



**CITY OF SOMERVILLE, MASSACHUSETTS**  
**MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT**  
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**ZONING BOARD OF APPEALS AGENDA**

**East Somerville Community School Auditorium, 50 Cross Street, Somerville, MA**  
**Wednesday, October 24, 2018**  
**6:00 P.M.**

**Previously Continued to a Future Date**

<b>51 McGrath Highway (ZBA 2017-46)</b>	
Applicant:	Life Storage Limited Partnership
Property Owner:	Sovran Acquisition Limited Partnership
Agent:	Richard G. Di Girolamo, Esq.
Legal Notice:	Applicant, Life Storage Limited Partnership, and Owner, Sovran Acquisition Limited Partnership, seek a Special Permit with Design Review (SPSR) under §7.11.12.4.c and §5.2 of the Somerville Zoning Ordinance (SZO) to construct a self-storage facility of 28,520 gross square feet. IA Zone. Ward 2.
Date(s) of Hearing(s):	7/12, 8/2, 8/16, 9/6, 9/27, 10/4, 10/18, 11/8, 11/29, 1/3, 1/17, 1/31, 2/14, 3/7, 3/21, 4/4, 4/18, 5/2, 6/6, 6/20, 7/18, 8/8, 9/5, 10/3
Staff Recommendation:	Denial
ZBA Action:	Voted on October 3, 2018 to continue the application to November 7, 2018.
Current Status:	Voted on October 3, 2018 to continue the application to November 7, 2018.



<b>11 Fiske Avenue (ZBA 2018-109)</b>	
Applicant:	Jason Santana, North American Development, LLC
Property Owner:	Genevieve M. Belew
Agent:	N/A
Legal Notice:	Applicant, Jason Santana, North American Development, LLC, and Owner, Genevieve M. Belew, seek special permits under §4.4.1 of the SZO to alter a non-conforming structure through the upward and linear extension of the non-conforming left side yard setback, increasing the GFA by more than 25%. Number of units to increase from one to two. Parking relief under Article 9 of the SZO. RB zone. Ward 5.
Date(s) of Hearing(s):	10/3
Staff Recommendation:	Denial
ZBA Action:	Voted on October 3, 2018 to continue the application to November 7, 2018.
Current Status:	Voted on October 3, 2018 to continue the application to November 7, 2018.

**Previously Opened Cases that are Requesting a Continuance**

<b>312 R Beacon Street (aka 25 Harris Street, Cambridge, MA) (ZBA 2018-08)</b>	
Applicant:	Robert Gillig and Christine Cuttitta
Property Owner:	Robert Gillig and Christine Cuttitta
Agent:	N/A
Legal Notice:	Applicants / Owners, Robert Gillig and Christine Cuttitta, seek a Special Permit pursuant to conditions of a previous ZBA Decision (ZBA 2005-53) and under SZO §7.11.a.c, §4.4.1, and §9.13 for parking relief to make alterations to a nonconforming structure by constructing an addition and establishing a sixth residential unit on the site. RC Zone. Ward 2.
Date(s) of Hearing(s):	2/14, 3/7, 3/21, 4/4, 5/2, 5/16, 6/6, 6/20, 7/18, 8/8, 8/22, 10/17, 10/24
Staff Recommendation:	None at this time
ZBA Action:	Voted on October 17, 2018 to continue the application to October 24, 2018.
Current Status:	The Applicant has submitted a written request to continue the application to December 12, 2018.

<b>41 Thorndike Street (ZBA 2018-81)</b>	
Applicant:	Robert J. Granara, Jr.
Property Owner:	Robert J. Granara, Jr.
Agent:	N/A
Legal Notice:	Applicant and Owner, Robert J. Granara, Jr. seeks special permits to construct dormers within the side yard setbacks under §4.4.1 and §8.5 of the SZO. RB zone. Ward 6.
Date(s) of Hearing(s):	8/8, 8/22, 9/5, 10/17, 10/24
Staff Recommendation:	None at this time
ZBA Action:	Voted on October 17, 2018 to continue the application to October 24, 2018.
Current Status:	Staff anticipates that the Applicant will submit a written request to continue the application to November 7, 2018.



<b>12 Quincy Street (ZBA 2018-90)</b>	
Applicant:	Jennifer Park, Eric Shea, and Tatum Smigliski
Property Owner:	Jennifer Park, Eric Shea, and Tatum Smigliski
Agent:	N/A
Legal Notice:	Applicants and Owners, Jennifer Park, Eric Shea, and Tatum Smigliski, seek a Special Permit under SZO §4.4.1 to alter a nonconforming structure by adding two decks off of the existing rear stairs. RB Zone. Ward 2.
Date(s) of Hearing(s):	8/8, 8/22, 9/5, 10/3, 10/17, 10/24
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on October 17, 2018 to continue the application to October 24, 2018.
Current Status:	The Applicant has submitted a written request to continue the application to November 7, 2018.

<b>1252 Broadway (ZBA 2018-38)</b>	
Applicant:	Eric J. Silva
Property Owner:	Eric J. Silva
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant & Owner, Eric J. Silva, sees Special Permits under §4.4.1 of the SZO to alter a non-conforming property by increasing the Gross Floor Area (GFA) by more than 25%, increase the number of dwelling units from three to 5, construct a dormer within the right side yard setback. Parking relief under Article 9 of the SZO. RC zone. Ward 7.
Date(s) of Hearing(s):	9/17, 10/3, 10/17, 10/24
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on October 17, 2018 to continue the application to October 24, 2018.
Current Status:	Staff anticipates that the Applicant will submit a written request to continue the application to November 7, 2018.

<b>45 Kent Street (ZBA 2017-90)</b>	
Applicant:	Angela Schifano
Property Owner:	Angela Schifano
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Owner and Applicant, Angela Schifano, seeks Special Permits under §7.11 of the SZO to increase the number of units from two to three; under §4.4.1 to increase the non-conforming left side yard setback, and for an upward extension of both the non-conforming rear and non-conforming left side yard setbacks by increasing the height of the building by approximately 10 feet; to increase the FAR and GFA by more than 25%; Parking relief under Article 9 of the SZO. RC zone. Ward 2.
Date(s) of Hearing(s):	8/22, 9/5, 9/17, 10/3, 10/17, 10/24
Staff Recommendation:	None at this time
ZBA Action:	Voted on October 17, 2018 to continue the application to October 24, 2018.
Current Status:	Staff anticipates that the Applicant will submit a written request to continue the application to November 7, 2018.



<b>144 Highland Avenue (ZBA 2018-97)</b>	
Applicant:	Matthew McCarthy and Gregory McCarthy
Property Owner:	Matthew McCarthy and Gregory McCarthy
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicants and Owners, Matthew McCarthy and Gregory McCarthy, seek a Special Permit per SZO §4.4.1 and §7.11.1.C to construct an addition greater than 25% of the existing gross floor area to a nonconforming structure in order to establish a fifth dwelling unit on the site. A Special Permit per SZO 9.13 is also being sought for parking relief. RC Zone. Ward 3.
Date(s) of Hearing(s):	9/5, 9/17, 10/3, 10/17, 10/24
Staff Recommendation:	None at this time
ZBA Action:	Voted on October 17, 2018 to continue the application to October 24, 2018.
Current Status:	Staff anticipates that the Applicant will submit a written request to continue the application to November 28, 2018.

<b>150 Hudson Street (ZBA 2018-71)</b>	
Applicant:	Michael Santangelo
Property Owner:	Michael Santangelo
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant and Owner, Michael Santangelo, seeks a Special Permit with Site Plan Review (SPSR) to build a second principle structure on the same lot. Proposal includes increasing the number of dwelling units from two to three, remove existing garage structure and renovate existing residential dwelling. RC & RB zones. Ward 5.
Date(s) of Hearing(s):	7/18, 8/8, 8/22, 9/5, 9/17, 10/3, 10/17, 10/24
Staff Recommendation:	None at this time.
ZBA Action:	Voted on October 17, 2018 to continue the application to October 24, 2018.
Current Status:	Staff anticipates that the Applicant will submit a written request to continue the application to November 7, 2018.

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

<b>26 Ossipee Rd (ZBA 2018-113)</b>	
Applicant:	Todd Billet
Property Owner:	Todd Billet
Agent:	N/A
Legal Notice:	Applicant and Owner, Todd Billet, sees Special Permits under §4.4.1 of the SZO to alter a non-conforming property by constructing a roof deck on top of a single-story garage on the property line. RZ zone. Ward 7.
Date(s) of Hearing(s):	10/17, 10/24
Staff Recommendation:	None at this time
ZBA Action:	--
Current Status:	Staff anticipates that the Applicant will submit a written request to continue the application to November 7, 2018.



<b>378-382 Highland Ave (ZBA 2018-121)</b>	
Applicant:	Sohia's Greek Pantry Norht O/B/A Opa Greek Yeeros, Inc
Property Owner:	Christos Poutahidis Management, LLC
Agent:	Richard G. DiGirolamo
Legal Notice:	Applicant, Sohia's Greek Pantry Norht O/B/A Opa Greek Yeeros, Inc., and Owner, Christos Poutahidis Management, LLC, seeks a Special Permit under § 4.5 of the SZO to expand existing resaurant space into a vacant storefront and increase seating capacity. Parking relief under Article 9 of the SZO. NB zone. Ward 6.
Date(s) of Hearing(s):	10/17, 10/24
Staff Recommendation:	None at this time
ZBA Action:	--
Current Status:	Staff anticipates that the Applicant will submit a written request to continue the application to November 7, 2018.

### **Previously Opened Cases to be Heard**

<b>24 Dane Avenue (ZBA 2018-75)</b>	
Applicant:	24 Dane Ave., LLC
Property Owner:	24 Dane Ave., LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant and Owner, 24 Dane Ave., LLC, seeks Special Permits under §4.4.1 of the SZO to alter a non-conforming structure by extending the non-conforming left and right side yard setbacks, increasing the GFA by more than 25%. Unit count to increase from one to three. Parking relief under Article 9.RB zone. Ward 2.
Date(s) of Hearing(s):	7/18, 8/8, 8/22, 9/5, 9/17, 10/3, 10/17, 10/24
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on October 17, 2018 to continue the application to October 24, 2018.
Current Status:	Will be heard.

<b>27 Gilman Street (ZBA 2018-112)</b>	
Applicant:	Jason Sachs & Elif Soyer
Property Owner:	Jason Sachs & Elif Soyer
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicants/Owners, Jason Sachs & Elif Soyer, seek special permits under §4.4.1 of the SZO to alter a non-conforming structure by converting a two-family to a three-family. Parking relief under Article 9. RB zone. Ward 1.
Date(s) of Hearing(s):	10/3, 10/17, 10/18, 10/24
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on October 17, 2018 to continue the application to October 24, 2018.
Current Status:	Will be heard.



<b>11 Sanborn Avenue (ZBA 2018-83)</b>	
Applicant:	Anthony Dopazo
Property Owner:	Anthony Dopazo
Agent:	N/A
Legal Notice:	Applicant and Owner, Anthony Dopazo, sees special permits to alter an existing, non-conforming structure including, but not limited to, relief under §4.4.1 of the SZO for non-conforming front and side yard setbacks, Article 9 for parking. RB zone. Ward 3.
Date(s) of Hearing(s):	9/5, 9/17, 10/3, 10/17, 10/24
Staff Recommendation:	None at this time
ZBA Action:	Voted on October 17, 2018 to continue the application to October 24, 2018.
Current Status:	Will be heard.

<b>28 Fitchburg Street (ZBA 2018-99)</b>	
Applicant:	Sherman and Goldman Realty Trust
Property Owner:	Sherman and Goldman Realty Trust
Agent:	Adam Dash, Esq.
Legal Notice:	Owner/Applicant Sherman and Goldman Realty Trust, seeks a Special Permit with Site Plan Review under SZO §5.2 to change a warehousing use to an office/R&D use of more than 10,000sf and a Variance under §5.5 for 16 parking spaces. IA zone. Ward 2.
Date(s) of Hearing(s):	9/17, 10/3, 10/17, 10/24
Staff Recommendation:	V: Unable to recommend SPSR: Conditional approval
ZBA Action:	Voted on October 17, 2018 to continue the application to October 24, 2018.
Current Status:	Will be heard.

<b>28 Chestnut Street (ZBA 2018-100)</b>	
Applicant:	Lawrence Realty 28 Chestnut LLC
Property Owner:	Lawrence Realty 28 Chestnut LLC
Agent:	Adam Dash, Esq.
Legal Notice:	Owner/Applicant Lawrence Realty 28 Chestnut LLC, seeks a Special Permit with Site Plan Review under SZO §5.2 to change a warehousing use to an office/R&D use of more than 10,000sf and a Variance under §5.5 for 16 parking spaces. IA zone. Ward 2.
Date(s) of Hearing(s):	9/17, 10/3, 10/17, 10/24
Staff Recommendation:	V: Unable to recommend SPSR: Conditional approval
ZBA Action:	Voted on October 17, 2018 to continue the application to October 24, 2018.
Current Status:	Will be heard.



**New Cases to be Opened and Heard**

<b>35 Dane Ave (ZBA 2018-116)</b>	
Applicant:	Richard Klancer & Catherine Klancer
Property Owner:	Richard Klancer & Catherine Klancer
Agent:	N/A
Legal Notice:	Applicants and Owners, Richard Klancer & Catherine Klancer, seek Special Permits under §4.4.1 of the SZO to alter a non-conforming structure by adding a large rear addition that increases the GFA by more than 25%. Special Permits for parking relief under Article 9. RB zone. Ward 2.
Date(s) of Hearing(s):	10/24
Staff Recommendation:	Conditionally approved.
ZBA Action:	--
Current Status:	The Applicant has submitted a written request to withdraw the application without prejudice.

<b>17 Fremont St (ZBA 2018-61)</b>	
Applicant:	Yinhai Yang & Mei Bai
Property Owner:	Yinhai Yang & Mei Bai
Agent:	Richard G. DiGirolamo
Legal Notice:	Applicants & Owners, Yinhai Yang & Mei Bai, seek Special Permits under §4.4.1 of the SZO to alter a non-conforming structure by increasing the GFA by more than 25%, constructing an addition within the left side yard setback. Parking relief under Article 9.
Date(s) of Hearing(s):	10/24
Staff Recommendation:	None at this time
ZBA Action:	--
Current Status:	Will be heard.

<b>1154 Broadway (ZBA 2018-78)</b>	
Applicant:	Anuj Pradhan, Trustee of 1154 Broadway Realty Trust
Property Owner:	Anuj Pradhan, Trustee of 1154 Broadway Realty Trust
Agent:	Richard G. DiGirolamo
Legal Notice:	Applicant / Owner, Anuj Pradhan, Trustee of 1154 Broadway Realty Trust, seeks a Special Permit with Site Plan Review per SZO §7.11.10.5.b and Variances per Article 8 (dimensional requirements) and Article 9 (parking) of the SZO to construct a 75-room hotel with a first floor coffee shop and rooftop restaurant. NB Zone. Ward 7.
Date(s) of Hearing(s):	10/24
Staff Recommendation:	SPSR: Conditional Approval V: Unable to Recommend
ZBA Action:	--
Current Status:	Will be heard.



<b>108 Gilman St (ZBA 2018-120)</b>	
Applicant:	Anthony J. Rossi, Trustee of 108 Gilman Realty Trust
Property Owner:	Anthony J. Rossi, Trustee of 108 Gilman Realty Trust
Agent:	Richard G. DiGirolamo
Legal Notice:	Applicant and Owner, Anthony J. Rossi, Trustee of 108 Gilman Realty Trust, seeks Special Permits under §4.4.1 of the SZO to alter a non-conforming property by increasing the GFA by more than 25% through the construction of a large addition intended to appear as a separate dwelling house, construction of front steps and new addition within the non-conforming front yard setback. Special Permit under §7.11 of the SZO to increase the number of units from two to four. Special Permit under Article 9 of the SZO for parking relief. BA zone. Ward 1.
Date(s) of Hearing(s):	10/24
Staff Recommendation:	None at this time
ZBA Action:	--
Current Status:	Will be heard.

<b>34 Spring St #4 (ZBA 2018-119)</b>	
Applicant:	Hatice Baser
Property Owner:	Hatice Baser
Agent:	N/A
Legal Notice:	Applicant/Owner, Hatice Baser, seeks a special permit per SZO §4.4.1 to alter a nonconforming structure by constructing a roof deck above an existing rear two-story portion of the structure. RA Zone. Ward 3.
Date(s) of Hearing(s):	10/17, 10/24
Staff Recommendation:	Conditionally approved.
ZBA Action:	--
Current Status:	Will be heard.

<b>515 Somerville Ave (ZBA 2018-122)</b>	
Applicant:	YEM Somerville Ave, LLC, c/o Jordan Warshaw
Property Owner:	DEVB LLC
Agent:	Adam Dash, Esq.
Legal Notice:	Applicant, YEM Somerville Ave, LLC, c/o Jordan Warshaw, and Owner, DEVB LLC, seeks a Special Permit with Site Plan Review per SZO §7.11.10.5.b and Variances per Article 8 (dimensional requirements) and Article 9 (parking) of the SZO to construct a 164-room hotel with a first floor restaurant. BA/RB Zone. Ward 2.
Date(s) of Hearing(s):	10/17, 10/24
Staff Recommendation:	SPSR: Conditionally approved V: Unable to recommend.
ZBA Action:	--
Current Status:	Will be heard.

**Other Business:**

*Plans and reports are available at the City of Somerville website at the following link:*  
<https://www.somervillema.gov/departments/ospcd/planning-and-zoning/reports-and-decisions>



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