



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

PLANNING DIVISION

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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 2, 2010
DECISIONS 6:00 P.M. followed by New HEARINGS

Previously Opened Cases to be Heard

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, 6/2
Planning Board Action:	N/A
ZBA Action:	Voted on May 5, 2010 to continue the application to June 2, 2010.
Current Status:	Will be heard on June 2, 2010.



CITY HALL • 93 HIGHLAND AVENUE • SOMERVILLE, MASSACHUSETTS 02143
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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
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Voted on May 19, 2010 to approve the Applicant's request for a continuance to June 2, 2010.
Current Status:	Will be heard on June 2, 2010.

New Cases to be Opened and Heard

55 Sargent Avenue (Case #ZBA 2010-14)	
Applicant:	Girma Beka
Property Owner:	Girma Beka
Agent:	
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
Planning Board Action:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on June 2, 2010.

862 Broadway (Case #ZBA 2010-22)	
Applicant:	Emily K. Sullivan
Property Owner:	Charles Kostopoulos
Agent:	
Legal Notice:	The Applicant, Emily K. Sullivan, and Owner, Charles Kostopoulos, seek a Special Permit under SZO §4.5.1 to change the use from a dry cleaner to a massage therapy medical office. RB zone. Ward 6.
Date(s) of Hearing(s):	6/2
Planning Board Action:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on June 2, 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
Planning Board Action:	N/A
ZBA Action:	---
Current Status:	Will be heard on June 2, 2010.

Other Business



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