



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 7, 2018
6:00 P.M.

Previously Continued to a Future Date

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
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
Staff Recommendation:	None at this time
ZBA Action:	Voted on October 24, 2018 to continue the application to November 7, 2018.
Current Status:	Staff anticipates the Applicant will request a continuance to November 28, 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
Staff Recommendation:	Denial
ZBA Action:	Voted on October 3, 2018 to continue the application to November 7, 2018.
Current Status:	Staff anticipates the Applicant will request a continuance to November 28, 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
Staff Recommendation:	None at this time
ZBA Action:	Voted on October 24, 2018 to continue the application to November 7, 2018.
Current Status:	Staff anticipates the Applicant will request a continuance to November 28, 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
Staff Recommendation:	None at this time.
ZBA Action:	Voted on October 24, 2018 to continue the application to November 7, 2018.
Current Status:	Staff anticipates the Applicant will request a continuance to November 28, 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
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on October 24, 2018 to continue the application to November 7, 2018.
Current Status:	The Applicant has submitted a written request to continue the application to November 28, 2018.

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
Staff Recommendation:	Denial
ZBA Action:	Voted on October 3, 2018 to continue the application to November 7, 2018.
Current Status:	Staff anticipates the Applicant will request a continuance to January 9, 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
Staff Recommendation:	None at this time
ZBA Action:	Voted on October 24, 2018 to continue the application to November 7, 2018.
Current Status:	Staff anticipates the Applicant will request a continuance to November 28, 2018.

Previously Opened Cases to be Heard

41 Thorndike Street (ZBA 2018-81)	
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, 11/7
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on October 24, 2018 to continue the application to November 7, 2018.
Current Status:	Will 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
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on October 24, 2018 to continue the application to November 7, 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
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on October 24, 2018 to continue the application to November 7, 2018.
Current Status:	Will be heard.

17 Fremont St (ZBA 2018-61)	
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, 11/7
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on October 24, 2018 to continue the application to November 7, 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
Staff Recommendation:	V: Unable to recommend SPSR: Conditional approval
ZBA Action:	Voted on October 24, 2018 to continue the application to November 7, 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
Staff Recommendation:	V: Unable to recommend SPSR: Conditional approval
ZBA Action:	Voted on October 24, 2018 to continue the application to November 7, 2018.
Current Status:	Will be heard.

26 Ossipee Rd (ZBA 2018-113)	
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, 11/7
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on October 24, 2018 to continue the application to November 7, 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
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on October 24, 2018 to continue the application to November 7, 2018.
Current Status:	Will be heard.



New Cases to be Opened and Heard

2 Village Terrace Unit #5 (ZBA 2018-132)	
Applicant:	Michael Bell
Property Owner:	Michael Bell
Agent:	Richard Schreiber
Legal Notice:	Applicant and Owner, Michael Bell, seeks a Special Permit under SZO §4.4.1 to alter a nonconforming building by adding a rear balcony and staircase to the second floor. RC zone. Ward 2.
Date(s) of Hearing(s):	11/7
Staff Recommendation:	Conditional approval
ZBA Action:	--
Current Status:	Will be heard.

22-24 Fountain Ave (ZBA 2018-117)	
Applicant:	Prospect Realty Advisors, Inc
Property Owner:	Anthony J. Megna
Agent:	Richard G. DiGirolamo
Legal Notice:	Applicant, Prospect Realty Advisors, Inc. and Owner, Anthony J. Megna, seek 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% after moving the existing building to the front of the property and adding a rear addition. Special Permit for a non-conforming rear yard setback. Parking relief under Article 9 of the SZO. RB zone. Ward 1
Date(s) of Hearing(s):	11/7
Staff Recommendation:	Conditional approval
ZBA Action:	--
Current Status:	Will be heard.

292 Beacon Street (ZBA 2018-118)	
Applicant:	Kenn Spera
Property Owner:	Kenn Spera
Agent:	N/A
Legal Notice:	Applicant and Owner, Kenn Spera, seeks a Special Permit under SZO §7.11.1.c and §9.13 as well as a Variance under §5.5 and §8.5 to construct a new four-story wood framed structure with five dwelling units and underground parking. RC Zone. Ward 2
Date(s) of Hearing(s):	11/7
Staff Recommendation:	SP: Conditional Approval V: Unable to Recommend
ZBA Action:	--
Current Status:	Will be heard.



30 Franklin St (ZBA 2018-126)	
Applicant:	David Choi
Property Owner:	David Choi
Agent:	David Choi
Legal Notice:	Applicant, David Choi, and Owner, Ibrahim Ibrahim, seek a Special Permit under SZO §4.4.1 to alter a nonconforming structure by converting the existing single family into a two family, increasing the height to 2.5 stories, and constructing an addition to the house. RB Zone. Ward 1.
Date(s) of Hearing(s):	11/7
Staff Recommendation:	Conditional approval
ZBA Action:	--
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
Staff Recommendation:	Conditional approval
ZBA Action:	--
Current Status:	Will be heard.

161 Linwood Street (ZBA 2015-49-R2-10/18)	
Applicant:	Phil Naffah, Harvey Signs
Property Owner:	Herbert Chambers
Agent:	Phillip Naffah
Legal Notice:	Applicant, Phil Naffah, Harvey Signs, and Owner, Herbert Chambers, seeks a Revision to a previously approved Special Permit (ZBA 2015-49) for signage. IA Zone. Ward 2.
Date(s) of Hearing(s):	11/7
Staff Recommendation:	Conditional approval
ZBA Action:	--
Current Status:	Will be heard.



Other Business:

- Approve October 3, 2018 meeting minutes
- Approve October 24, 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>

