



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

Council Chambers, 2nd Floor of Somerville City Hall, 93 Highland Avenue, Somerville MA
Wednesday, November 20, 2019
6:00 P.M.

Previously Continued to a Future Date

40 Columbus Avenue (ZBA 2018-147)	
Applicant:	Vincent Spadea
Property Owner:	Vincent Spadea
Agent:	Sean T. O'Donovan
Legal Notice:	Applicant and Owner, Vincent Spadea, seeks a special permit under SZO §7.11.2.b to convert an existing two-family dwelling into three-dwelling units, special permits under SZO §4.4.1 to alter the nonconforming lot area per dwelling unit requirement of the property and the nonconforming floor area ratio (FAR) requirement, and a special permit under SZO §9.13 for parking relief. RA Zone. Ward 3.
Date(s) of Hearing(s):	1/9, 1/23, 2/6, 2/20, 3/6, 3/20, 4/3, 4/17, 5/1, 5/15, 6/5, 6/19, 7/17, 8/7, 8/21, 10/2, 11/6
Staff Recommendation:	None at this time.
ZBA Action:	Voted on November 6, 2019 to continue the application to December 11, 2019.
Current Status:	Voted on November 6, 2019 to continue the application to December 11, 2019.

15 Bartlett Street (ZBA 2019-73)	
Applicant:	Sally & Margaret Klessens
Property Owner:	Margaret Klessens
Agent:	N/A
Legal Notice:	Applicants, Sally & Margaret Klessens, and Owner, Margaret Klessens, seek a Special Permit under §9.9.b of the SZO to create a handicapped parking space on a residential lot. RA zone. Ward 5.
Date(s) of Hearing(s):	9/18, 10/2, 10/16, 11/6
Staff Recommendation:	Unable to recommend
ZBA Action:	Voted on November 6, 2019 to continue the application to December 11, 2019.
Current Status:	Voted on November 6, 2019 to continue the application to December 11, 2019.

12 Flint Avenue (ZBA 2019-60)	
Applicant:	Derek Snare
Property Owner:	Fiorillo Melares
Agent:	N/A
Legal Notice:	Applicant, Derick Snare, and Owner, Fiorillo Melades, seek special permits under §4.4.1 of the SZO to alter a non-conforming property. Special permits including but not limited to the upward and linear extension of a non-conforming left side yard setback, constructing rear decks within the right side yard setback. RB zone. Ward 1.
Date(s) of Hearing(s):	9/18, 10/2 (re-advertisement), 10/16 (re-advertisement again), 11/6
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on November 6, 2019 to continue the application to December 11, 2019.
Current Status:	Voted on November 6, 2019 to continue the application to December 11, 2019.

Previously Opened Cases to Request a Continuance

187 Central Street (ZBA 2019-29):	
Applicant:	Nora, LLC
Property Owner:	Nora, LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant and Owner, Nora, LLC, seeks a Special Permit with Site Plan Review (SPSR) under §7.3.3 of the SZO to increase the number of dwelling units from one to four where one of these units will be affordable. Parking relive under Article 9 of the SZO. RA zone. Ward 4.
Date(s) of Hearing(s):	6/5, 6/19, 7/17, 8/7, 8/21, 9/4, 9/18, 10/2, 11/6, 11/20
Staff Recommendation:	None at this time.
ZBA Action:	Voted on November 6, 2019 to continue the application to November 20, 2019.
Current Status:	Staff anticipates the applicant to request to continue the application to December 11, 2019.



169 Tremont St: (ZBA 2019-17)	
Applicant:	Santino Ferrante
Property Owner:	Tremont 2000, LLC
Agent:	N/A
Legal Notice:	Applicant, Santino Ferrante, and Owner, Tremont 2000, LLC), seek Special Permits under §4.4.1 of the SZO to enclose rear porches within the right side yard setback. RB zone. Ward 2.
Date(s) of Hearing(s):	4/3, 4/17, 5/1, 5/15, 6/5, 6/19, 7/17, 8/7, 8/21, 9/4, 9/18, 10/2, 10/16, 11/6, 11/20
Staff Recommendation:	None at this time.
ZBA Action:	Voted on November 6, 2019 to continue the application to November 20, 2019.
Current Status:	Staff anticipates the applicant to request to continue the application to December 11, 2019.

21 Laurel Street (ZBA 2019-91)	
Applicant:	Adam Panken
Property Owner:	Adam Panken
Agent:	N/A
Legal Notice:	Applicant and Owner, Adam Panken, seeks special permits under §4.4.1 of the SZO to alter a non-conforming property including constructing a left elevation dormer and altering the rear portion of the structure within the non-conforming rear yard setback. RB zone. Ward 2.
Date(s) of Hearing(s):	9/18, 10/2, 10/16, 11/6, 11/20
Staff Recommendation:	None at this time.
ZBA Action:	Voted on November 6, 2019 to continue the application to November 20, 2019.
Current Status:	Staff anticipates the applicant to request to continue the application to December 11, 2019.

85 Munroe Street (ZBA 2019-45)	
Applicant:	John Murray
Property Owner:	Raymond & Mary Snow
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant, John Murray, and Owners, Raymond & Mary Snow, seek special permits to alter a non-conforming three-family structure. Special permits including but not limited to the upward extension of the non-conforming left side yard setback and the construction of a front dormer within the front and right side yard setbacks. RA zone. Ward 2.
Date(s) of Hearing(s):	10/2, 10/16, 11/6, 11/20
Staff Recommendation:	None at this time
ZBA Action:	Voted on November 6, 2019 to continue the application to November 20, 2019.
Current Status:	Staff anticipates the applicant to request to continue the application to December 11, 2019.



87 Jaques Street (ZBA 2019-82)	
Applicant:	North America Development
Property Owner:	Nelia DaCova-Pissarra
Agent:	N/A
Legal Notice:	Applicant, North America Development, and Owner, Nelia DaCova-Pissarra, Trustee of the DaCova Family Trust, seek a special permit under SZO §4.4.1 to alter the nonconforming structure by constructing a single story addition atop the existing structure and by constructing a three-story addition in the rear that will increase the existing structures gross floor area by greater than 25%. A special permit under SZO §9.13 for parking relief is also required. The proposal will result in three dwelling units being located on the site. RB Zone. Ward 4.
Date(s) of Hearing(s):	9/18, 10/2, 10/16 (re-advertisement), 11/6, 11/20
Staff Recommendation:	Unable to recommend
ZBA Action:	Voted on November 6, 2019 to continue the application to November 20, 2019.
Current Status:	The Applicant has submitted a written request to continue the case to December 11, 2019.

21 Eastman Road (ZBA 2019-02)	
Applicant:	F. Michael Byrnes
Property Owner:	F. Michael Byrnes
Agent:	Adam Dash, Esq.
Legal Notice:	Applicant and Owner, F. Michael Byrnes, seeks a special permit under the slope protection ordinance (agenda item 207122 ordained by the City Council on November 20, 2018) to perform necessary site work on a lot with a slope greater than 25% to construct a two-family dwelling and a variance for building height under SZO §5.5 and §8.5. RA Zone. Ward 5.
Date(s) of Hearing(s):	9/18, 10/2, 10/16, 11/6, 11/20
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on November 6, 2019 to continue the application to November 20, 2019.
Current Status:	The Applicant has submitted a written request to continue the case to December 11, 2019.

New Cases to be Opened and Requesting a Continuance

20 Highland Avenue (ZBA 2019-118)	
Applicant:	North America Development
Property Owner:	Martha Romano
Agent:	N/A
Legal Notice:	Applicant, North America Development, and Owner, Martha Romano, seek a special permit under SZO §4.1.1 to alter a nonconforming structure by increasing the existing gross floor area (GFA) by greater than 25% and extend the building within the nonconforming right side yard setback. A Special Permit under SZO §7.11 is also required for five residential units and under SZO §9.13 for parking relief. RC Zone. Ward 3.
Date(s) of Hearing(s):	11/20
Staff Recommendation:	None at this time
ZBA Action:	--
Current Status:	The Applicant has submitted a written request to continue the case to December 11, 2019.



345 Medford Street (ZBA 2019-108)	
Applicant:	345 Medford Street, LLC
Property Owner:	PCJ Auto Service, Inc.
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant, 345 Medford Street, LLC, and Owner, PCJ Auto Service, Inc. seek zoning relief for a non-conforming site in order to construct a 52 unit mixed use building with ground floor commercial space and residences above. On-site inclusionary units provided. SPSR for the number of residential units. Variances under §5.5, §4.4.1, §8.5 including, but perhaps not limited to: lot area per dwelling unit, FAR, building height, number of stories, rear yard setback. Special permit for parking relief under Article 9. BA zone. Ward 4.
Date(s) of Hearing(s):	11/20
Staff Recommendation:	None at this time
ZBA Action:	--
Current Status:	Staff anticipates the applicant to request to continue the application to December 11, 2019.

Previously Opened Cases to be Heard

346 Somerville Avenue (ZBA 2019-19)	
Applicant:	346 Somerville Ave., LLC
Property Owner:	Palmac Realty Corp
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant, 346 Somerville Ave., LLC, and Owner, Palmac Realty Corp propose a mixed-use structure with 94 residential units, ground floor commercial. A publicly-accessible park is proposed at the rear of the lot. The NB portion of the property requires the following relief from the ZBA: Special Permit with Site Plan Review (SPSR), variances including but not limited to FAR, height, lot area per dwelling unit, number of stories, and any and all other dimensionals that might be needed. Special Permit for parking relief under Article 9. The CCD-55 portion of the project needs relief from the ZBA for the following: variances including but not limited to landscaping, FAR, height, ground coverage, lot area per dwelling unit, number of stories, and all other dimensionals that might be needed. All special permitting in the CCD-55 zone is the purview of the Planning Board. CCD-55 & NB zones. Ward 2.
Date(s) of Hearing(s):	3/6, 3/20, 4/3, 4/17, 5/1, 5/15, 6/5, 6/19, 7/17, 8/7, 8/21, 9/4, 9/18, 10/2 (re-advertisement), 10/16, 11/6, 11/20
Staff Recommendation:	V: Unable to recommend SP and SPSR: Conditional approval
ZBA Action:	Voted on November 6, 2019 to continue the application to November 20, 2019.
Current Status:	Will be heard



18 Glendale Avenue (ZBA 2019-86)	
Applicant:	Ji Shi
Property Owner:	Ji Shi & Yan Zhao
Agent:	N/A
Legal Notice:	Applicant, Ji Shi, and Owners, Ji Shi & Yan Zhao, seek special permits under §4.4.1 of the SZO to alter a non-conforming property including adding a dormette within the left side yard setback, extending the left elevation roofline to cover the third floor rear porch, and to construct a right elevation dormer within the right side yard setback. RB zone. Ward 7.
Date(s) of Hearing(s):	9/4, 9/18 (re-advertisement), 10/2, 11/6, 11/20
Staff Recommendation:	Conditional approval.
ZBA Action:	Voted on November 6, 2019 to continue the application to November 20, 2019.
Current Status:	Will be heard.

10 Oak Street (ZBA 2018-10-R1-6/19)	
Applicant:	10 Oak Street, LLC
Property Owner:	10 Oak Street, LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicants and Owners, 10 Oak Street, LLC, under §5.3.8 of the SZO, seek revisions to a previously-granted special permit. RC zone. Ward 2.
Date(s) of Hearing(s):	9/4, 9/18, 10/2, 10/16, 11/6, 11/20
Staff Recommendation:	Amend conditions as determined by ZBA.
ZBA Action:	Voted on November 6, 2019 to continue the application to November 20, 2019.
Current Status:	Will be heard.

48 Elm Street (ZBA 2019-79)	
Applicant:	Balany Real Estate Group, LLC
Property Owner:	Balany Real Estate Group, LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicants and Owners, Balany Real Estate Group, LLC, seek special permits under §4.4.1 of the SZO to alter a non-conforming property by constructing dormers within the right side yard setback, and the upward extension of the non-conforming right side yard setback through the construction of a second story at the rear of the building. Parking relief under Article 9. RB zone. Ward 6.
Date(s) of Hearing(s):	9/4, 9/18, 10/2, 10/16, 11/6, 11/20
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on November 6, 2019 to continue the application to November 20, 2019.
Current Status:	Will be heard



8 Sycamore Street (ZBA 2019-61)	
Applicant:	Creative Property Solutions, LLC
Property Owner:	Eight Sycamore Trust
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant, Creative Property Solutions, LLC, and Owner, Eight Sycamore Trust, seek Special Permits under §4.4.1 of the SZO to alter a non-conforming property including increasing the GFA by more than 25% and under §7.11 to change from 3 to 5 residential units. Parking relief under Article 9 for number of spaces and providing compact spaces. RC zone. Ward 4.
Date(s) of Hearing(s):	9/18, 10/2, 10/16, 11/6 (re-advertisement), 11/20
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on November 6, 2019 to continue the application to November 20, 2019.
Current Status:	Will be heard.

15 Carlton Street (ZBA 2019-98)	
Applicant:	Yu Shu
Property Owner:	Yu Shu
Agent:	N/A
Legal Notice:	Applicant and Owner, Yu Shu, seeks special permits to alter a non-conforming property under §4.4.1 of the SZO. Number of units to increase from three to four. Upward extension of the non-conforming right and front yard setbacks. Parking relief under Article 9. RC zone. Ward 2.
Date(s) of Hearing(s):	10/16, 11/6, 11/20
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on November 6, 2019 to continue the application to November 20, 2019.
Current Status:	Will be heard.

27 Tufts Street (ZBA 2018-195):	
Applicant:	Pulin and Katai Wang
Property Owner:	Pulin and Katai Wang
Agent:	N/A
Legal Notice:	Applicants and Owners, Pulin and Katai Wang, seek a special permit under SZO §4.4.1 and §7.11.1.c to alter a nonconforming structure by constructing a large addition to the existing structure that will add three dwelling units making it a five-unit dwelling. Parking relief under Article 9 is also required. RC Zone. Ward 1.
Date(s) of Hearing(s):	6/19, 7/17, 8/7, 8/21, 9/4, 10/2, 11/6, 11/20
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on November 6, 2019 to continue the application to November 20, 2019.
Current Status:	Will be heard



23 Rush Street (ZBA 2019-82)	
Applicant:	Electra Realty Corporation c/o Kevin Jackson
Property Owner:	Electra Realty Corporation c/o Kevin Jackson
Agent:	N/A
Legal Notice:	Applicant and Owner, Electra Realty Corporation c/o Kevin Jackson, seeks a special permit under SZO §4.5.3 to expand the nonconforming use (carpenters shop) and under §4.4.1 to alter the nonconforming structure by constructing two additional stories. A Variance under §5.5 and §8.5 is also required for exceeding the maximum floor area ratio (FAR). Parking relief under Article 9 is also required. RB Zone. Ward 1.
Date(s) of Hearing(s):	9/18, 10/16, 11/6, 11/20
Staff Recommendation:	Denial
ZBA Action:	Voted on November 6, 2019 to continue the application to November 20, 2019.
Current Status:	Will be heard

New Cases to be Opened and Heard

916 Broadway (ZBA 2019-122)	
Applicant:	Polly Laurelchild-Hertig
Property Owner:	Polly Laurelchild-Hertig
Agent:	N/A
Legal Notice:	Applicant and Owner, Polly Laurelchild-Hertig, seek Special Permits under §4.4.1 of the SZO to alter a non-conforming property and under §7.3 of the SZO to undertake a Special Residential Conversion by increasing the number of units from two to three in the RA zone. Parking relief under Article 9 of the SZO. Ward 6.
Date(s) of Hearing(s):	11/20
Staff Recommendation:	Conditional approval
ZBA Action:	--
Current Status:	Will be heard

303 Beacon Street (ZBA 2019-121)	
Applicant:	Christopher Cassa
Property Owner:	Christopher Cassa
Agent:	N/A
Legal Notice:	Applicant and Owner, Christopher Cassa, seeks zoning relief including, but perhaps not limited to, a variance in order to reduce the lot area per dwelling unit ratio to 773 in a zone where 875 is the minimum allowed, by creating a third unit in the basement . Parking relief under Article 9. RC zone. Ward 2.
Date(s) of Hearing(s):	11/20
Staff Recommendation:	V: Unable to recommend SP: Conditional approval
ZBA Action:	--
Current Status:	Will be heard



121-123 Washington Street (ZBA 2019-111) (re-advertisement)	
Applicant:	Wooden Teeth, LLC
Property Owner:	Wooden Teeth, LLC
Agent:	Adam Dash, Esq.
Legal Notice:	Applicant & Owner, Wooden Teeth, LLC, seek Special Permits under §4.4.1 of the SZO to alter a non-conforming property to build a mixed-use building. Special Permits including, but perhaps not limited to: §7.11.1 to establish 5 residential units, §8.5 for left and front yard setbacks and a Special Permit with Design Review for a café in a commercial space. Variances including right side yard setback and rear yard setback. Parking relief under Article 9. RC zone. Ward 1.
Date(s) of Hearing(s):	11/6, 11/20 (re-advertisement)
Staff Recommendation:	V: Unable to recommend SP and SPSR: Conditional approval
ZBA Action:	Voted on November 6, 2019 to continue the application to November 20, 2019.
Current Status:	Will be heard

17-25 Murdock Street and 227-229 Cedar Street (ZBA 2016-129-R2-10/19) (re-advertisement)	
Applicant:	Cedar Murdock Partners, LLC
Property Owner:	Cedar Murdock Partners, LLC
Agent:	Adam Dash, Esq.
Legal Notice:	Applicant and Owner, Cedar Murdock Partners, LLC, seeks a revision to their previously approved special permit with site plan review under SZO §5.3.8 in order to change the height of the foundations for buildings 3, 4, and 5 due to ground water levels and for other miscellaneous site related changes. RB zone. Ward 5.
Date(s) of Hearing(s):	11/6, 11/20 (re-advertisement)
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on November 6, 2019 to continue the application to November 20, 2019.
Current Status:	Will be heard

393 Highland Avenue (ZBA 2019- 123)	
Applicant:	393 Highland Avenue, LLC
Property Owner:	393 Highland Avenue, LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant and Owner, 393 Highland Avenue, LLC, seeks a SPSR under §7.11 to convert from retail to office use greater than 10,000 SF, a SPD to convert to office uses from 5,000-9,999 SF and a SP under §4.4.1 to make alterations to a non-conforming structure in order to update and add an entryway. CBD zone. Ward 6.
Date(s) of Hearing(s):	11/20
Staff Recommendation:	Conditional approval
ZBA Action:	--
Current Status:	Will be heard



3 Dartmouth Street (ZBA 2019-112)	
Applicant:	Justin Kelly
Property Owner:	Justin Kelly
Agent:	N/A
Legal Notice:	Applicant and Owner, Justin Kelly, seeks a Variance under SZO §5.5 and §8.5 to violate the maximum allowed floor area ratio (FAR) by finishing the basement. A special permit under SZO §9.13 for parking relief is also being sought. RB Zone. Ward 4.
Date(s) of Hearing(s):	11/20
Staff Recommendation:	Unable to recommend
ZBA Action:	--
Current Status:	Will be heard

242 Broadway (ZBA 2019-119)	
Applicant:	Lauro O. DaSilva
Property Owner:	Lauro O. DaSilva and Zelia I.C. Silva
Agent:	N/A
Legal Notice:	Applicant, Lauro O. DaSilva, and Owners, Lauro O. DaSilva and Zelia I.C. Silva, seek a special permit under SZO §4.4.1 to alter the two nonconforming structures on the lot by constructing rear stairs and dormers. A Special Permit under SZO §7.11 is also required for five residential units and under SZO §9.13 for parking relief. RC Zone. Ward 1.
Date(s) of Hearing(s):	11/20
Staff Recommendation:	None at this time
ZBA Action:	--
Current Status:	Will be heard

22 Henderson Street (ZBA 2019-107)	
Applicant:	Steven Rangel
Property Owner:	Steven Rangel
Agent:	N/A
Legal Notice:	Applicant and Owner, Steven Rangel, seeks a special permit under SZO §4.4.1 to alter a nonconforming structure by construct two dormers. RB Zone. Ward 5.
Date(s) of Hearing(s):	11/20
Staff Recommendation:	Conditional approval
ZBA Action:	--
Current Status:	Will be heard



45 South Street (ZBA 2019-120)	
Applicant:	Portico Brewing Co. LLC
Property Owner:	BBD South St, LLC
Agent:	N/A
Legal Notice:	Applicant, Portico Brewing Co. LLC, and Owner, BBD South St, LLC, seek a Special Permit with Design Review under SZO §7.11.10.6.b to establish a drinking establishment and a Variance under SZO §5.5 and Article 9 for parking relief. BA Zone. Ward 2.
Date(s) of Hearing(s):	11/20
Staff Recommendation:	Conditional approval
ZBA Action:	--
Current Status:	Will be heard

453 Somerville Avenue (ZBA 2019-114)	
Applicant:	Jack Saade
Property Owner:	Jack Saade
Agent:	N/A
Legal Notice:	Applicant and Owner, Jack Saade, seeks a special permit under SZO §7.11.1.c and parking relief under Article 9 to construct a four story mixed use building with five residential units and ground floor retail space. A Variance under SZO §5.5 and §8.6.12 for relief from the required rear yard setback. BA and RB Zone. Ward 2.
Date(s) of Hearing(s):	11/20
Staff Recommendation:	Conditional approval
ZBA Action:	--
Current Status:	Will be heard

Other Business:

Approval of Minutes from October 16, 2019 and November 6, 2019.

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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