq.
Legal Notice:	Applicant and Owner F&L Realty Development, LLC, seeks a variance from the minimum lot area per dwelling unit requirement under SZO §8.5.B to reconfigure the lot line separating 44 and 46 Medford Street, so that each building sits on a single lot. BA zone. Ward 2.
Date(s) of Hearing(s):	5/4
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on May 4, 2011.



187 Elm Street (Case #ZBA 2011-30)	
Applicant:	Alpine Restaurant Group, Inc.
Property Owner:	187 Elm Street, LLC
Agent:	N/A
Legal Notice:	Applicant, Alpine Restaurant Group, Inc. and owner 187 Elm St, LLC seek a Special Permit with Design Review to revise the requirements established in a condition related to operating hours that is attached to permit ZBA 2009-48. The original special permit was to establish a restaurant with outdoor seating (§7.11.10.1.2.b). CBD zone. Ward 6.
Date(s) of Hearing(s):	5/4
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on May 4, 2011.

32 Dartmouth Street (Case #ZBA 2011-32)	
Applicant:	JSS Realty Corporation
Property Owner:	JSS Realty Corporation
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant and owner JSS Realty Corp., seeks a special permit to alter a nonconforming structure under SZO §4.4.1 to construct a three-story wood framed porch and stairs in the rear of an existing three-family residence. RA zone. Ward 4.
Date(s) of Hearing(s):	5/4
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on May 4, 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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