



**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, September 21, 2011**  
**DECISIONS 6:00 P.M. followed by New HEARINGS**

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

<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, 8/17, 9/7, 9/21
Staff Recommendation:	None at this time.
ZBA Action:	Voted on September 7, 2011 to continue the application to September 21, 2011.
Current Status:	The Applicant will submit a written request to continue the application to October 5, 2011.



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<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, 8/17, 9/7, 9/21
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on September 7, 2011 to continue the application to September 21, 2011.
Current Status:	The Applicant will submit a written request to continue the application to October 5, 2011.

<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, 8/17, 8/24, 9/6, 9/7, 10/5
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on September 7, 2011 to continue the application to October 5, 2011 at 7:00 PM.
Current Status:	Will be heard on October 5, 2011 at 7:00 PM.

### Previously Opened Case to be Heard

<b>23 Porter Street (Case #ZBA 2011-60)</b>	
Applicant:	Lalo Development, LLC
Property Owner:	Lalo Development, LLC
Agent:	Richard G. Di Girolamo, Esq.
Legal Notice:	Applicant and Owner Lalo Development, LLC seeks a special permit to alter a nonconforming structure under SZO §4.4.1 to construct a 2½ story addition in the rear of an existing three-family dwelling. RB zone. Ward 3.
Date(s) of Hearing(s):	8/17, 9/7, 9/21
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on September 7, 2011 to continue the application to September 21, 2011.
Current Status:	Will be heard on September 21, 2011.



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<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, 8/17, 9/7, 9/21
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Voted on September 7, 2011 to continue the application to September 21, 2011.
Current Status:	Will be heard on September 21, 2011.

### New Cases to be Opened that are Requesting a Continuance

<b>149 - 151 Washington Street (Case #ZBA 2011-69)</b>	
Applicant:	Stephen Krol
Property Owner:	Central San Diego LLC
Agent:	N/A
Legal Notice:	Applicant Stephen Krol and Owner Central San Diego LLC, seek a Special Permit with Design Review under SZO §7.11.8.13.a to establish a tattoo parlor. BB zone. Ward 1.
Date(s) of Hearing(s):	9/21
Staff Recommendation:	None at this time.
ZBA Action:	---
Current Status:	The Applicant will submit a written request to continue the application to October 5, 2011.

### New Cases to be Opened and Heard

<b>1323 Broadway (Case #ZBA 2011-62)</b>	
Applicant:	Volunteers of America of Massachusetts, Inc.
Property Owner:	CASCAP Realty, Inc.
Agent:	Peter Caro
Legal Notice:	Applicant Volunteers of America of Massachusetts, Inc. and Owner CASCAP Realty, Inc., seek a Special Permit with Site Plan Review to establish more than three dwelling units under SZO §7.3 and a Special Permit under SZO §9.13 to modify parking and loading standards to establish a Group Residence and 7 affordable units. RB zone. Ward 7.
Date(s) of Hearing(s):	9/21
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on September 21, 2011.



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<b>33 Paulina Street (Case #ZBA 2011-63)</b>	
Applicant:	Eric Stange, Barbara Costa & Margit Stange
Property Owner:	Eric Stange, Barbara Costa & Margit Stange
Agent:	Katharine MacPhail
Legal Notice:	Applicant and Owner, Eric Stange, Barbara Costa, & Margit Stange, seek a special permit to alter a nonconforming structure under SZO §4.4.1 to replace and alter an existing three-story deck attached to the rear of an existing three-family residence. RA zone. Ward 7.
Date(s) of Hearing(s):	9/21
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on September 21, 2011.

<b>39 Adrian Street (Case #ZBA 2011-61)</b>	
Applicant:	Kelly Liu
Property Owner:	Kelly Liu
Agent:	N/A
Legal Notice:	Applicant and Owner Kelly Liu seeks a special permit to alter a nonconforming structure under SZO §4.4.1 to construct dormers on an existing two-family residence. RB zone. Ward 2.
Date(s) of Hearing(s):	9/21
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on September 21, 2011.

<b>70 Inner Belt Road (Case #ZBA 2007-63-R2-8/2011)</b>	
Applicant:	CoreSite Real Estate 70 Inner Belt, LLC
Property Owner:	CoreSite Real Estate 70 Inner Belt, LLC
Agent:	David Hopper
Legal Notice:	Applicant and Owner CoreSite Real Estate 70 Inner Belt, LLC seek a revision to Special Permit with Site Plan Review (SPSR) (ZBA2007-63) under SZO §5.3.8 in order to substantially renovate the building façade. The original SPSR was for the expansion of an existing 22,667 sf data storage use (§7.11.15.1.c) within the second floor of an existing building for a total of 61,436 s.f. Prior revisions include ZBA 2007-63-R0308 and ZBA 2007-63-R0808 which consisted of increasing the use by approx 141,000 sf and altering the site. IA zone. Ward 1.
Date(s) of Hearing(s):	9/21
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard September 21, 2011.



<b>400 Highland Avenue (Case #ZBA 2011-64)</b>	
Applicant:	Open Center for Children
Property Owner:	400 Highland Avenue, LLC
Agent:	O'Donovan, Dwyer and O'Flaherty
Legal Notice:	Applicant Open Center for Children and Owner 400 Highland Ave. LLC seek a special permit under SZO §9.13 to waive the requirement to provide 2 parking spaces in order to establish a day care center on the second floor of an existing building. CBD Zone. Ward 6.
Date(s) of Hearing(s):	9/21
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard September 21, 2011.

<b>1100 Broadway (Case #ZBA 2011-65)</b>	
Applicant:	Laurie Bourgeois
Property Owner:	Guido Musch
Agent:	N/A
Legal Notice:	Applicant Laurie Bourgeois and Owner Guido Musch, seek a special permit to alter a nonconforming structure under SZO §4.4.1 to construct a one story addition in the rear of an existing single-family residence. RA zone. Ward 7.
Date(s) of Hearing(s):	9/21
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard September 21, 2011.

<b>363 Highland Avenue (Case #ZBA 2011-66)</b>	
Applicant:	Spy Pond Assoc., Inc.
Property Owner:	Spy Pond Assoc., Inc.
Agent:	James Freeman, Freeman Realty Assoc., Inc.
Legal Notice:	Applicant & Owner, Spy Pond Associates, Inc., seek a Special Permit to alter a nonconforming structure under SZO §4.4.1 to install seven (7) skylights on the roof of the western portion of the existing single-story commercial building. CBD zone. Ward 6.
Date(s) of Hearing(s):	9/21
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard September 21, 2011.



<b>48 Newbury (Case #ZBA 2011-67)</b>	
Applicant:	Gerald Britton & Grace Kessenich
Property Owner:	Gerald Britton & Grace Kessenich
Agent:	N/A
Legal Notice:	Applicant and Owner Gerald Britton & Grace Kessenich seek a special permit to alter a nonconforming structure under SZO §4.4.1 to construct a covered porch and stairs for a new front entryway and add an approx 100 ft addition to the 3rd story with a hipped roof and rear balcony on an existing single-family residence. RB zone. Ward 7.
Date(s) of Hearing(s):	9/21
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard September 21, 2011.

<b>110 Josephine Avenue (Case #ZBA 2011-68)</b>	
Applicant:	Glen Nuckolls
Property Owner:	Glen Nuckolls and Genevieve Walsh
Agent:	N/A
Legal Notice:	Applicant Glen Nuckolls and Owners Glen Nuckolls and Genevieve Walsh seek a special permit to alter a nonconforming structure under SZO §4.4.1 to construct an approx 110 sf deck on a garage attached to an existing two-family residence. RA zone. Ward 6.
Date(s) of Hearing(s):	9/21
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard September 21, 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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