



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
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ZONING BOARD OF APPEALS AGENDA

Aldermanic Chambers, 2nd Floor, City Hall, 93 Highland Avenue
Wednesday, November 28, 2012
DECISIONS 6:00 P.M. followed by New HEARINGS

Previously Opened Cases that are Requesting a Continuance

63 Boston Street (Case # ZBA 2012-37)	
Applicant:	David & Renee Scott
Property Owner:	David & Renee Scott
Agent:	N/A
Legal Notice:	Applicants and Owners, David and Renee Scott, seek a Special Permit under SZO §4.4.1 to alter a nonconforming structure and a Variance under SZO §5.5 for relief from the building height requirement under SZO §8.5.F to construct a third story addition on the rear of an existing two-family dwelling. RA zone. Ward 3.
Date(s) of Hearing(s):	6/6, 6/20, 7/11, 8/1, 8/15, 9/5, 9/19, 10/17, 11/7, 11/28
Staff Recommendation:	Special Permit – Recommends conditional approval. Variance – Unable to recommend approval.
ZBA Action:	Voted on October 17, 2012 to continue the application to November 28, 2012.
Current Status:	The Applicant will submit a written request to continue the application to December 12, 2012.



106 Orchard Street (Case # ZBA 2012-23)	
Applicant:	Sapna Mehtani
Property Owner:	Sapna Mehtani
Agent:	Richard G. Di Girolamo, Esq.
Legal Notice:	Applicant and Owner Sapna Mehtani, seeks a Special Permit to alter a nonconforming structure under SZO §4.4.1 to construct a two story addition in the rear of an existing single-family residence and a Special Permit under SZO §9.13.a for relief from one parking space to add an additional dwelling unit to the property. RB zone. Ward 6.
Date(s) of Hearing(s):	4/18, 5/2, 5/16, 6/6, 6/20, 7/11, 8/1, 8/15, 9/19, 10/3, 10/17, 11/7, 11/28
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on November 7, 2012 to continue the application to November 28, 2012.
Current Status:	The Applicant will submit a written request to continue the application to December 12, 2012.

30 Wallace Street (Case # ZBA 2012-56)	
Applicant:	Peter Heller
Property Owner:	Peter Heller
Agent:	N/A
Legal Notice:	Applicant and Owner Peter Heller seeks a Special Permit under SZO §4.4.1 to make façade alterations to the existing nonconforming single-family structure and to convert the existing attached garage into living space. RA zone. Ward 6.
Date(s) of Hearing(s):	8/1, 8/15, 9/5, 9/19, 10/3, 10/17, 11/7, 11/28
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on November 7, 2012 to continue the application to November 28, 2012.
Current Status:	The Applicant will submit a written request to continue the application to December 12, 2012.

32 Hinckley Street (Case # ZBA 2012-58)	
Applicant:	Middlesex Enterprises, LLC
Property Owner:	Middlesex Enterprises, LLC
Agent:	Richard G. Di Girolamo, Esq.
Legal Notice:	Applicant and Owner Middlesex Enterprises, LLC, seeks Special Permits with Site Plan Review under SZO §7.2 and §7.3 to construct a second principal structure on the lot containing three additional dwelling units, resulting in five total dwelling units at the property. RB zone. Ward 5.
Date(s) of Hearing(s):	8/1, 8/15, 9/5, 10/17, 11/7, 11/28
Staff Recommendation:	None at this time.
ZBA Action:	Voted on November 7, 2012 to continue the application to November 28, 2012.
Current Status:	The Applicant will submit a written request to continue the application to December 12, 2012.

Previously Opened Cases to be Heard

1 & 2 Village Terrace (Case # ZBA 2011-77)	
Applicant:	Douglas Beudet
Property Owner:	Douglas Beudet
Agent:	Richard G. Di Girolamo, Esq.
Legal Notice:	Applicant & Owner Douglas Beudet seeks a Special Permit to establish 5 dwelling units under SZO §7.11.1.c in two structure with 5 parking spaces and a Special Permit to alter a nonconforming structure under sec 4.4.1. The Applicant also seeks a parking variance for 3 spaces (§5.5 &9.5). RC Zone / Ward 2.
Date(s) of Hearing(s):	3/14, 4/4, 4/18, 5/2, 5/16, 6/6, 6/20, 7/11, 8/1, 8/15, 10/3, 10/17, 11/7, 11/28
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on November 7, 2012 to continue the application to November 28, 2012.
Current Status:	Will be heard on November 28, 2012.

11 Linden Avenue (Case # ZBA 2012-27)	
Applicant:	Linden Tree Realty Trust
Property Owner:	Linden Tree Realty Trust
Agent:	Richard G. Di Girolamo, Esq.
Legal Notice:	Applicant and Owner Linden Tree Realty Trust, seek a Special Permit with Site Plan Review under SZO §7.2 to construct a second principal structure at the property containing two additional dwelling units and a Special permit under SZO §9.13.b to modify parking design standards. RB zone. Ward 5.
Date(s) of Hearing(s):	5/2, 6/6, 6/20, 7/11, 8/1, 8/15, 9/5, 9/19, 10/3, 10/17, 11/7, 11/28
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on November 7, 2012 to continue the application to November 28, 2012.
Current Status:	Will be heard on November 28, 2012.

Other Business

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

www.somervillema.gov/planningandzoning/reports

