



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

PLANNING DIVISION

Herbert F. Foster, Jr.
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 Richard Rossetti

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

AGENDA

Zoning Board of Appeals
Aldermanic Chambers, 2nd Floor, City Hall, 93 Highland Avenue
Tuesday, September 6, 2011
DECISIONS 6:00 P.M. followed by New HEARINGS

Previously Opened Case to be Heard

343, 345, 349 & 351 Summer Street (Case #ZBA 2011-54)	
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
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on August 24, 2011 to continue the application to a special hearing on September 6, 2011.
Current Status:	Will be heard on September 6, 2011.



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Previously Opened Cases Continued to a Future Date

13 Robinson Street (Case #ZBA 2011-57)	
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
Staff Recommendation:	None at this time.
ZBA Action:	Voted on August 17, 2011 to continue the application to September 7, 2011.
Current Status:	Continued at previous hearing to September 7, 2011.

11 Sargent Avenue (Case #ZBA 2011-55)	
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
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on August 17, 2011 to continue the application to September 7, 2011.
Current Status:	Continued at previous hearing to September 7, 2011.

35R Lexington Avenue (Case #ZBA 2009-45)	
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
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Voted on August 17, 2011 to continue the application to September 7, 2011.
Current Status:	Continued at previous hearing to September 7, 2011.



23 Porter Street (Case #ZBA 2011-60)	
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
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on August 17, 2011 to continue the application to September 7, 2011.
Current Status:	Continued at previous hearing to September 7, 2011.

Other Business

Plans and reports are available at the City of Somerville website at the following link:

www.somervillema.gov/planningandzoning/reports



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