



**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, 2<sup>nd</sup> Floor, City Hall, 93 Highland Avenue**  
**Wednesday, August 19, 2009**

**DECISIONS 6:00 P.M. followed by New HEARINGS**

**Previously opened cases requesting continuances**

<b>163 Hudson Street (Case #ZBA 2008-53)</b>	
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, 7/15, 8/5, 8/19
Planning Board Action:	No Planning Board at this time.
ZBA Action:	Voted on July 15, 2009 to grant the Applicant's request for a continuance to August 19, 2009.
Current Status:	The Applicant has submitted a written request to continue the application to September 16, 2009.

<b>369-371 Beacon Street (Case #ZBA 2008-61)</b>	
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, 6/24, 7/15, 8/5, 8/19
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	Voted on July 15, 2009 to grant the Applicant's request for a continuance to August 19, 2009.



Current Status:	The Applicant has submitted a written request to continue the application to September 16, 2009.
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<b>9-11 Harvard Place (Case #ZBA 2009-04)</b>	
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, 6/24, 7/15, 8/5, 8/19
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	Voted on July 15, 2009 to grant the Applicant's request for a continuance to August 19, 2009.
Current Status:	The Applicant has submitted a written request to continue the application to September 16, 2009.

### Previously Opened Cases to be Heard this Evening

<b>28 Billingham Street (Case #ZBA 2009-10)</b>	
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, 7/15, 8/5, 8/19
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Voted on August 5, 2009 to grant the Applicant's request for a continuance to August 19, 2009.
Current Status:	Will be heard on August 19, 2009.

<b>45 Day Street (Case #ZBA 2009-21)</b>	
Applicant:	Flatbread, Inc.
Property Owner:	Davis Square Bowladrome, Inc.
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	<i>Revised:</i> Applicant Flatbread, Inc & Owner Davis square Bowladrome. This application is to construct a restaurant and bar of approximately 4,200 sf within the existing structure. The Applicant seeks a special permit under §9.13.a in order to not provide six (6) required parking spaces. The applicant also seeks a Special Permit under SZO §7.11.10.6.a in order to establish an approximately 750 sf bar. CBD zone. Ward 6.
Date(s) of Hearing(s):	7/15, 8/5, 8/19
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Voted on August 5, 2009 to grant the Applicant's request for a continuance to August 19, 2009.



Current Status:	Will be heard on August 19, 2009.
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<b>56 Webster Avenue/520 Columbia Street (Case #ZBA 2008-65)</b>	
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, 7/15, 8/5, 8/19
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Voted on August 5, 2009 to continue the application to August 19, 2009.
Current Status:	Will be heard on August 19, 2009.

<b>100 Fellsway West (ZBA #2009-03)</b>	
Applicant:	Electro Sales, Inc.
Property Owner:	Craig Corporation
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	<i>Revised:</i> Applicant: Richard Berg seeks a Special Permit under SZO §4.4.1 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 4.
Date(s) of Hearing(s):	3/18, 4/1, 4/15, 5/6, 5/20, 6/3, 6/24, 7/15, 8/5, 8/19
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Voted on August 5, 2009 to grant the Applicant's request for a continuance to August 19, 2009.
Current Status:	Will be heard on August 19, 2009.

<b>57 Dane St (Case #ZBA 2009-29)</b>	
Applicant:	Kaj Vandkjaer
Property Owner:	Jose Batista Pereira
Agent:	N/A
Legal Notice:	Applicant & Owner Kaj Vandjaer seeks a special permit (SZO §5.1) to construct a 1740± sf addition to a nonconforming dwelling (§4.4.1). The use would change from a one- to a two-family by-right. RB zone. Ward 2.
Date(s) of Hearing(s):	8/5, 8/19
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Voted on August 5, 2009 to approve the Applicant's request for a continuance to August 19, 2009.
Current Status:	Will be heard on August 19, 2009.



<b>10 Hersey St (Case #ZBA 2009-28)</b>	
Applicant:	Ruchika Madan & Michael Papacontatine
Property Owner:	Ruchika Madan & Michael Papacontatine
Agent:	N/A
Legal Notice:	Applicant & Owner Ruchika Madan & Michael Pappaconstine seek a special permit under §4.4.1 to expand a nonconforming single-family residential structure by adding a two-story addition, approximately 230 square feet, to the rear of the house within the required side yard setback. RA zone. Ward 3.
Date(s) of Hearing(s):	8/5
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Voted on August 5, 2009 to continue the application to August 19, 2009.
Current Status:	Will be heard on August 19, 2009.

<b>22 Benedict Street (Case #ZBA 2008-71)</b>	
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, 6/24, 7/15, 8/5, 8/19
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Voted on August 5, 2009 to grant the Applicant's request for a continuance to August 19, 2009.
Current Status:	Will be heard on August 19, 2009.

### **New Cases to be Opened and Requesting Continuances**

<b>15 MacArthur Street (Case #ZBA 2009-25)</b>	
Applicant:	Mario Sousa
Property Owner:	Mario Sousa
Agent:	N/A
Legal Notice:	Applicant & Owner Mario Sousa seeks a special permit with site plan review (SZO §5.2) for two principal structures on a lot (§7.2), a Special Permit (§5.1) to alter the nonconforming structure (§4.4.1), and a Special Permit for modification of parking requirements (§9.13.a). The proposal includes converting a carriage house into a by-right dwelling unit. RB zone. Ward 1.
Date(s) of Hearing(s):	8/19
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	---
Current Status:	The Applicant has submitted a written request to continue the application to September 2, 2009.



<b>30 Dane Street (Case #ZBA 2009-27)</b>	
Applicant:	Walther McLaughlin
Property Owner:	JWF, LLC
Agent:	Robert Luchetti
Legal Notice:	Applicant Walter McLaughlin & Owner JWF, LLC seek a special permit under §7.11.6.3.b in order to establish an approximately 22,500 sf recreational facility within a section of an approximately 45,000 sf warehouse. The Applicant also seeks a special permit under §9.13.e to share parking spaces with the existing uses on the property. IA zone. Ward 2.
Date(s) of Hearing(s):	8/19
Planning Board Action:	No Planning Board at this time.
ZBA Action:	---
Current Status:	The Applicant has submitted a written request to continue the application to September 16, 2009.

<b>74 Cedar Street (Case #ZBA 2009-31)</b>	
Applicant:	Gregory Carleton
Property Owner:	Gregory Carleton
Agent:	Derrick Snare
Legal Notice:	Applicant & Owner Gregory Carleton seeks a special permit under §4.4.1 to expand a nonconforming two-family residential structure by constructing a shed dormer and two gable dormers to the sides of the house to create a third story. RB zone. Ward 5.
Date(s) of Hearing(s):	8/19
Planning Board Action:	No Planning Board Report at this time.
ZBA Action:	---
Current Status:	The Applicant has submitted a written request to continue the application to September 2, 2009.

<b>56 Church Street (Case #ZBA 2009-34)</b>	
Applicant:	Michael Loranger
Property Owner:	Mark Dunn
Agent:	N/A
Legal Notice:	Applicant Michael Loranger & Owner Mark Dunn seek a special permit under §4.4.1 in order to enclose an approximately 130 sf first floor porch in the required side yard setback. RB zone. Ward 3.
Date(s) of Hearing(s):	8/19
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	---
Current Status:	The Applicant has submitted a written request to continue the application to September 2, 2009.



**New Cases to be Opened and Heard this Evening**

<b>7 Harrison Street (Case #ZBA 2009-32)</b>	
Applicant:	John Downie
Property Owner:	Angel Saez-Badillos
Agent:	N/A
Legal Notice:	Applicant John Downie & Owner Angel Saez-Badillos seek a special permit under §4.4.1 to expand a nonconforming single-family residential structure by adding a 110 s.f. second story addition over an existing structure on the side and a deck with a 140 s.f. addition over it in the back of the dwelling. RB zone. Ward 2.
Date(s) of Hearing(s):	8/19
Planning Board Action:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on August 19, 2009.

<b>196 Pearl Street (Case #ZBA 2009-33)</b>	
Applicant:	Qui Vo
Property Owner:	Qui Vo
Agent:	N/A
Legal Notice:	Applicant & Owner Qui Vo seek a special permit under §4.4.1 to construct a deck within the required rear yard setback. RB zone. Ward 5.
Date(s) of Hearing(s):	8/19
Planning Board Action:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on August 19, 2009.

<b>16 Avon Street (Case #ZBA 2009-35)</b>	
Applicant:	IPL Realty Trust, David Levy, Trustee
Property Owner:	IPL Realty Trust, David Levy, Trustee
Agent:	N/A
Legal Notice:	Applicant & Owner IPL Realty Trust, David Levy, Trustee seeks a special permit under §4.4.1 in order to construct a 12.5 ft wide dormer in the required side yard setback. RA zone. Ward 3.
Date(s) of Hearing(s):	8/19
Planning Board Action:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on August 19, 2009.

**Other Business**