



CITY OF SOMERVILLE, MASSACHUSETTS
 ZONING BOARD OF APPEALS
 JOSEPH A. CURTATONE, MAYOR

Herbert F. Foster, Jr., Chairman
 Orsola Susan Fontano, Clerk

Richard Rossetti
 T.F. Scott Darling, III, Esq.
 Danielle Fillis
 Elaine Severino (Alt.)

AGENDA

**Aldermanic Chambers, 2nd Floor, City Hall, 93 Highland Avenue,
 Wednesday, August 6, 2008
DECISIONS 6:00 P.M. followed by New HEARINGS**

CASES CONTINUED FROM PREVIOUS HEARINGS

135 Willow Avenue (AKA 131 Willow Avenue) (Case #ZBA 2004-05-R0208)	
Applicant:	131 Willow Avenue, LLC
Property Owner:	131 Willow Avenue, LLC
Agent:	Adam Dash, Esq.
Legal Notice:	Seeks a revision to Special Permit 2004-05 to allow for the continued existence of the porch roof, doors and windows. RC zone. Ward 6.
Date(s) of Hearing(s):	3/5, 3/19, 4/2 & 4/16, 5/7 & 5/21, 6/4, 6/18, 7/9 & 7/23/08
Planning Board Action:	N/A
ZBA Action:	Voted on July 23, 2008 to grant the Applicant's request for a continuance to August 6, 2008.
Current Status:	The Applicant will request a continuance to September 3, 2008.

30 College Avenue (Case# ZBA 2007-29)	
Applicant:	D.F. Valente
Property Owner:	Mouhab Rizkallah
Agent:	N/A
Legal Notice:	The ZBA will reopen proceedings for a special permit (#ZBA2007-29) sought by Owner M.Z. Rizkallah and Applicant D.F. Valente, in order to hold a new hearing on the applicant's request to construct a new front addition, an exterior stairway, and a third floor onto an existing building (SZO §4.4.1). CBD zone. Ward 6.
Date(s) of Hearing(s):	7/11/07 5/21/08, 6/4, 6/18, 7/9 & 7/23/08
Planning Board Action:	--
ZBA Action:	Voted on July 23, 2008 to grant the Applicant's request for a continuance to August 6, 2008.
Current Status:	Will be heard on August 6, 2008.

44 Park Street (Case #ZBA 2008-24)	
Applicant:	44 Park Street, LLC
Property Owner:	MALDEMER, LLC
Agent:	Nick Iannuzzi, Esq.
Legal Notice:	Applicant: 44 Park Street, LLC & Owner: MALDEMER, LLC seek a Special Permit with Site Plan Review for 89 dwelling units, and variances for parking, minimum lot area per dwelling unit, and number of stories (4 proposed). RC zone. Ward 2.
Date(s) of Hearing(s):	7/9 & 7/23/08
Planning Board Action:	No Planning Board Report at this time.
ZBA Action:	Voted on July 23, 2008 to grant the Applicant's request for a continuance to August 20, 2008.
Current Status:	Voted on at previous hearing to be continued to August 20, 2008.

48 Hudson Street (Case #ZBA 2008-28)	
Applicant:	Jim Gilbert
Property Owner:	Jim Gilbert
Agent:	N/A
Legal Notice:	Applicant & Owner: Jim Gilbert seeks a special permit to operate a hobby kennel as an accessory residential use under SZO §7.11.4.i. RA zone. Ward 5.
Date(s) of Hearing(s):	7/23/08
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	Voted on July 23, 2008 to grant the Applicant's request for a continuance to August 20, 2008.
Current Status:	Voted on at previous hearing to be continued to August 20, 2008.

261 Highland Avenue (Case #ZBA 2008-29)	
Applicant:	Natasha Onken
Property Owner:	Natasha Onken
Agent:	Michael Nionakis
Legal Notice:	Applicant & Owner: Natasha Onken seeks a special permit under SZO §4.4.1 to construct a roof deck that is approximately 10 feet by 20 feet. RC zone. Ward 3.
Date(s) of Hearing(s):	7/23/08
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Voted on July 23, 2008 to continue the application to August 6, 2008 in order for a site visit to be performed.
Current Status:	Will be heard on August 6, 2008.

9 Pitman Street/18 Beech Street (Case #ZBA 2008-30)	
Applicant:	Howard Shen, Architect
Property Owner:	Thomas Shen
Agent:	Adam Dash, Esq.
Legal Notice:	Applicant: Howard Shen & Owner: Thomas Shen seek a special permit under SZO §4.4.1 for the alteration of a non-conforming structure in order to reconstruct a non-conforming 5-family dwelling. RB zone. Ward 3.
Date(s) of Hearing(s):	7/23/08
Planning Board Action:	No Planning Board at this time.
ZBA Action:	Voted on July 23, 2008 to grant the Applicant's request for a continuance to September 3, 2008.
Current Status:	Voted on at previous hearing to be continued to September 3, 2008.

2-10 Highland Road (Case #ZBA 2008-31)	
Applicant:	Alan Peterson
Property Owner:	Richard & Nina Suchecki
Agent:	N/A
Legal Notice:	Applicant: Alan Peterson & Owner: Richard & Nina Suchecki seek Special Permit approval under SZO §4.4.1 for the alteration of a non-conforming structure in order to construct two townhouses. RA zone. Ward 6.
Date(s) of Hearing(s):	7/23/08
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Voted on July 23, 2008 to continue the application to August 6, 2008 for a site visit to be performed.
Current Status:	Will be heard on August 6, 2008.

43 Russell Road (Case #ZBA 2008-32)	
Applicant:	Lancer Contracting
Property Owner:	Cynthia Dill & Boris Goldowsky
Agent:	E. Kirton, Architect
Legal Notice:	Applicant: Lancer Contracting & Owner: Cynthia Dill & Boris Goldowsky seek Special Permit approval under SZO §4.4.1 for the alteration of a non-conforming structure in order to construct three dormers. RA zone. Ward 7.
Date(s) of Hearing(s):	7/23/08
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	Voted on July 23, 2008 to approve Applicant's request for a continuance to August 20, 2008.
Current Status:	Voted on at previous hearing to be continued to August 20, 2008.

OTHER BUSINESS