



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

*PLANNING DIVISION*

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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 15, 2010**  
**DECISIONS 6:00 P.M. followed by New HEARINGS**

**Previously Opened Cases to be Heard**

<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, 9/15
Planning Board Action:	N/A
ZBA Action:	Voted on August 18, 2010 to continue the application to September 15, 2010.
Current Status:	Will be heard on September 15, 2010.



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<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, 9/15
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Voted on September 1, 2010 to continue the application to September 15, 2010.
Current Status:	Will be heard on September 15, 2010.

<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, 9/15
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Voted on September 1, 2010 to continue the application to September 15, 2010.
Current Status:	Will be heard on September 15, 2010

<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, 9/15
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Voted on September 1, 2010 to continue the application to September 15, 2010.
Current Status:	Will be heard on September 15, 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, 9/15
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Voted on September 1, 2010 to continue the application to September 15, 2010.
Current Status:	Will be heard on September 15, 2010.

### New Cases to be Opened that are Requesting a Continuance

<b>30 Ivaloo Street (Case #ZBA 2010-41)</b>	
Applicant:	Michael Batterton
Property Owner:	Michael Batterton
Agent:	
Legal Notice:	Applicant and Owner, Michael Batterton, seeks a Special Permit under SZO §4.4.1 in order to increase floor area ratio and construct a third story by expanding a 15 ft. gable dormer on the left side, and constructing a 26 ft. shed dormer on the right side. RB Zone. Ward 2
Date(s) of Hearing(s):	9/15
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	---
Current Status:	The Applicant has submitted a written request for a continuance to October 6, 2010.

### New Cases to be Opened and Heard

<b>25 Hamlet Street (Case #ZBA 2010-42)</b>	
Applicant:	Joseph LaRosa
Property Owner:	N. James DiPirro
Agent:	
Legal Notice:	Applicant Joseph LaRosa and Owner N. James DiPirro seek a Special Permit under SZO §4.4.1 in order to modify an existing non-conforming structure, retain a portion of the structure, expand on the portion to remain, increase floor area and convert the use to a two-family home. RA zone. Ward 3.
Date(s) of Hearing(s):	9/15
Planning Board Action:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on September 15, 2010.



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<b>941 Broadway (Case #ZBA 2010-43)</b>	
Applicant:	Gregory Yantz
Property Owner:	Gregory Yantz
Agent:	
Legal Notice:	Applicant and Owner, Gregory Yantz, seeks a Special Permit under SZO §4.4.1 for renovations including addition of a shed dormer to the 3 <sup>rd</sup> floor. RA zone. Ward 6.
Date(s) of Hearing(s):	9/15
Planning Board Action:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on September 15, 2010.

<b>42-44 Boston Avenue (Case #ZBA 2010-44)</b>	
Applicant:	Kelley Brooks, Heather Brooks and Thomas Driscoll, III
Property Owner:	Kelley Brooks, Heather Brooks and Thomas Driscoll, III
Agent:	
Legal Notice:	Applicants and Owners, Kelley Brooks, Heather Brooks, and Thomas Driscoll III, seek a Special Permit under SZO §4.4.1 to replace a previously existing deck and stairs, maintaining the previously existing size. RA zone. Ward 5.
Date(s) of Hearing(s):	9/15
Planning Board Action:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on September 15, 2010.

<b>270 Cedar Street (Case #ZBA 2010-45)</b>	
Applicant:	270 Cedar Street, LLC
Property Owner:	270 Cedar Street Trust
Agent:	
Legal Notice:	Applicant 270 Cedar Street, LLC and owner 270 Cedar Street Trust seek Special Permits under SZO §7.3 to build a new structure with nine residential units and, and under SZO §9.13 to construct the required parking spaces without meeting required dimensions. RB zone. Ward 5
Date(s) of Hearing(s):	9/15
Planning Board Action:	Recommends conditional approval on §7.3. The Applicant submitted a written request to withdraw without prejudice for §9.13.
ZBA Action:	---
Current Status:	Will be heard on September 15, 2010.



<b>270 Cedar Street (Case #ZBA 2010-46)</b>	
Applicant:	270 Cedar Street, LLC
Property Owner:	270 Cedar Street Trust
Agent:	
Legal Notice:	Applicant 270 Cedar Street, LLC and owner 270 Cedar Street Trust seek a Variance from SZO § 9.5 to construct a structure with nine residential units with 12 parking spaces of conforming size, instead of 14 parking spaces as otherwise required. RB zone. Ward 5
Date(s) of Hearing(s):	9/15
Planning Board Action:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on September 15, 2010.

<b>50-52 Waterhouse Street (Case #ZBA 2010-48)</b>	
Applicant:	Derick Snare
Property Owner:	50 H20, LLC
Agent:	
Legal Notice:	Applicant Derick Snare and Owner, 50 H20 LLC, seeks a Special Permit under SZO §4.4.1 in order to construct a deck on an existing non-conforming 3-family dwelling. RB Zone. Ward 7
Date(s) of Hearing(s):	9/15
Planning Board Action:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on September 15, 2010.

## Other Business



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