



CITY OF SOMERVILLE, MASSACHUSETTS
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ZONING BOARD OF APPEALS AGENDA

Aldermanic Chambers, 2nd Floor, City Hall, 93 Highland Avenue
Wednesday, November 7, 2012
DECISIONS 6:00 P.M. followed by New HEARINGS

Cases Previously Continued to a Future Date

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
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:	Previously continued to November 28, 2012.

Previously Opened Cases that are Requesting a Continuance

1 & 2 Village Terrace (Case # ZBA 2011-77)	
Applicant:	Douglas Beaudet
Property Owner:	Douglas Beaudet
Agent:	Richard G. Di Girolamo, Esq.
Legal Notice:	Applicant & Owner Douglas Beaudet 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
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on October 17, 2012 to continue the application to November 7, 2012.
Current Status:	The Applicant will submit a written request to continue the application to November 28, 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
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on October 17, 2012 to continue the application to November 7, 2012.
Current Status:	The Applicant will submit a written request to continue the application to 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
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on October 17, 2012 to continue the application to November 7, 2012.
Current Status:	The Applicant will submit a written request to continue the application to November 28, 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
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on October 17, 2012 to continue the application to November 7, 2012.
Current Status:	The Applicant will submit a written request to continue the application to November 28, 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
Staff Recommendation:	None at this time.
ZBA Action:	Voted on October 17, 2012 to continue the application to November 7, 2012.
Current Status:	The Applicant will submit a written request to continue the application to November 28, 2012.

Previously Opened Cases to be Heard

5 Hall Avenue (Case # ZBA 2012-62)	
Applicant:	Hall Avenue, LLC
Property Owner:	Hall Avenue, LLC
Agent:	Richard G. Di Girolamo, Esq.
Legal Notice:	Applicant/Owner Hall Avenue, LLC in order to convert an existing structure into a 3-family dwelling seek a variance (SZO §5.5) for lot area per dwelling unit (§8.5.b) and special permit (§5.1) for alteration to a nonconforming structure (§4.4.1) to construct a 241 sf rear deck. RB zone. Ward 6.
Date(s) of Hearing(s):	8/15, 9/5, 9/19, 10/3, 10/17, 11/7
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on October 17, 2012 to continue the application to November 7, 2012.
Current Status:	Will be heard on November 7, 2012.



146 Hudson Street (Case # ZBA 2012-76)	
Applicant:	Hudson Street, LLC
Property Owner:	Hudson Street, LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant/Owner, Hudson Street, LLC, seek a Special Permit under SZO §4.4.1 to alter a structure on a nonconforming lot to construct 3 dwelling units in an approx 5,200 sf building and 6 parking spaces. RB/RC zone. Ward 5.
Date(s) of Hearing(s):	10/17, 11/7
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on October 17, 2012 to continue the application to November 7, 2012.
Current Status:	Will be heard on November 7, 2012.

263 Elm Street, a/k/a 5 Davis Square (Case # ZBA 2012-78)	
Applicant:	NE Frog Pond, LLC
Property Owner:	The 5 Davis Square, LLC
Agent:	Adam Dash, Esq.
Legal Notice:	Owner, The 5 Davis Square, LLC, and Applicant, NE Frog Pond LLC, seek a Special Permit with Design Review under SZO §7.11.10.2.1.a to establish a fast order food establishment (frozen yogurt parlor), a Special Permit under SZO §4.4.1 to modify the existing storefront, including window openings, and a Special Permit under SZO §9.13.a for relief from parking requirements. CBD Zone. Ward 6.
Date(s) of Hearing(s):	10/17, 11/7
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on October 17, 2012 to continue the application to November 7, 2012.
Current Status:	Will be heard on November 7, 2012.

New Cases to be Opened and Heard

24-28 Dane Street (Case #ZBA 2012-85)	
Applicant:	James Ward
Property Owner:	JWF, LLC
Agent:	N/A
Legal Notice:	Applicant, James Ward, and Owner, JWF, LLC, seek a special permit for shared parking under SZO §9.13.e between Demoulas Supermarket and the Ames Business Park property for 7 parking spaces. IA zone. Ward 2.
Date(s) of Hearing(s):	11/7
Staff Recommendation:	Recommends approval.
ZBA Action:	---
Current Status:	Will be heard on November 7, 2012.

862 Broadway (Case #ZBA 2012-86)	
Applicant:	Amber Lee
Property Owner:	Charles Kostopoulos
Agent:	N/A
Legal Notice:	Applicant, Amber Lee, and Owner, Charles Kostopoulos, seek a Special Permit under SZO §4.5.1 to change the nonconforming use from a message therapy medical office to a personal training studio and a Special Permit under SZO §9.13.a for relief from parking requirements. RB district. Ward 7.
Date(s) of Hearing(s):	11/7
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on November 7, 2012.

Other Business

Plans and reports are available at the City of Somerville website at the following link:
www.somervillema.gov/planningandzoning/reports

