CITY OF SOMERVILLE, MASSACHUSETTS
OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
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MAYOR

PLANNING DIVISION

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AGENDA

Zoning Board of Appeals
Visiting Nurses Association, 259 Lowell Street, Community Room, 3rd Floor, Somerville, MA
Wednesday, June 22, 2011
DECISIONS 6:00 P.M. followed by New HEARINGS

Previously Continued Cases to a Future Date

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, 6/8, 6/22
PB Action:	Recommends conditional approval.
ZBA Action:	Voted on May 18, 2011 to continue the application to July 13, 2011.
Current Status:	Continued to July 13, 2011 at previous hearing.

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, 6/8, 6/22
Planning Board Action:	No Planning Board Report at this time. Re-advertised for 4/20.
ZBA Action:	Voted on June 8, 2011 to continue the application to July 13, 2011.
Current Status:	Continued to July 13, 2011 at previous hearing.

Previously Opened Cases that are Requesting a Continuance

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, 6/8, 6/22
Staff Recommendation:	None
ZBA Action:	Voted on June 8, 2011 to continue the application to June 22, 2011.
Current Status:	The Applicant will submit a request to withdraw the application without prejudice.

Previously Opened Cases to be Heard

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, 6/8, 6/22

Staff Recommendation:	Recommends Applicant withdraw current application.
ZBA Action:	Voted on June 8, 2011 to continue the application to June 22, 2011.
Current Status:	Will be heard on June 22, 2011.

100 Fellsway West (Case #ZBA 2009-03-R1-5/2011)	
Applicant:	Craig Corporation
Property Owner:	Craig Corporation
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant & Owner Craig Corporation seek a revision to Special Permit ZBA 2009-03 pursuant to SZO §5.3.8 to change the grading on the site and relocate the garage ramp, garage door location, parking and landscaping. The proposal also includes seeking approval for an increased number of compact parking spaces. The original Special Permit under SZO §4.4.1 was to expand a non-conforming structure within a required front yard setback and a Special Permit with Site Plan Review (SZO §7.11.1.c) to convert from a factory/industrial use to a mixed commercial and residential use in order to construct a 19 unit residential building with approximately 5000sf of office space. BB zone. Ward 1.
Date(s) of Hearing(s):	6/8, 6/22
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on June 8, 2011 to continue the application to June 22, 2011.
Current Status:	Will be heard on June 22, 2011.

New Cases to be Opened and Heard

68-70 Summer Street (Case #ZBA 2011-41)	
Applicant:	Jeanne Flanagan
Property Owner:	Albert Riskalis
Agent:	N/A
Legal Notice:	Applicant Jeanne Flanagan and Owner Albert Riskalis seek a special permit under SZO §4.5.1 to change a nonconforming use (an auto parts sales and warehouse) to two other nonconforming uses in order to open a studio for a personal trainer (§7.11.6.3.a) and an artist studio space (§7.11.6.8.a). RB zone. Ward 2.
Date(s) of Hearing(s):	6/8, 6/22
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on June 22, 2011.

192 Powder House Boulevard (Case #ZBA 2011-49)	
Applicant:	Brenda Colborne
Property Owner:	Brenda Colborne
Agent:	N/A

Legal Notice:	Applicant and Owner Brenda Colborne, seeks a variance (SZO §5.5 and §10.7.1) to construct an eight (8) foot high fence along a twelve (12) foot section on the rear left side of the property. RA zone. Ward 7.
Date(s) of Hearing(s):	6/22
Staff Recommendation:	Unable to recommend approval.
ZBA Action:	---
Current Status:	Will be heard on June 22, 2011.

32 Concord Avenue (Case #ZBA 2011-38)	
Applicant:	Jein Park & Nicholas Choly
Property Owner:	Jein Park & Nicholas Choly
Agent:	N/A
Legal Notice:	Applicant/Owner Jein Park & Nicholas Choly seek a special permit to alter a nonconforming structure under SZO §4.4.1 to construct 3 dormers on an existing two-family residence creating a third story. RB zone. Ward 2.
Date(s) of Hearing(s):	6/22
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on June 22, 2011.

167-169 Holland Street (Case #ZBA 2011-46)	
Applicant:	Tufts University
Property Owner:	Tufts University
Agent:	Martin Oppenheimer
Legal Notice:	Applicant/Owner Tufts University seek a special permit under SZO §4.4.1 to alter a nonconforming structure to install two entry canopies at the service and day care entrances. RA/RC zone. Ward 7.
Date(s) of Hearing(s):	6/22
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on June 22, 2011.

Other Business

New Fee Structure

Plans and reports are available at the City of Somerville website at the following link:
www.somervillema.gov/planningandzoning/reports