



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

PLANNING DIVISION

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Josh Safdie (Alt.)
Elaine Severino (Alt.)

AGENDA

Zoning Board of Appeals

Visiting Nurses Association, 259 Lowell Street, Community Room, 3rd Floor, Somerville, MA
Wednesday, June 8, 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 |
| 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. |



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Previously Opened Cases that are Requesting a Continuance

| 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 |
| Planning Board Action: | No Planning Board Report at this time. Re-advertised for 4/20. |
| ZBA Action: | Voted on May 18, 2011 to continue the application to June 8, 2011. |
| Current Status: | The Applicant will submit a request to continue the application to June 22, 2011. |

Previously Opened Cases to be Heard

| 23 Porter Street (Case #ZBA 2011-05) | |
|---|---|
| Applicant: | Lalo Development, LLC |
| Property Owner: | Lalo Development, LLC |
| Agent: | Richard G. DiGirolamo, Esq. |
| Legal Notice: | Applicant and Owner Lalo Development, LLC seeks an appeal (pursuant to SZO §3.1.9) from a decision of the Superintendent of Inspectional Services to issue a certificate of occupancy for a three-family dwelling at 23 Porter Street. RB zone. Ward 3. |
| Date(s) of Hearing(s): | 5/18, 6/8 |
| Staff Recommendation: | Unable to recommend approval. |
| ZBA Action: | --- |
| Current Status: | Will be heard on June 8, 2011. |



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| 23 Porter Street (Case #ZBA 2011-09) | |
|---|--|
| Applicant: | Lalo Development, LLC |
| Property Owner: | Lalo Development, LLC |
| Agent: | Richard G. DiGirolamo, Esq. |
| Legal Notice: | Applicant and Owner Lalo Development, LLC seeks a special permit to alter a nonconforming structure under SZO §4.4.1 to construct a 2½ story addition in the rear of an existing residence. RB zone. Ward 3. |
| Date(s) of Hearing(s): | 5/18, 6/8 |
| Staff Recommendation: | Recommends conditional approval. |
| ZBA Action: | --- |
| Current Status: | Will be heard on June 8, 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, 5/18, 6/8 |
| Staff Recommendation: | Recommends conditional approval. An updated staff recommendation will be provided on June 2, 2011. |
| ZBA Action: | Voted on May 18, 2011 to continue the application to June 8, 2011. |
| Current Status: | Will be heard on June 8, 2011. |

| 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 |
| Staff Recommendation: | Recommendation Forthcoming |
| ZBA Action: | Voted on May 18, 2011 to continue the application to June 8, 2011. |
| Current Status: | Recommendation Forthcoming |



New Cases to be Opened and Requesting Continuances

| 68-70 Summer Street (Case #ZBA 2011-41) | |
|--|--|
| Applicant: | Jeanne Flanagan |
| Property Owner: | Albert Riskalis |
| Agent: | N/A |
| Legal Notice: | Applicant Jeanne Flanagan & Owner Albert Riskalis seek a special permit under SZO §4.5.1 to change a nonconforming use (an auto parts sales and warehouse) to another nonconforming use in order to open a studio for a personal trainer (§7.11.6.3.a). RB zone. Ward 2. |
| Date(s) of Hearing(s): | 6/8 |
| Staff Recommendation: | No staff report at this time. |
| ZBA Action: | --- |
| Current Status: | The Applicant will submit a request to continue the application to 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 |
| Staff Recommendation: | No staff report at this time. |
| ZBA Action: | --- |
| Current Status: | The Applicant will submit a request to continue the application to June 22, 2011. |



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New Cases to be Opened and Heard

| 21 Third Avenue (Case #ZBA 2011-39) | |
|--|---|
| Applicant: | Inner Belt Industrial Center Realty Trust |
| Property Owner: | Inner Belt Industrial Center Realty Trust |
| Agent: | Charles J. McKenzie |
| Legal Notice: | Applicant and Owner, Inner Belt Industrial Center Realty Trust, Devens H. Hamlen Trustee, seeks a Special Permit with Site Plan Review per SZO Section 7.11.11.12.2.b to establish a bus and taxi rental, storage and servicing use greater than 5,000 square feet in an IA zoning district. IA zone. Ward 1. |
| Date(s) of Hearing(s): | 6/8 |
| Staff Recommendation: | Recommends conditional approval. |
| ZBA Action: | --- |
| Current Status: | Will be heard on June 8, 2011. |

| 29R Albion Street (Case #ZBA 2011-40) | |
|--|---|
| Applicant: | Fresh Start Contracting |
| Property Owner: | Neal Kurfiss |
| Agent: | N/A |
| Legal Notice: | Applicant, Fresh Start Contracting, & Owner Neal Kurfiss seek a special permit to alter a nonconforming structure under SZO §4.4.1 to expand a deck in the rear of an existing two-family structure. RA zone. Ward 5. |
| Date(s) of Hearing(s): | 6/8 |
| Staff Recommendation: | Recommends conditional approval. |
| ZBA Action: | --- |
| Current Status: | Will be heard on June 8, 2011. |

| 61 Bromfield Road (Case #ZBA 2011-42) | |
|--|---|
| Applicant: | Stephen Simmerman |
| Property Owner: | Stephen Simmerman |
| Agent: | N/A |
| Legal Notice: | Applicant/Owner Stephen Simmerman seeks a special permit to alter a nonconforming structure under SZO §4.4.1 to add a third story to an existing rear porch on a three-family residence. RA zone. Ward 6. |
| Date(s) of Hearing(s): | 6/8 |
| Staff Recommendation: | Recommends conditional approval. |
| ZBA Action: | --- |
| Current Status: | Will be heard on June 8, 2011. |



| 184 Summer Street (Case #ZBA 2011-43) | |
|--|---|
| Applicant: | Agassiz Preschool, Inc. |
| Property Owner: | Agassiz Preschool, Inc. |
| Agent: | Tracey Kaplan |
| Legal Notice: | Applicant/Agent Agassiz Preschool, Inc. seeks a variance from SZO §8.6.5.c to have a 4 ft fence at the corner of Spring and Summer St to meet Dept of Early Education and Care requirements. RA zone. Ward 3. |
| Date(s) of Hearing(s): | 6/8 |
| Staff Recommendation: | Recommends approval. |
| ZBA Action: | --- |
| Current Status: | Will be heard on June 8, 2011. |

| 168 Summer Street (Case #ZBA 2011-44) | |
|--|---|
| Applicant: | Drew & Anne Hyland |
| Property Owner: | Drew & Anne Hyland |
| Agent: | N/A |
| Legal Notice: | Applicants and Owners, Drew A. and Anne S. Hyland, seek a special permit to alter a nonconforming structure under SZO §4.4.1 to construct a deck in the rear of an existing single-family residence. RB zone. Ward 3. |
| Date(s) of Hearing(s): | 6/8 |
| Staff Recommendation: | Recommends conditional approval. |
| ZBA Action: | --- |
| Current Status: | Will be heard on June 8, 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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