



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

*PLANNING DIVISION*

Herbert F. Foster, Jr., Chairman  
 Orsola Susan Fontano, Clerk

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

**AGENDA**

**Zoning Board of Appeals**  
**Aldermanic Chambers, 2<sup>nd</sup> Floor, City Hall, 93 Highland Avenue**  
**Wednesday, September 1, 2010**  
**DECISIONS 6:00 P.M. followed by New HEARINGS**

**Previously Continued Cases to a Future Date**

<b>187 Elm Street (Case #ZBA 2010-23)</b>	
Applicant:	Matthew Sullivan
Property Owner:	187 Elm Street, LLC
Agent:	N/A
Legal Notice:	Applicant, Matthew Sullivan, owner of 12 Windom St, seeks an appeal (pursuant to SZO §3.1.9) from a decision of the Superintendent of Inspectional Services to issue a certificate of occupancy based on the satisfaction of special permit conditions for 187 Elm St owned by 187 Elm Street, LLC. NB zone. Ward 6.
Date(s) of Hearing(s):	6/2, 6/16, 7/14, 8/4, 8/18, 9/1
Planning Board Action:	N/A
ZBA Action:	Voted on August 18, 2010 to continue the application to September 15, 2010.
Current Status:	Previously continued to September 15, 2010 at last hearing.



CITY HALL • 93 HIGHLAND AVENUE • SOMERVILLE, MASSACHUSETTS 02143  
 (617) 625-6600 EXT. 2500 • TTY: (617) 666-0001 • FAX: (617) 625-0722

[www.somervillema.gov](http://www.somervillema.gov)



**Previously Opened Cases that are Requesting a Continuance**

<b>221 Morrison Avenue (Case #ZBA 2010-36)</b>	
Applicant:	Ron & Linde Dynneson
Property Owner:	Ron & Linde Dynneson
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicants/Owners Ron and Linde Dynneson seek a Special Permit with design review under SZO §7.11.3.g to establish use as a historic bed and breakfast, construct a 1,149 sq ft addition to the rear of the non-conforming structure (§4.4.1), and provide one parking space per every three guest rooms (§9.5.3.d). RA zone. Ward 6.
Date(s) of Hearing(s):	8/18, 9/1
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	Voted on August 18, 2010 to continue the application to September 1, 2010.
Current Status:	The Applicant has submitted a written request to continue the application to September 15, 2010.

**Previously Opened Cases to be Heard**

<b>308 Beacon Street (Case #ZBA 2008-01-R0410B/ZBA #2010-16)</b>	
Applicant:	Harris-Beacon, LLC
Property Owner:	Harris-Beacon, LLC
Agent:	Adam Dash, Esq.
Legal Notice:	Applicant and Owner, Harris-Beacon LLC seeks a Revision (SZO §5.3.8) to Special Permit #2008-01 in order to make design changes to the façade, exterior stairs, windows, decks, et al., interior alterations include enclosing porches, finishing a section of basement for living space and changing the units from studios to two-bedroom units; and seeks a Variance for relief from parking requirements under §9.5 in order to not provide three (3) parking spaces as a result of the two bedroom units. RC zone. Ward 2.
Date(s) of Hearing(s):	7/14, 8/4, 8/18, 9/1
Planning Board Action:	Planning Board is unable to recommend conditional approval.
ZBA Action:	Voted on August 18, 2010 to continue the application to September 1, 2010.
Current Status:	Will be heard on September 1, 2010.

**New Cases to Open that are requesting a Continuance**

<b>425 Broadway (Case # ZBA 2010-26)</b>	
Applicant:	Clear Wireless, LLC
Property Owner:	The Summit, LLC
Agent:	Chris Swiniarski
Legal Notice:	Applicant Clear Wireless, LLC & Owner The Summit, LLC seek a Special Permit under SZO §7.11.15.3 in order to replace, relocate and install wireless communications equipment. RC zone. Ward 5.
Date(s) of Hearing(s):	9/1



CITY HALL • 93 HIGHLAND AVENUE • SOMERVILLE, MASSACHUSETTS 02143  
(617) 625-6600 EXT. 2500 • TTY: (617) 666-0001 • FAX: (617) 625-0722

[www.somervillema.gov](http://www.somervillema.gov)



Planning Board Action:	No Planning Board report at this time.
ZBA Action:	---
Current Status:	The Applicant has submitted a written request to continue the application to September 15, 2010.

### New Cases to be Opened and Heard

<b>162 Highland Avenue (Case #ZBA 2010-47)</b>	
Applicant:	Somerville Community Corporation
Property Owner:	CASPAR
Agent:	N/A
Legal Notice:	Applicant, Somerville Community Corporation and Owner, CASPAR, seek a Special Permit under SZO §7.11.1.c to establish a six unit dwelling within an existing structure and a Special Permit under SZO §4.4.1 to make alterations to the façade in the required side yard. RC zone. Ward 3
Date(s) of Hearing(s):	9/1
Planning Board Action:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on September 1, 2010.

<b>26 Wheatland Street (Case #ZBA 2010-38)</b>	
Applicant:	Michael Lidano & Sandra Evangelista
Property Owner:	Michael Lidano & Sandra Evangelista
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicants/Owners, Michael Lidano and Sandra Evangelista, seek a Special Permit under SZO §4.4.1 in order to extend and enclose a deck within the non-conforming side yard. RB zone. Ward 4.
Date(s) of Hearing(s):	9/1
Planning Board Action:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on September 1, 2010.

<b>24 Fairmount Avenue (Case #ZBA 2010-39)</b>	
Applicant:	David Liu
Property Owner:	David Liu
Agent:	Adam Dash, Esq.
Legal Notice:	Applicant and Owner, David Liu, seeks a Special Permit under SZO §4.4.1 to legalize existing basement improvements that increase floor area ratio. RA zone. Ward 7.
Date(s) of Hearing(s):	9/1
Planning Board Action:	Recommends conditional approval.



CITY HALL • 93 HIGHLAND AVENUE • SOMERVILLE, MASSACHUSETTS 02143  
(617) 625-6600 EXT. 2500 • TTY: (617) 666-0001 • FAX: (617) 625-0722

[www.somervillema.gov](http://www.somervillema.gov)



ZBA Action:	---
Current Status:	Will be heard on September 1, 2010.

<b>1-3A Beacon Street (Case #ZBA 2010-40)</b>	
Applicant:	Josh Childs & Beau Sturm of Service Bar, LLC
Property Owner:	Eric Anderson
Agent:	Sammi Kassis, P.E.
Legal Notice:	Applicants, Josh Childs and Beau Sturm of Service Bar, LLC, and Owner, Eric Anderson of 1-3A Beacon St, LLC, seek a special permit under SZO §4.4.1 to replace and enlarge the existing windows of a nonconforming structure. RC zone. Ward 2.
Date(s) of Hearing(s):	9/1
Planning Board Action:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on September 1, 2010.

## Other Business



CITY HALL • 93 HIGHLAND AVENUE • SOMERVILLE, MASSACHUSETTS 02143  
 (617) 625-6600 EXT. 2500 • TTY: (617) 666-0001 • FAX: (617) 625-0722

[www.somervillema.gov](http://www.somervillema.gov)

