



CITY OF SOMERVILLE, MASSACHUSETTS
 ZONING BOARD OF APPEALS
 JOSEPH A. CURTATONE, MAYOR

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

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

AGENDA RESULTS

**Aldermanic Chambers, 2nd Floor, City Hall, 93 Highland Avenue,
 Wednesday, August 20, 2008
DECISIONS 6:00 P.M. followed by New HEARINGS**

135 Willow Avenue (AKA 131 Willow Avenue) (Case #ZBA 2004-05-R0208)	
Applicant:	131 Willow Avenue, LLC
Property Owner:	131 Willow Avenue, LLC
Agent:	Adam Dash, Esq.
Legal Notice:	Seeks a revision to Special Permit 2004-05 to allow for the continued existence of the porch roof, doors and windows. RC zone. Ward 6.
Date(s) of Hearing(s):	3/5, 3/19, 4/2 & 4/16, 5/7 & 5/21, 6/4, 6/18, 7/9 & 7/23 & 8/6/08
Planning Board Action:	N/A (revision)
ZBA Action:	Voted on August 6, 2008 to grant the Applicant's request for a continuance to September 3, 2008.

9 Pitman Street/18 Beech Street (Case #ZBA 2008-30)	
Applicant:	Howard Shen, Architect
Property Owner:	Thomas Shen
Agent:	Adam Dash, Esq.
Legal Notice:	Applicant: Howard Shen & Owner: Thomas Shen seek a special permit under SZO §4.4.1 for the alteration of a non-conforming structure in order to reconstruct a non-conforming 5-family dwelling. RB zone. Ward 3.
Date(s) of Hearing(s):	7/23/08
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Voted on July 23, 2008 to grant the Applicant's request for a continuance to September 3, 2008.

44 Park Street (Case #ZBA 2008-24)	
Applicant:	44 Park Street, LLC
Property Owner:	MALDEMER, LLC
Agent:	Nick Iannuzzi, Esq.
Legal Notice:	Applicant: 44 Park Street, LLC & Owner: MALDEMER, LLC seek a Special Permit with Site Plan Review for 89 dwelling units, and variances for parking, minimum lot area per dwelling unit, and number of stories (4 proposed). RC zone. Ward 2.
Date(s) of Hearing(s):	7/9, 7/23, 8/20
Planning Board Action:	No Planning Board Report at this time.
ZBA Action:	Voted August 20, 2008 to grant the Applicant's request for a continuance to September 3, 2008 .

12-14 Marshall Street (Case #ZBA 2008-36)	
Applicant:	Collin Green
Property Owner:	Collin Green
Agent:	N/A
Legal Notice:	Applicant & Owner: Collin Green seeks Special Permits under SZO §9.4 to modify parking requirements (4 parking spaces) and §4.4.1 to alter a nonconforming structure in order to convert an auto body shop into a religious institution. RB zone. Ward 4.
Date(s) of Hearing(s):	8/20
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	Voted on August 20, 2008 to grant the Applicant's request for a continuance to September 3, 2008 .

30 College Avenue (Case# ZBA 2007-29)	
Applicant:	D.F. Valente
Property Owner:	Mouhab Rizkallah
Agent:	N/A
Legal Notice:	The ZBA will reopen proceedings for a special permit (#ZBA2007-29) sought by Owner M.Z. Rizkallah and Applicant D.F. Valente, in order to hold a new hearing on the applicant's request to construct a new front addition, an exterior stairway, and a third floor onto an existing building (SZO §4.4.1). CBD zone. Ward 6.
Date(s) of Hearing(s):	7/11/07 5/21/08, 6/4, 6/18, 7/9 & 7/23, 8/6, 8/20
Planning Board Action:	N/A (reopened proceedings)
ZBA Action:	Voted August 20, 2008 to continue the application to September 17, 2008 in order for a neighborhood meeting to be held and a site visit be performed.

48 Hudson Street (Case #ZBA 2008-28)	
Applicant:	Jim Gilbert
Property Owner:	Jim Gilbert
Agent:	N/A
Legal Notice:	Applicant & Owner: Jim Gilbert seeks a special permit to operate a hobby kennel as an accessory residential use under SZO §7.11.4.i. RA zone. Ward 5.
Date(s) of Hearing(s):	7/23 & 8/20/08
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Voted on August 20, 2008 to deny the Applicant's request for a special permit.

43 Russell Road (Case #ZBA 2008-32)	
Applicant:	Lancer Contracting
Property Owner:	Cynthia Dill & Boris Goldowsky
Agent:	E. Kirton,Architect
Legal Notice:	Applicant: Lancer Contracting & Owner: Cynthia Dill & Boris Goldowsky seek Special Permit approval under SZO §4.4.1 for the alteration of a non-conforming structure in order to construct three dormers. RA zone. Ward 7.
Date(s) of Hearing(s):	7/23 & 8/20/08
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Voted on August 20, 2008 to approve Applicant's request for a special permit with conditions.

69 Walnut Street (Case #ZBA 2008-37)	
Applicant:	Nikhil Rangaraj
Property Owner:	Nikhil Rangaraj
Agent:	N/A
Legal Notice:	Applicant & Owner: Nikhil Rangaraj seeks a Special Permit under §4.4.1 to alter a nonconforming structure in order to build a roof deck and extension stairs between porches. RA zone. Ward 3.
Date(s) of Hearing(s):	8/20
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Voted on August 20, 2008 to continue the application to perform a site visit and restudy the plans.

259 McGrath Highway (Case #ZBA 2008-38)	
Applicant:	Herb Chambers, Co.
Property Owner:	Herb Chambers, Co.
Agent:	Salvatore Sachetta
Legal Notice:	Applicant & Owner: Herb Chambers Co. seeks Special Permit with Site Plan Review approval under SZO §7.11.11.1 to expand the existing auto dealership corporate offices with a second floor addition and to make façade alterations. IA zone. Ward 2.
Date(s) of Hearing(s):	8/20
Planning Board Action:	Recommended Conditional Approval, subject to staff and DRC-recommended design changes.
ZBA Action:	Voted on August 20, 2008 to continue the application to September 3, 2008 in order for Ward Alderman's comments and to work with the Planning staff relative to the façade.

161-163 Elm Street (Case #ZBA 2007-45-R0808)	
Applicant:	161-163 Elm St, LLC
Property Owner:	161-163 Elm St., LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant & Owner: 161-163 Elm St, LLC seeks a revision to Special Permit ZBA 2007-45 to remove existing windows and install sliding doors, wood stairs, and railings on the west and east sides of the dwelling. RB zone. Ward 6.
Date(s) of Hearing(s):	8/20/08
Planning Board Action:	N/A
ZBA Action:	Voted on August 20, 2008 to approve the Applicant's request for a Revision to Special Permit #2007-45.

OTHER BUSINESS