



**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**  
**Aldermanic Chambers, 2<sup>nd</sup> Floor, City Hall, 93 Highland Avenue**  
**Wednesday, July 13, 2011**  
**DECISIONS 6:00 P.M. followed by New HEARINGS**

**Previously Opened Cases that are Requesting a Continuance**

<b>35R Lexington Avenue (Case #ZBA 2009-45)</b>	
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, 7/13
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:	The Applicant will submit a written request to continue the application to August 3, 2011.



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**Previously Opened Cases to be Heard**

<b>26 Hamilton Road (Case #ZBA 2011-15)</b>	
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, 7/13
PB Action:	Recommends conditional approval.
ZBA Action:	Voted on May 18, 2011 to continue the application to July 13, 2011.
Current Status:	The Applicant has submitted a written request to withdraw the application without prejudice.

<b>192 Powder House Boulevard (Case #ZBA 2011-49)</b>	
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:	Voted to continue the application to July 13, 2011.
Current Status:	Will be heard on July 13, 2011.

**New Cases to be Opened and Heard**

<b>67 Sycamore Street (Case #ZBA 2011-51)</b>	
Applicant:	Steven & Sheila MacEachem
Property Owner:	Steven & Sheila MacEachem
Agent:	N/A
Legal Notice:	Applicants and Owners, Steven and Sheila MacEachern, seek a special permit to alter a nonconforming structure under SZO §4.4.1 to expand a deck and construct a roof over the rear egress in the rear of an existing two-family residence. RA zone. Ward 4.
Date(s) of Hearing(s):	7/13
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on July 13, 2011.



<b>399 Medford Street (Case #ZBA 2011-52)</b>	
Applicant:	Roman Catholic Archbishop of Boston
Property Owner:	Roman Catholic Archbishop of Boston
Agent:	McGinley Kalsow & Associates
Legal Notice:	Applicant and Owner the Roman Catholic Archbishop of Boston, seeks a special permit to alter a nonconforming structure under SZO §4.4.1 to remove two exterior doors, install a new door for a handicap accessible entrance, and to provide and install a new elevator vent at St. Ann Parish. RA and RB zones. Ward 4.
Date(s) of Hearing(s):	7/13
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on July 13, 2011.

<b>85-87 Lexington Avenue (Case #ZBA 2011-53)</b>	
Applicant:	Lorena M. Proia & Jeffrey Turner
Property Owner:	Lorena M. Proia & Jeffrey Turner
Agent:	Gaspere Accordo
Legal Notice:	Applicants & Owners Lorena M. Proia & Jeffrey Turner seek a special permit under SZO §4.4.1 to construct a two-story deck in the rear of a nonconforming two-family dwelling. RA zone. Ward 6.
Date(s) of Hearing(s):	7/13
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on July 13, 2011.

<b>292 Beacon Street (Case #ZBA 2007-11-E1-6/2011)</b>	
Applicant:	Ken Spera
Property Owner:	Ken Spera
Agent:	N/A
Legal Notice:	Applicant & Owner Ken Spera seeks a time extension (SZO §5.3.10) for Special Permit ZBA 2007-11 to replace a nonconforming one-story commercial structure with a larger 2 ½-story, commercial and residential structure. RC zone. Ward 2.
Date(s) of Hearing(s):	7/13
Staff Recommendation:	Recommends approval.
ZBA Action:	---
Current Status:	Will be heard on July 13, 2011.



<b>20 Main Street (Case #ZBA 2011-48)</b>	
Applicant:	Erik Nottleson
Property Owner:	Erik Nottleson
Agent:	N/A
Legal Notice:	Applicant and Owner Erik Nottleson, seeks a special permit under SZO §4.4.1 to remove the existing stairs and replace them with a spiral staircase on the side of an existing two-family dwelling. NB and RB zones. Ward 4.
Date(s) of Hearing(s):	7/13
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on July 13, 2011.

<b>186 Pearl Street (Case #ZBA 2011-45)</b>	
Applicant:	Derly Moraes
Property Owner:	Raymond Nardone
Agent:	N/A
Legal Notice:	Applicant, Derly Moraes and owner, Raymond Nardone, seek a special permit to alter a nonconforming structure under SZO §4.4.1 to expand a dormer on an existing three-family residence. RB zone. Ward 1.
Date(s) of Hearing(s):	7/13
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on July 13, 2011.

## Other Business

*Plans and reports are available at the City of Somerville website at the following link:*  
[www.somervillema.gov/planningandzoning/reports](http://www.somervillema.gov/planningandzoning/reports)



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