



CITY OF SOMERVILLE, MASSACHUSETTS  
ZONING BOARD OF APPEALS  
Joseph A. Curtatone, Mayor

*HERBERT FOSTER, CHAIRMAN*  
*ORSOLA SUSAN FONTANO, CLERK*  
*RICHARD ROSSETTI*

*T.F. SCOTT DARLING, III, ESQ.*  
*ELAINE SEVERINO, (ALT.)*  
*JOSH SAFDIE (ALT.)*

**Meeting Minutes**  
**March 18, 2009**

The meeting was called to order at 6:00PM in the Aldermanic Chambers of Somerville City Hall, 93 Highland Avenue, Somerville, MA.

**Members Present:**

Herbert Foster, Chairman  
Orsola Susan Fontano, Clerk  
Richard Rossetti  
T.F. Scott Darling, III, Esq.  
Danielle Fillis  
Elaine Severino (Alt.)  
Josh Safdie (Alt.)

**Staff Present:**

Chris DiIorio

<b>369-371 Beacon Street (Case #ZBA 2008-61)</b>	
Applicant:	Beacon Street Hotel
Property Owner:	George Makrigiannis
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant Beacon Street Hotel & Owner George Makrigiannis seek a special permit with Site Plan Review (SZO §7.11.10.5.b) in order to construct and establish a hotel of more than 10,000 gross sq.ft. BA zone. Ward 2.
Date(s) of Hearing(s):	1/21, 2/4, 2/18, 3/4, 3/18,
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	Voted on March 4, 2009 to grant the Applicant's request for a continuance to April 1, 2009.
The case was voted on at the previous hearing to be continued to April 1, 2009.	

<b>56 Webster Avenue/520 Columbia Street (Case #ZBA 2008-65)</b>	
Applicant:	Royal Hospitality Services, Inc. (Royal White)
Property Owner:	Columbia Street Realty, LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant Royal Hospitality Services, Inc. (Royal White) & Owner Columbia St. Realty, LLC seek a special permit (SZO §4.4.1) for alteration of a nonconforming structure and special permit with site plan review (§7.11.12.1.c) in order to expand the existing laundry processing use. IP zone. Ward 2.
Date(s) of Hearing(s):	1/21, 2/4, 2/18, 3/4, 3/18,
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	Voted on March 4, 2009 to grant the Applicant's request for a continuance to April 1, 2009.
The case was voted on at the previous hearing to be continued to April 1, 2009.	

<b>600 Windsor Place (Case #ZBA 2008-66)</b>	
Applicant:	Green Cab, Inc.
Property Owner:	The Windsor Company, LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant Green Cab, Inc. & Owner The Windsor Co., LLC, seek a special permit with site plan review (SZO §7.11.11.12.1.b) in order to establish a taxi storage and service use of more than 5,000 gross square feet. IP zone. Ward 2.
Date(s) of Hearing(s):	1/21, 2/4, 2/18, 3/4, 3/18,
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	Voted on March 4, 2009 to grant the Applicant's request for a continuance to April 1, 2009.
The case was voted on at the previous hearing to be continued to April 1, 2009.	

<b>163 Hudson Street (Case #ZBA 2008-53)</b>	
Applicant:	Afarin Bellisario
Property Owner:	Afarin Bellisario
Agent:	N/A
Legal Notice:	Applicant & Owner: Afarin Bellisario seeks Special Permit approval under SZO §4.4.1 for the alteration of a non-conforming structure in order to enlarge the existing structure with an increase of the gross floor area by more than 25 percent. This proposal would create a new unit as-of-right. RB zone. Ward 5.
Date(s) of Hearing(s):	11/5, 11/19, 12/3, 12/17, 1/7, 1/21, 2/4, 2/18, 3/4, 3/18
Planning Board Action:	No Planning Board at this time.
ZBA Action:	Voted on March 4, 2009 to grant the Applicant's request for a continuance to April 1, 2009.
The case was voted on at the previous hearing to be continued to April 1, 2009.	

<b>22 Benedict Street (Case #ZBA 2008-71)</b>	
Applicant:	Oi Chao Ding
Property Owner:	Oi Chao Ding
Agent:	N/A
Legal Notice:	Applicant/Owner Oi Chao Ding seeks a special permit (SZO §4.4.1) to alter a nonconforming dwelling by adding 20' x 14' porch to the rear. RB zone. Ward 1.
Date(s) of Hearing(s):	1/21, 2/4, 2/18, 3/4, 3/18
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	Voted on March 4, 2009 to grant the Applicant's request for a continuance to April 1, 2009.
The case was voted on at the previous hearing to be continued to April 1, 2009.	

<b>377 Summer Street (Case #ZBA 2009-01)</b>	
Applicant:	Christos Poutahidis
Property Owner:	Christos Poutahidis
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant & Owner Christos Poutahidis seeks a Special Permit (SZO §7.11.1.c) to establish 6 dwelling units. The dwellings would be part of a mixed-use building with office and retail. The Applicant also seeks a Variance to provide 4 fewer parking spaces than are required (SZO §5.5). CBD zone. Ward 6.
Date(s) of Hearing(s):	3/4, 3/18,
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	Voted on March 4, 2009 to grant the Applicant's request for a continuance to April 1, 2009.
The case was voted on at the previous hearing to be continued to April 1, 2009.	

<b>100 Fellsway West (ZBA #2009-03)</b>	
Applicant:	Electro Sales, Inc.
Property Owner:	Craig Corporation
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant Richard Berg and Owner Craig Corporation seek a Special Permit with Site Plan Review (SZO §7.11.1.c) to convert from a factory/industrial use to a residential use in order to construct a 19 unit residential building. BB zone. Ward 4.
Date(s) of Hearing(s):	3/18,
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	Voted on March 18, 2009 to grant the Applicant's request for a continuance to April 1, 2009.
The case was voted on at the previous hearing to be continued to April 1, 2009.	

<b>7-9 Bowers Avenue (Case #ZBA 2008-68)</b>	
Applicant:	Christina Yanhui Li
Property Owner:	Christina Yanhui Li
Agent:	N/A
Legal Notice:	Applicant & Owner: Christina Yanhui Li seeks a Special Permit (SZO §7.11.4.a) to establish three rooms to rent without kitchen facilities, for a tourist home, in an owner occupied dwelling. RB zone. Ward 6
Date(s) of Hearing(s):	1/7, 1/21, 2/4, 2/18, 3/4, 3/18
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Voted on March 18, 2009 to continue the application to April 1, 2009 in order for new plans to be submitted.
The Applicant appeared and explained proposal seeking to establish three rooms to rent without kitchen facilities, for a tourist home, in an owner occupied dwelling. Susan Fontano made a motion to continue the application to April 1, 2009 in order for new plans to be submitted. Scott Darling seconded the motion. Upon a vote, the motion passed unanimously 5-0.	

The hearing concluded at 7:15pm.