



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

*PLANNING DIVISION*

Herbert F. Foster, Jr.  
Orsola Susan Fontano  
Richard Rossetti

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

**AGENDA**

**Zoning Board of Appeals**  
**Aldermanic Chambers, 2<sup>nd</sup> Floor, City Hall, 93 Highland Avenue**  
**Wednesday, August 3, 2011**  
**DECISIONS 6:00 P.M. followed by New HEARINGS**

**Previously Opened Cases to be Heard**

<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, 8/3
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Voted on July 13, 2011 to continue the application to August 3, 2011.
Current Status:	Will be heard on August 3, 2011.



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<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, 8/3
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted to continue the application to August 3, 2011.
Current Status:	Will be heard on August 3, 2011.

### New Cases to be Opened and Requesting a Continuance

<b>52 Franklin Street (Case #ZBA 2010-74)</b>	
Applicant:	James Erb
Property Owner:	Maria Freitas
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant, James Erb, and Owner, Maria Freitas, seek a special permit (SZO §4.4.1, §5.1) to allow the expansion of an existing nonconforming single family structure in order to construct a three family dwelling. RB zone/ Ward 1.
Date(s) of Hearing(s):	8/3
Staff Recommendation:	None at this time.
ZBA Action:	---
Current Status:	The Applicant has submitted a written request to continue the application to August 17, 2011.

<b>13 Robinson Street (Case #ZBA 2011-57)</b>	
Applicant:	Alice Grossman
Property Owner:	Alice Grossman
Agent:	Jennifer Mello
Legal Notice:	Applicant and owner, Alice Grossman, seeks a Special Permit under SZO §4.4.1 to convert the existing roof over the first floor wing into a deck on the rear of an existing one family residence. RA zone/Ward 5
Date(s) of Hearing(s):	8/3
Staff Recommendation:	None at this time.
ZBA Action:	---
Current Status:	The Applicant has submitted a written request to continue the application to August 17, 2011.



**New Cases to be Opened and Heard**

<b>343, 345, 349 &amp; 351 Summer Street (Case #ZBA 2011-54)</b>	
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 §7.3 and §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 8,300 gross square foot private, non-profit club, a Special Permit with Site Plan Review under §7.11.11.10.b to establish a 15-space commercial parking lot, and a Special Permit under §9.13.b to modify parking design standards, in order to develop a new two to three story mixed-use building consisting of a VFW hall and 31 residential units as well as parking for commercial use and for on-site activities. CBD and RA zones. Ward 6.
Date(s) of Hearing(s):	8/3
Staff Recommendation:	Staff is recommending peer review prior to opening of hearing (see other business below).
ZBA Action:	---
Current Status:	Applicant will request continuance until peer review is completed. Continuance date to be determined at the meeting on August 3, 2011.

<b>11 Sargent Avenue (Case #ZBA 2011-55)</b>	
Applicant:	Guy Mirisola
Property Owner:	Guy Mirisola
Agent:	Jim Johnson
Legal Notice:	Applicant and Owner, Guy Mirisola, seeks a special permit to alter a nonconforming structure under SZO §4.4.1 to construct rear egress stairways from the first and second floors on the rear side of an existing two-family residence. RB zone/Ward 4.
Date(s) of Hearing(s):	8/3
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will ne heard on August 3, 2011.

<b>27 Oxford Street (Case #ZBA 2011-56)</b>	
Applicant:	George Lauer
Property Owner:	George Lauer
Agent:	Ben Dryer
Legal Notice:	Applicant and Owner, Georg Lauer, seeks a special permit to alter a nonconforming structure under SZO §4.4.1 to reduce the rear of the structure to one story, construct an approximately 500 gross square foot addition in the rear, and alter window openings on the façades of an existing single-family residence. RA zone/Ward 3.
Date(s) of Hearing(s):	8/3
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---



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Current Status:	Will be heard on August 3, 2011.
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<b>237 Holland Street (Case #ZBA 2011-58)</b>	
Applicant:	Huseyin Akgun
Property Owner:	Kosta Ligris
Agent:	N/A
Legal Notice:	Applicant, Huseyin Akgun, and Owner, Kosta Ligris, seek a special permit to increase the number of seats in the restaurant and waive the requirement for 2 parking spaces. Zone NB / Ward 7.
Date(s) of Hearing(s):	8/3
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on August 3, 2011.

### Other Business

Vote to Authorize the Staff to Collect and Expend Funds for the Board under MGL Section 44 Chapter 53G for hiring a Licensed Site Professional to develop a peer review report for environmental soil testing at 343-351 Summer Street.

*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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