



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, 2nd Floor, City Hall, 93 Highland Avenue
Wednesday, October 6, 2010
DECISIONS 6:00 P.M. followed by New HEARINGS

Previously Opened Cases to be Heard

187 Elm Street (Case #ZBA 2010-23)	
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, 10/6
Planning Board Action:	N/A
ZBA Action:	Voted on September 15, 2010 to continue the application to October 6, 2010.
Current Status:	Will be heard on October 6, 2010.



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425 Broadway (Case # ZBA 2010-26)	
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, 10/6
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Voted on September 15, 2010 to continue the application to October 6, 2010.
Current Status:	Will be heard on October 6, 2010.

30 Ivaloo Street (Case #ZBA 2010-41)	
Applicant:	Michael Batterton
Property Owner:	Michael Batterton
Agent:	N/A
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, 10/6
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Voted on September 15, 2010 to continue the application to October 6, 2010.
Current Status:	Will be heard on October 6, 2010.

270 Cedar Street (Case #ZBA 2010-45)	
Applicant:	270 Cedar Street, LLC
Property Owner:	270 Cedar Street Trust
Agent:	Richard G. DiGirolamo, Esq.
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. 10/6
Planning Board Action:	Recommends conditional approval on §7.3. The Applicant submitted a written request to withdraw without prejudice for §9.13.
ZBA Action:	Voted on September 15, 2010 to continue the application to October 6, 2010.
Current Status:	Will be heard on October 6, 2010.



270 Cedar Street (Case #ZBA 2010-46)	
Applicant:	270 Cedar Street, LLC
Property Owner:	270 Cedar Street Trust
Agent:	Richard G. DiGirolamo, Esq.
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, 10/6
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Voted on September 15, 2010 to continue the application to October 6, 2010.
Current Status:	Will be heard on October 6, 2010.

New Cases to be Opened and Heard

175 Beacon Street (Case #ZBA 2010-32)	
Applicant:	New Cingular Wireless PCS LLC, by and through its Manager, AT&T Mobility Corp.
Property Owner:	Beacon Associates, Inc.
Agent:	Michael R. Dolan, Esq.
Legal Notice:	Applicant, New Cingular Wireless PCS LLC, by and through its Manager, AT&T Mobility Corp. and Owner, Beacon Associates, Inc. seek a Special Permit under SZO §7.11.15.3 and Article 14 to install wireless communications equipment on roof of building and a Special Permit under SZO §4.4.1 to expand a non-conforming structure, by placing new equipment and decorative chimneys to conceal rooftop wireless equipment on the roof of the structure. NB zone. Ward 2.
Date(s) of Hearing(s):	10/6
Planning Board Action:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on October 6, 2010.

Other Business



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