



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

PLANNING DIVISION

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Orsola Susan Fontano, Clerk

Richard Rossetti
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, June 16, 2010
DECISIONS 6:00 P.M. followed by New HEARINGS

Previously Opened Cases to be Heard

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, 6/2, 6/16
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Voted on June 2, 2010 to continue the application to June 16, 2010.
Current Status:	Will be heard on June 16, 2010.



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55 Sargent Avenue (Case #ZBA 2010-14)	
Applicant:	Girma Beka
Property Owner:	Girma Beka
Agent:	N/A
Legal Notice:	Applicant and Owner, Girma Beka, seeks a Special Permit under SZO §4.4.1 to convert an existing basement into living space within a three-family dwelling. RB Zone. Ward 4.
Date(s) of Hearing(s):	6/2, 6/16
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Voted on June 2, 2010 to continue the application to June 16, 2010.
Current Status:	Will be heard on June 16, 2010.

187 Elm Street (Case #ZBA 2010-23)	
Applicant:	Matthew Sullivan
Property Owner:	187 Elm Street, LLC
Agent:	Adam Dash, Esq.
Legal Notice:	Applicant, Matthew Sullivan, owner of 12 Windom St, seeks an appeal (pursuant to SZO §3.1.9) from a decision of the Superintendent of Inspectional Services to issue a certificate of occupancy based on the satisfaction of special permit conditions for 187 Elm St owned by 187 Elm Street, LLC. NB zone. Ward 6.
Date(s) of Hearing(s):	6/2, 6/16
Planning Board Action:	N/A
ZBA Action:	Voted on June 2, 2010 to continue the application to June 16, 2010.
Current Status:	Will be heard on June 16, 2010.

New Cases to be Opened and Heard

75 Cross Street (Case #ZBA 2006-01-R0610)	
Applicant:	Somerville Community Corporation
Property Owner:	75 Cross Street Nominee Trust
Agent:	N/A
Legal Notice:	Applicant, Somerville Community Corporation and Owner, 75 Cross Street Nominee Trust, seek a Special Permit Revision under SZO §5.3.8 to modify the design of the structure. RB Zone. Ward 1.
Date(s) of Hearing(s):	6/16
Planning Board Action:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on June 16, 2010.



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49 Davis Square (Case #ZBA 2009-68)	
Applicant:	Clearwire
Property Owner:	BF Properties
Agent:	Chris Swiniarski
Legal Notice:	Applicant, Clearwire, and Owner, BF Properties, seeks a Special Permit (SZO §5.1) under §7.11.15.3 in order to install wireless communications equipment. CBD zone. Ward 6.
Date(s) of Hearing(s):	6/16
Planning Board Action:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on June 16, 2010.

5 Morrison Place (Case #ZBA 2010-24)	
Applicant:	David Blumsack
Property Owner:	David Blumsack
Agent:	N/A
Legal Notice:	Applicant and Owner, David Blumsack, seeks a Special Permit under SZO §4.4.1 to construct a dormer within the required side-yard setback and a deck within the required side- and rear-yard setbacks. RA zone. Ward 6.
Date(s) of Hearing(s):	6/16
Planning Board Action:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on June 16, 2010.

187 Elm Street (Case #ZBA 2010-25)	
Applicant:	Alpine Restaurant Group, Inc.
Property Owner:	187 Elm Street, LLC
Agent:	Adam Dash, Esq.
Legal Notice:	Applicant, Alpine Restaurant Group, Inc., & Owner, 187 Elm St, LLC, seek a Variance from parking requirements (SZO §9.5) in order to increase seating capacity of the restaurant from 50 to 98 interior seats. NB zone. Ward 6.
Date(s) of Hearing(s):	6/16
Planning Board Action:	Unable to recommend approval.
ZBA Action:	---
Current Status:	Will be heard on June 16, 2010.

Other Business

Rules and Regulations Pilop



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