



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

ZONING BOARD OF APPEALS

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 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, August 5, 2009
DECISIONS 6:00 P.M. followed by New HEARINGS

Previously continued cases to future dates

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, 7/15, 8/5
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:	Previously voted on July 15, 2009 to continue the case to August 19, 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, 6/24, 7/15, 8/5
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:	Previously voted on July 15, 2009 to continue the case to August 19, 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, 6/24, 7/15, 8/5
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:	Previously voted on July 15, 2009 to continue the case to August 19, 2009.

Previously Opened Cases Requesting Continuances

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, 6/24, 7/15, 8/5
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Voted on July 15, 2009 to grant the Applicant's request for a continuance to August 5, 2009.
Current Status:	Applicant has submitted a written request to continue the application to August 19, 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, 7/15, 8/5
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Voted on July 15, 2009 to grant the Applicant's request for a continuance to August 5, 2009.
Current Status:	Applicant has submitted a written request to continue the application to August 19, 2009.



Previously Opened Cases to be Heard this Evening

65 Lowden Avenue (Case #ZBA 2009-18)	
Applicant:	Steven Saltman
Property Owner:	Steven Saltman
Agent:	N/A
Legal Notice:	Applicant & Owner Steven Saltman seeks a special permit under §4.4.1 in order to alter a non-conforming garage by constructing a deck on the roof and a stairway leading to the deck. RA zone. Ward 6.
Date(s) of Hearing(s):	7/15, 8/5
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Voted on July 15, 2009 to continue the application to August 5, 2009.
Current Status:	Will be heard on August 5, 2009.

45 Day Street (Case #ZBA 2009-21)	
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
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Voted on July 15, 2009 to grant the Applicant's request for a continuance to August 5, 2009.
Current Status:	Will be heard on August 5, 2009.

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, 7/15, 8/5
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Voted on July 15, 2009 to continue the application to August 5, 2009.
Current Status:	Will be heard on August 5, 2009.



100 Fellsway West (ZBA #2009-03)	
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
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Voted on July 15, 2009 to grant the Applicant's request for a continuance to August 5, 2009.
Current Status:	Will be heard on August 5, 2009.

67-69 Woods Avenue (Case #ZBA 2009-19)	
Applicant:	Beth & Joseph Teves
Property Owner:	Mary Risser
Agent:	N/A
Legal Notice:	Applicants Beth & Joseph Teves & Owner Mary Risser seek a variance from SZO §8.6.17 in order to install an above ground pool at a distance of three feet from the rear and side lot lines; and a special permit under §4.4.1 to increase an existing nonconformity by reducing the landscaping area. RA zone. Ward 7.
Date(s) of Hearing(s):	7/15, 8/5
Planning Board Action:	Unable to recommend approval of Variance Recommends conditional approval of Special Permit
ZBA Action:	Voted on July 15, 2009 to continue the application to August 5, 2009.
Current Status:	Will be heard on August 5, 2009.

New Cases to be Opened and Requesting Continuances

32 Linden Ave (Case #ZBA 2009-26)	
Applicant:	Steve Liakos
Property Owner:	Steve Liakos
Agent:	Jon Lannan, AIA
Legal Notice:	Applicant & Owner Steve Liakos seeks Special Permit approval under SZO §4.4.1 for an increase of the gross floor area of an existing non-conforming structure by more than 25 percent in order to construct an approximately 850sf third story addition. The applicant also seeks Special Permit approval under SZO §9.13.a in order to not provide one required parking space. RB zone. Ward 5.
Date(s) of Hearing(s):	8/5
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	---
Current Status:	Applicant has submitted a written request to continue the application to September 2, 2009.



57 Dane St (Case #ZBA 2009-29)	
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
Planning Board Action:	Recommends conditional approval.
ZBA Action:	---
Current Status:	The Applicant has submitted a written request to continue the application to August 19, 2009.

New Cases to be Opened and Heard this Evening

10 Hersey St (Case #ZBA 2009-28)	
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:	---
Current Status:	Will be heard on August 5, 2009.

Other Business

