



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

ZONING BOARD OF APPEALS

Herbert F. Foster, Jr., Chairman
 Orsola Susan Fontano, Clerk

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

AGENDA

Aldermanic Chambers, 2nd Floor, City Hall, 93 Highland Avenue
Wednesday, June 3, 2009
DECISIONS 6:00 P.M. followed by New HEARINGS

Previously Opened Cases Requesting Continuances

56 Webster Avenue/520 Columbia Street (Case #ZBA 2008-65)	
Applicant:	Royal Hospitality Services, Inc. (Royal White)
Property Owner:	Columbia Street Realty, LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant Royal Hospitality Services, Inc. (Royal White) & Owner Columbia St. Realty, LLC seek a special permit (SZO §4.4.1) for alteration of a nonconforming structure and special permit with site plan review (§7.11.12.1.c) in order to expand the existing laundry processing use. IP zone. Ward 2.
Date(s) of Hearing(s):	1/21, 2/4, 2/18, 3/4, 3/18, 4/1, 4/15, 5/6, 5/20, 6/3
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	Voted on 5/20/09 to grant the Applicant's request for a continuance to June 3, 2009.
Current Status:	The Applicant has submitted a written request to continue the application to July 15, 2009.

163 Hudson Street (Case #ZBA 2008-53)	
Applicant:	Afarin Bellisario
Property Owner:	Afarin Bellisario
Agent:	N/A
Legal Notice:	Applicant & Owner: Afarin Bellisario seeks Special Permit approval under SZO §4.4.1 for the alteration of a non-conforming structure in order to enlarge the existing structure with an increase of the gross floor area by more than 25 percent. This proposal would create a new unit as-of-right. RB zone. Ward 5.
Date(s) of Hearing(s):	11/5, 11/19, 12/3, 12/17, 1/7, 1/21, 2/4, 2/18, 3/4, 3/18, 4/1, 4/15, 5/6, 5/20, 6/3



Planning Board Action:	No Planning Board at this time.
ZBA Action:	Voted on 5/20/09 to grant the Applicant's request for a continuance to June 3, 2009.
Current Status:	The Applicant has submitted a written request to continue the application to July 15, 2009.

9-11 Harvard Place (Case #ZBA 2009-04)	
Applicant:	Elaine Thibault
Property Owner:	Elaine Thibault
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant & Owner Elaine Thibault seeks a Special Permit with Site Plan Review approval under SZO §7.2 to construct two principal structures on the same lot and under §7.3 to develop four (4) residential units, where 12.5% are affordable housing. RA zone. Ward 3.
Date(s) of Hearing(s):	4/15, 5/6, 5/20, 6/3
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	Voted on 5/20/09 to grant the Applicant's request for a continuance to June 3, 2009.
Current Status:	The Applicant has submitted a written request to continue the application to June 24, 2009.

860 Broadway (Case #ZBA 2009-14)	
Applicant:	John Staff
Property Owner:	Charles Kostopoulos
Agent:	N/A
Legal Notice:	Applicant John Staff & Owner Charles Kostopoulos seek a special permit (§4.5.1) to change a non-conforming use in order to open a frozen yogurt parlor (§7.11.10.1.1.a). The applicant also seeks a special permit under §9.13.a for a modification in parking in order to not provide three (3) required spaces. RB zone. Ward 6.
Date(s) of Hearing(s):	5/20, 6/3
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	Voted on 5/20/09 to grant the Applicant's request for a continuance to June 3, 2009.
Current Status:	The Applicant has submitted a written request to continue the application to June 24, 2009.

22 Benedict Street (Case #ZBA 2008-71)	
Applicant:	Oi Chao Ding
Property Owner:	Oi Chao Ding
Agent:	N/A
Legal Notice:	Applicant/Owner Oi Chao Ding seeks a special permit (SZO §4.4.1) to alter a nonconforming dwelling by adding 20' x 14' porch to the rear. RB zone. Ward 1.
Date(s) of Hearing(s):	1/21, 2/4, 2/18, 3/4, 3/18, 4/1, 4/15, 5/6, 5/20, 6/3
Planning Board Action:	Recommends conditional approval.
ZBA Action:	At 5/20/09 hearing, took public testimony and applicant presentation, and continued hearing to 6/3/09 to request better drawings and an interpreter.
Current Status:	The Applicant has submitted a written request to continue the application to June 24, 2009.



100 Fellsway West (ZBA #2009-03)	
Applicant:	Electro Sales, Inc.
Property Owner:	Craig Corporation
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant Richard Berg and Owner Craig Corporation seek a Special Permit with Site Plan Review (SZO §7.11.1.c) to convert from a factory/industrial use to a residential use in order to construct a 19 unit residential building. BB zone. Ward 4.
Date(s) of Hearing(s):	3/18, 4/1, 4/15, 5/6, 5/20, 6/3
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	Voted on 5/20/09 to grant the Applicant's request for a continuance to June 3, 2009.
Current Status:	The Applicant has submitted a written request to continue the application to June 24, 2009.

369-371 Beacon Street (Case #ZBA 2008-61)	
Applicant:	Beacon Street Hotel
Property Owner:	George Makrigiannis
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant Beacon Street Hotel & Owner George Makrigiannis seek a special permit with Site Plan Review (SZO §7.11.10.5.b) in order to construct and establish a hotel of more than 10,000 gross sq.ft. BA zone. Ward 2.
Date(s) of Hearing(s):	1/21, 2/4, 2/18, 3/4, 3/18, 4/1, 4/15, 5/6, 5/20, 6/3
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	Voted on 5/20/09 to grant the Applicant's request for a continuance to June 3, 2009.
Current Status:	The Applicant has submitted a written request to continue the application to June 24, 2009.

600 Windsor Place (Case #ZBA 2008-66)	
Applicant:	Green Cab, Inc.
Property Owner:	The Windsor Company, LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant Green Cab, Inc. & Owner The Windsor Co., LLC, seek a special permit with site plan review (SZO §7.11.11.12.1.b) in order to establish a taxi storage and service use of more than 5,000 gross square feet. IP zone. Ward 2.
Date(s) of Hearing(s):	1/21, 2/4, 2/18, 3/4, 3/18, 4/1, 4/15, 5/6, 5/20, 6/3
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	Voted on 5/20/09 to grant the Applicant's request for a continuance to June 3, 2009.
Current Status:	The Applicant has submitted a written request to continue the application to June 24, 2009.



28-30 Newberne Street (Case #ZBA 2009-15)	
Applicant:	128 Willow Avenue, LLC
Property Owner:	128 Willow Avenue, LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant & Owner 128 Willow Ave, LLC seeks approval to expand and alter an existing building and establish new uses therein: special permit with site plan review (§7.11.1.c) to establish a seven residential units; special permit (§4.4.1) to expand a non-conforming structure by constructing a two-story addition above an existing one-story structure; and special permit (§4.5.1) to change from one non-conforming use (workshop) to another (office) within an existing structure. RC & OS zones. Ward 6.
Date(s) of Hearing(s):	5/20, 6/3
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	Voted on 5/20/09 to grant the Applicant's request for a continuance to June 3, 2009.
Current Status:	The Applicant has submitted a written request to continue the application to June 24, 2009.

Previously Opened Cases to be Heard this Evening

377 Summer Street (Case #ZBA 2009-01)	
Applicant:	Christos Poutahidis
Property Owner:	Christos Poutahidis
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant & Owner: Christos Poutahidis seeks a Special Permit to establish 6 dwelling units (SZO §7.11.1.c) and for shared parking (§9.13.e). The dwelling units would be part of a mixed use building with office and retail. CBD zone. Ward 6.
Date(s) of Hearing(s):	3/4, 3/18, 4/1, 4/15, 5/6, 5/20, 6/3
Planning Board Action:	Recommends Conditional Approval.
ZBA Action:	At 5/20/09 hearing, took public testimony and applicant presentation, and continued hearing to 6/3/09 to enable an additional community meeting.
Current Status:	Will be heard on June 3, 2009.

16 Butler Drive/100 Temple Street (Case #ZBA 2007-03-R0409)	
Applicant:	Somerville Community Corporation
Property Owner:	St. Polycarp Redevelopment, LLC
Agent:	N/A
Legal Notice:	Applicant Somerville Community Corporation & Owner St. Polycarp Redevelopment, LLC seek a revision to Special Permit ZBA 2007-03 and 2007-03-R0308 (SZO §5.3.8). The revision is to establish a phasing plan that would modify building dimensions, parking layout and landscaped areas. NB zone. Ward 4.
Date(s) of Hearing(s):	5/20, 6/3
Planning Board Action:	N/A
ZBA Action:	At 5/20/09 hearing, took public testimony and applicant presentation, and continued hearing to 6/3/09 to allow interim Butler Drive plan and final conditions of approval to be coordinated with staff.
Current Status:	Will be heard on June 3, 2009.



28 Billingham Street (Case #ZBA 2009-10)	
Applicant:	Denis Stacke & Denise Bethel-Stacke
Property Owner:	Denis Stacke & Denise Bethel-Stacke
Agent:	Peter Sachs Architect
Legal Notice:	Applicants & Owners Denis Stacke and Denise Bethel-Stacke seeks a special permit under §4.4.1 in order to construct a two story addition within a non-conforming side yard. RA zone. Ward 6.
Date(s) of Hearing(s):	5/6, 5/20, 6/3
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Voted on 5/20/09 to grant the Applicant's request for a continuance to June 3, 2009.
Current Status:	Will be heard on June 3, 2009.

126 Orchard Street (Case #ZBA 2009-12)	
Applicant:	Axel Christensen
Property Owner:	Axel Christensen
Agent:	N/A
Legal Notice:	Applicant & Owner Axel Christensen seeks a special permit (SZO §4.4.1) to alter a nonconforming dwelling by constructing a 3700± s.f. addition. RB zone. Ward 6.
Date(s) of Hearing(s):	5/20, 6/3
Planning Board Action:	Recommends Conditional Approval.
ZBA Action:	Voted on 5/20/09 to grant the Applicant's request for a continuance to June 3, 2009.
Current Status:	Will be heard on June 3, 2009.

New Cases to be Opened and Heard this Evening

57-59 Winslow Avenue (Case #ZBA 2009-17)	
Applicant:	Christa & Thomas Cornell
Property Owner:	Christa & Thomas Cornell
Agent:	N/A
Legal Notice:	Applicants Christa & Thomas Cornell seek a special permit for a residential conversion from 2 to 3 dwelling units (SZO §7.11.2.b) and for an alteration to a nonconforming structure in order to construct an egress stairs and landings (SZO §4.4.1). RA zone. Ward
Date(s) of Hearing(s):	6/3
Planning Board Action:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on June 3, 2009.



184 Summer Street (Case #ZBA 2009-11)	
Applicant:	Agassiz Preschool, Inc.
Property Owner:	Jeanne Salvo
Agent:	Tracy Kaplan, Director
Legal Notice:	Applicant Agassiz Preschool, Inc. and Owner Jeanne Salvo seeks a special permit (SZO §4.4.1) to construct a 650± s.f. addition to a structure on a nonconforming lot and a special permit (SZO §9.13.a) for modification of parking requirements for nonconforming structures and lots. RA zone. Ward 3.
Date(s) of Hearing(s):	5/20, 6/3
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Voted on 5/20/09 to grant the Applicant's request for a continuance to June 3, 2009.
Current Status:	Will be heard on June 3, 2009.

Other Business

Rules and Regulations Amendments to remove requirements for Planning Board review of ZBA cases
(Voted on May 20, 2009 to continue to June 3, 2009)

