



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, September 17, 2008
DECISIONS 6:00 P.M. followed by New HEARINGS

CASES CONTINUED TO FUTURE DATES

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, 9/3,
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Voted on September 3, 2008 to continue the application to October 1, 2008 to redesign plans and submit to the Board.
Current Status:	Previously voted on to continue to October 1, 2008.

CASES REQUESTING CONTINUANCES

OPEN CASES

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,
Planning Board Action:	N/A (revision)
ZBA Action:	Voted on September 17, 2008 to grant the Applicant's request for a continuance to October 1, 2008.

NEW CASES

12-14 Albion Place (Case #ZBA 2008-42)	
Applicant:	Frances Dilks
Property Owner:	Frances Dilks
Agent:	Sandro Carella
Legal Notice:	Applicant & Owner: Frances Dilks seeks Special Permit approval under SZO §4.4.1 for the alteration of a non-conforming structure in order to construct a third story on an existing two and a half story building and to construct a two story rear deck. RB zone. Ward 5.
Date(s) of Hearing(s):	---
Planning Board Action:	No Planning Board report.
ZBA Action:	Voted on September 17, 2008 to grant the Applicant's request for a continuance to October 1, 2008.

ALREADY OPENED CASES TO BE HEARD THIS EVENING

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 on September 17, 2008 to grant the Applicant's request for a continuance to October 15, 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, 9/3,
Planning Board Action:	Recommends conditional approval of the SPSR but was unable to recommend approval of the variances.
ZBA Action:	Voted September 17, 2008 to continue the application to October 1, 2008 for the Planning Staff to analyze the shadow study.

NEW CASES TO BE HEARD THIS EVENING

119 College Avenue (Case #ZBA 2000-02-R0808)	
Applicant:	Nextel Communications of the Mid-Atlantic and its affiliate Sprint Wireless Broadband Company, LLC
Property Owner:	Powder House Realty Corporation
Agent:	
Legal Notice:	Applicant: Nextel Communications of the Mid-Atlantic and its affiliate Sprint Wireless Broadband Company, LLC & Owner: Powder House Realty Corporation seek a revision to the Special Permit # ZBA 2000-02 to modify an existing wireless facility.
Date(s) of Hearing(s):	---
Planning Board Action:	N/A
ZBA Action:	Voted on September 17, 2008 to approve the Applicant's request for a revision to special permit #ZBA 2000-02 to modify an existing wireless facility.

1 Glenwood Road (Case #ZBA 2007-21-R0808)	
Applicant:	James Murray
Property Owner:	James Murray
Agent:	N/A
Legal Notice:	Applicant & Owner: James Murray seeks to revise a SPSR project approved under §7.11.2.e with special permits granted under §4.5.3 by replacing three sets of double windows with glass block. RA zone. Ward 5.
Date(s) of Hearing(s):	---
Planning Board Action:	N/A
ZBA Action:	Voted on September 17, 2008 to approve the Applicant's request for a revision to special permit #ZBA 2007-21 to replace three sets of double windows with glass block.

70 & 100 Inner Belt Road (Case #ZBA 2007-63-R0808)	
Applicant:	Jim White
Property Owner:	CRG West
Agent:	
Legal Notice:	Applicant Jim White (of MDI Access) and Owner CRG West seek revisions to an earlier SPSR (ZBA2007-63) in order to expand the current data-storage facility (with accessory office space) by approximately 141,000 s.f., and to modify the site plan by reducing parking spaces, adding and modifying landscaping, screening existing generators, installing and screening new generators, and altering signage and the façade. The Applicant seeks with this application to update and replace all prior conditions from previous special permits. IA zone. Ward 1.
Date(s) of Hearing(s):	---

Planning Board Action:	N/A
ZBA Action:	Voted on September 17, 2008 to approve the Applicant's request for a revision to special permit ZBA#2007-63

1 Summer Street (Case #ZBA 2008-43)	
Applicant:	Victoria Lamb
Property Owner:	Victoria Lamb
Agent:	N/A
Legal Notice:	Applicant & Owner: Victoria Lamb seeks Special Permit with Site Plan Review under SZO §7.11.1.c to revise a previously approved residential development by converting storage space to a commercial office. The applicant seeks variance from SZO §9.5 in order not to provide the one additional parking space required by this change of use. CBD zone. Ward 3.
Date(s) of Hearing(s):	---
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Voted on September 17, 2008 to continue the application to October 1, 2008 to clarify the language of the request for a special permit and to possibly re-advertise.

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 §9.13 to modify parking requirements (4 parking spaces), provide parking on a separate lot, and share parking, 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):	---
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Voted on September 17, 2008 to continue the application to October 1, 2008 in order for a community meeting to be held and input from the Ward Alderman.

708 Broadway (Case #ZBA 2008-45)	
Applicant:	Mike Moccia (Ball Square Café)
Property Owner:	Vittorio Moccia
Agent:	N/A
Legal Notice:	Applicant: Mike Moccia – Ball Square Cafe & Owner: Vittorio Moccia seek a special permit under SZO 9.13.a for modification of parking requirements in order to increase the number of seats in the restaurant. NB zone. Ward 6.

Date(s) of Hearing(s):	---
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Voted on September 17, 2008 to approve the Applicant's request for a special permit for modification of parking requirements in order to increase the number of seats in the restaurant.

OTHER BUSINESS