



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, 2nd Floor, City Hall, 93 Highland Avenue
Wednesday, September 7, 2011
DECISIONS 6:00 P.M. followed by New HEARINGS

Previously Opened Cases that are Requesting a Continuance

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, 9/7
Staff Recommendation:	None at this time.
ZBA Action:	Voted on August 17, 2011 to continue the application to September 7, 2011.
Current Status:	The Applicant has submitted a written request to continue the application to September 21, 2011.



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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, 9/7
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on August 17, 2011 to continue the application to September 7, 2011.
Current Status:	The Applicant has submitted a written request to continue the application to September 21, 2011.

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 to continue the application to September 6, 2011.
Current Status:	Pending outcome of special ZBA meeting held on September 6, 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.



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

New Cases to be Opened that are Requesting a Continuance

39 Adrian Street (Case #ZBA 2011-61)	
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):	9/7
Staff Recommendation:	None at this time.
ZBA Action:	---
Current Status:	The Applicant will submit a written request to continue the application to September 21, 2011.



70 Inner Belt Road: (Case #ZBA 2007-63-R2-8/2011)	
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):	9/7
Staff Recommendation:	None at this time.
ZBA Action:	---
Current Status:	The Applicant will submit a written request to continue the application to September 21, 2011.

New Cases to be Opened and Heard

1323 Broadway (Case #ZBA 2011-62)	
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):	9/7
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on September 7, 2011.

33 Paulina Street (Case #ZBA 2011-63)	
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):	9/7



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Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on 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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