



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

Aldermanic Chambers, City Hall, 93 Highland Avenue
Wednesday, November 28, 2018
6:00 P.M.

Previously Continued to a Future Date

51 McGrath Highway (ZBA 2017-46)	
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, 11/7. 11/28
Staff Recommendation:	Denial
ZBA Action:	Voted on November 7, 2018 to continue the application to January 9, 2018
Current Status:	The Applicant submitted a written request to continue the application to January 9, 2018.



312 R Beacon Street (aka 25 Harris Street, Cambridge, MA) (ZBA 2018-08)	
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, 11/28
Staff Recommendation:	None at this time
ZBA Action:	Voted on October 24, 2018 to continue the application to December 12.
Current Status:	Voted on October 24, 2018 to continue the application to December 12.

Previously Opened Cases to Request a Continuance

45 Kent Street (ZBA 2017-90)	
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, 11/7, 11/28
Staff Recommendation:	None at this time
ZBA Action:	Voted on November 7, 2018 to continue the application to November 28, 2018.
Current Status:	Staff anticipates the Applicant will request a continuance to December 12, 2018.

11 Fiske Avenue (ZBA 2018-109)	
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, 11/7, 11/28
Staff Recommendation:	Denial
ZBA Action:	Voted on November 7, 2018 to continue the application to November 28, 2018.
Current Status:	Staff anticipates the Applicant will request a continuance to December 12, 2018.



144 Highland Avenue (ZBA 2018-97)	
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, 11/7, 11/28
Staff Recommendation:	None at this time
ZBA Action:	Voted on November 7, 2018 to continue the application to November 28, 2018
Current Status:	Staff anticipates the Applicant will request a continuance to December 12, 2018.

150 Hudson Street (ZBA 2018-71)	
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, 11/7, 11/28
Staff Recommendation:	None at this time.
ZBA Action:	Voted on November 7, 2018 to continue the application to November 28, 2018.
Current Status:	Staff anticipates the Applicant will request a continuance to December 12, 2018

12 Quincy Street (ZBA 2018-90)	
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, 11/7, 11/28
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on November 7, 2018 to continue the application to November 28, 2018
Current Status:	Staff anticipates the Applicant will request a continuance to December 12, 2018.



378-382 Highland Ave (ZBA 2018-121)	
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, 11/7, 11/28
Staff Recommendation:	None at this time
ZBA Action:	Voted on November 7, 2018 to continue the application to November 28, 2018
Current Status:	Staff anticipates the Applicant will request a continuance to December 12, 2018.

New Cases to Request a Continuance

503-505 Medford Street (ZBA 2018-129)	
Applicant:	Sophia S. Thakali
Property Owner:	Broadway Investment
Agent:	N/A
Legal Notice:	Applicant, Sophia S. Thakali, and Property Owner, Broadway Investment, seek Special Permits under Article 7 of the SZO to increase the square footage of an existing restaurant by expanding into adjoining commercial space. Relief under Article 9 for parking. NB zone. Ward 5.
Date(s) of Hearing(s):	11/28
Staff Recommendation:	None at this time
ZBA Action:	--
Current Status:	Staff anticipates the Applicant will request a continuance to December 12, 2018.

38-40 Windsor Road (ZBA 2018-133)	
Applicant:	Dalfior Development, Inc.
Property Owner:	38-40 Windsor Road, LLC
Agent:	Adam Dash, Esq.
Legal Notice:	Applicant, Dalfior Development, Inc., and Owner, 38-40 Windsor Road, LLC, seek special permits under §4.4.1 of the SZO to increase the non-conforming FAR, increase the non-conforming rear yard setback, extend a dormer within the right side yard setback, open porches within the front yard setback. RA zone. Ward 6.
Date(s) of Hearing(s):	11/28
Staff Recommendation:	None at this time
ZBA Action:	--
Current Status:	Staff anticipates the Applicant will request a continuance to December 12, 2018.



81-83 Alpine Street (ZBA 2018-141)	
Applicant:	Elan Sassoon
Property Owner:	Catherine A. DeStefano, Trustee of the Francis J. Bucca Family Trust
Agent:	N/A
Legal Notice:	Applicant, Elan Sassoon, and Owner, Catherine A. DeStefano, Trustee of the Francis J. Bucca Family Trust, seek special permits under §4.4.1 to alter a non-conforming property by increasing the GFA by more than 25%, extending the non-conforming front yard setback to the right and into the side yard. Parking relief under Article 9 of the SZO. RB zone. Ward 5.
Date(s) of Hearing(s):	11/28
Staff Recommendation:	None at this time
ZBA Action:	--
Current Status:	Staff anticipates the Applicant will request a continuance to December 12, 2018.

61 Myrtle Street (ZBA 2018-140)	
Applicant:	Elan Sassoon
Property Owner:	Rupesh S. & Laxmi Lama
Agent:	N/A
Legal Notice:	Applicant, Elan Sassoon, and Owners, Rupesh S. & Laxmi Lama, seek special permits under §4.4.1 of the SZO to alter a non-conforming property by reducing the rear yard setback, increasing the GFA by more than 25%. Unit count will increase from two units to three units. Parking relief under Article 9 of the SZO. RB zone. Ward 1.
Date(s) of Hearing(s):	11/28
Staff Recommendation:	None at this time
ZBA Action:	--
Current Status:	Staff anticipates the Applicant will request a continuance to December 12, 2018.

Previously Opened Cases to be Heard

1252 Broadway (ZBA 2018-38)	
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, 11/7, 11/28
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on November 7, 2018 to continue the application to November 28, 2018.
Current Status:	Will be heard.



24 Dane Avenue (ZBA 2018-75)	
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, 11/7, 11/28
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on November 7, 2018 to continue the application to November 28, 2018
Current Status:	Will be heard.

28 Chestnut Street (ZBA 2018-100)	
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, 11/7, 11/28
Staff Recommendation:	V: Unable to recommend SPSR: Conditional approval
ZBA Action:	Voted on November 7, 2018 to continue the application to November 28, 2018
Current Status:	Will be heard.

28 Fitchburg Street (ZBA 2018-99)	
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, 11/7, 11/28
Staff Recommendation:	V: Unable to recommend SPSR: Conditional approval
ZBA Action:	Voted on November 7, 2018 to continue the application to November 28, 2018.
Current Status:	Will be heard.



27 Gilman Street (ZBA 2018-112)	
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, 11/7, 11/28
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on November 7, 2018 to continue the application to November 28, 2018.
Current Status:	Will be heard.

395 Alewife Brook Parkway (ZBA 2018-40)	
Applicant:	395 ABP
Property Owner:	G.E. & M. Auto Service, Inc
Agent:	Richard G. DiGirolamo
Legal Notice:	Applicant, 395 ABP, LLC and Owner, G.E. & M. Auto Service, Inc., seek a Special Permit with Site Plan Review (SPSR) to construct a four-story, 23-unit residential building. Affordable units to be provided under Article 13 of the SZO. Special Permit for parking relief and to provide compact spaces under Article 9 of the SZO. NB zone. Ward 7.
Date(s) of Hearing(s):	11/7, 11/28
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on November 7, 2018 to continue the application to November 28, 2018.
Current Status:	Will be heard.

New Cases to be Opened and Heard

50-54 Murdock Street (ZBA 2018-19)	
Applicant:	Roberto Grieco
Property Owner:	Alida Elena Grieco, Trustee of the Fifty Murdock Investment Trust
Agent:	Richard G. DiGirolamo
Legal Notice:	Applicant, Roberto Grieco, and Owner, Alida Elena Grieco, Trustee of the Fifty Murdock Investment Trust, seek a special permit with site plan review per SZO §7.3 to construct a new ten-unit residential building and a special permit per SZO §9.13 for parking relief. RB Zone. Ward 5.
Date(s) of Hearing(s):	11/28
Staff Recommendation:	Conditional approval
ZBA Action:	--
Current Status:	Will be heard.



68 Pearson Avenue (ZBA 2018-134)	
Applicant:	68 Pearson Somerville, LLC
Property Owner:	68 Pearson Somerville, LLC
Agent:	Richard G. DiGirolamo
Legal Notice:	Applicant / Owner, 68 Pearson Somerville, LLC, seeks a special permit per SZO §4.4.1 to alter a nonconforming structure by finishing the basement, reconfiguring the interior floor plans, and removing/creating new window openings. RA Zone. Ward 5.
Date(s) of Hearing(s):	11/28
Staff Recommendation:	Conditional approval
ZBA Action:	--
Current Status:	Will be heard.

68 Dimick Street (ZBA 2018-151)	
Applicant:	David Shepherd
Property Owner:	David Shepherd
Agent:	N/A
Legal Notice:	Applicant/Owner, David Shepherd, seeks a special permit per SZO §4.4.1 to alter a nonconforming structure to reconstruct an existing rear deck to include egress stairs. RB Zone. Ward 2.
Date(s) of Hearing(s):	11/28
Staff Recommendation:	Conditional approval
ZBA Action:	--
Current Status:	Will be heard.

7 Spring Hill Terrace (ZBA 2018-153)	
Applicant:	Cory and Marta McAlister
Property Owner:	Cory and Marta McAlister
Agent:	Gerard McAlister
Legal Notice:	Applicant / Owner, Cory and Marta McAlister, seeks a special permit per SZO §4.4.1 to alter a nonconforming structure by constructing a rear dormer, side entry, and patio. RA Zone. Ward 3.
Date(s) of Hearing(s):	11/28
Staff Recommendation:	Conditional approval
ZBA Action:	--
Current Status:	Will be heard.



134-136 Oxford Street (ZBA 2018-155)	
Applicant:	Oxford Real Estate Group, LLC
Property Owner:	Oxford Real Estate Group, LLC
Agent:	Sarah Like Rhatigan, Esq.
Legal Notice:	Applicant / Owner, Oxford Real Estate Group, LLC, seeks a special permit per SZO §4.4.1 to alter a nonconforming structure by enclosing rear porches. BA Zone. Ward 2.
Date(s) of Hearing(s):	11/28
Staff Recommendation:	Conditional approval
ZBA Action:	--
Current Status:	Will be heard.

Other Business:

- Approve October 17, 2018 meeting minutes
- Approve October 24, 2018 meeting minutes
- Approve November 7, 2018 meeting minutes
- Approve 2019 ZBA Calendar

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>

