



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

PLANNING DIVISION

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

AGENDA

Zoning Board of Appeals
Aldermanic Chambers, 2nd Floor, City Hall, 93 Highland Avenue
Wednesday, November 3, 2010
DECISIONS 6:00 P.M. followed by New HEARINGS

New Cases to be Opened that are Requesting a Continuance

75 Myrtle Street (Case #ZBA 2010-59)	
Applicant:	T-Mobile Northeast, LLC
Property Owner:	Somerville Housing Authority
Agent:	Jackie Slaga
Legal Notice:	Applicant T-Mobile Northeast LLC and Owner Somerville Housing Authority seek a special permit with site plan review (SZO §7.11.15.3 and SZO §14) to allow the construction of a wireless communications facility, consisting of two stealth enclosed units with antennae, and a special permit (SZO §4.4.1) to further exceed a non-conforming height. One stealth unit is located on top of the existing penthouse and the other is on the northeast corner of the roof. RC Zone. Ward 1.
Date(s) of Hearing(s):	11/3
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	---
Current Status:	The Applicant will submit a written request to continue the application to November 17, 2010.



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35R Lexington Avenue (Case #ZBA 2009-45)	
Applicant:	Christos Poutahidis
Property Owner:	Christos Poutahidis
Agent:	
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 dwellings) on a lot (§7.2) and a Special Permit to alter a nonconforming structure (§5.1 & §4.4.1). RA zone. Ward 5.
Date(s) of Hearing(s):	11/3
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	---
Current Status:	The Applicant will submit a written request to continue the application to November 17, 2010.

26 Weston Avenue (Case #ZBA 2010-58)	
Applicant:	26 Weston Avenue Dev Co, LLC
Property Owner:	Reune, Inc.
Agent:	Terrence P. Morris, Esq.
Legal Notice:	Applicant: 26 Weston Avenue Dev Co LLC & Owner: Reune, Inc. seek a special permit with site plan review (SZO §5.2) to allow the construction of a 17 unit multi-family dwelling with required affordable housing component (per SZO §7.3), and a special permit to use tandem parking spaces to meet parking requirements (SZO §9.13) . RB zone. Ward 7.
Date(s) of Hearing(s):	11/3
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	---
Current Status:	The Applicant will submit a written request to continue the application to November 17, 2010.

Previously Opened Cases to be Heard

20 Thorndike Street (Case #ZBA 2010-54)	
Applicant:	20 Thorndike Street, LLC
Property Owner:	20 Thorndike Street, LLC
Agent:	Joseph P. Hanley, Esq.
Legal Notice:	Applicant and Owner 20 Thorndike St LLC seek a Special Permit under SZO §4.4.1 in order to modify an existing non-conforming structure, expanding the structure, and increasing the floor area. Applicant seeks relief from §9.5.a, to provide two off street parking spaces. RB zone. Ward 7.
Date(s) of Hearing(s):	10/20, 11/3
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Voted on October 20, 2010 to continue the application to November 3, 2010.
Current Status:	Will be heard on November 3, 2010.



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39 Jay Street (Case #ZBA 2010-53)	
Applicant:	Witold Potempa & Wendy Coleman
Property Owner:	Witold Potempa & Wendy Coleman
Agent:	Orazio Sirignano
Legal Notice:	Applicants and Owners, Witold Potempa & Wendy Coleman, seek a Special Permit under SZO §4.4.1; §8.5.G; §8.5.H to erect a second and third story porch, in addition to renovating the existing main level porch. RB zone. Ward 7.
Date(s) of Hearing(s):	10/20, 11/3
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Voted on October 20, 2010 to continue the application to November 3, 2010.
Current Status:	Will be heard on November 3, 2010.

New Cases to be Opened and Heard

334 Washington Street (Case #ZBA 2010-55)	
Applicant:	David deSola
Property Owner:	David deSola
Agent:	N/A
Legal Notice:	Applicant David deSola and owner Joseph Annese as agent for Mary Annese seek a special permit (SZO §4.5.1) to convert the use of a structure from one non-conforming use (a sign shop per §7.11.14) to another non-conforming use (office use §7.11.7.1.a and Artist Studio Space §7.11.6.8). RB zone. Ward 2.
Date(s) of Hearing(s):	11/3
Planning Board Action:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on November 3, 2010.

29 & 33 Ward Street (Case #ZBA 2010-57)	
Applicant:	Scott Flanagan
Property Owner:	Scott Flanagan
Agent:	N/A
Legal Notice:	Applicant and Owner Scott Flanagan seeks a special permit (SZO §4.4.1) to allow the expansion of an existing three-car garage by constructing a second level for use as a workshop and adding a 10 foot two-story addition to accommodate a stairway. BA Zone. Ward 2.
Date(s) of Hearing(s):	11/3
Planning Board Action:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on November 3, 2010.

Other Business



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