



CITY OF SOMERVILLE, MASSACHUSETTS
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ZONING BOARD OF APPEALS AGENDA

City Hall, Aldermanic Chambers, 93 Highland Avenue, Somerville, MA
Wednesday, February 14, 2018
6:00 P.M.

Previously Continued Cases to a Future Date

18 Brook Street: (Case #ZBA 2017-43)	
Applicant:	Waemen Lung and Waelim Lung
Property Owner:	Waemen Lung and Waelim Lung
Agent:	N/A
Legal Notice:	Applicants and Owners, Waemen Lung and Waelim Lung, seek a Special Permit under SZO §4.4.1 to alter a nonconforming structure within the required front, left, and right side yard setbacks and to increase the nonconforming floor area ratio (FAR) by converting the roof type from a gable style to a flat roof and making interior renovations. RB Zone. Ward 1.
Date(s) of Hearing(s):	10/18, 11/8, 11/29, 1/3, 1/31
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on January 31, 2018 to continue the application to March 7, 2018.
Current Status:	Voted on January 31, 2018 to continue the application to March 7, 2018.



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24-28 Mount Pleasant Street: (Case #ZBA 2017-11)	
Applicant:	Warren A. Chaille, Trustee of the Chaille Trust
Property Owner:	Warren A. Chaille, Trustee of the Chaille Trust
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant/Owner, Warren A. Chaille, Trustee of the Chaille Trust, seeks a Special Permit under Section 7.3 of the Somerville Zoning Ordinance (SZO) to relocate, renovate, and construct an addition to the existing two-family dwelling to create a six-unit dwelling building. RB Zone. Ward 1.
Date(s) of Hearing(s):	6/7, 6/21, 7/12, 8/2, 8/16, 9/6, 10/4, 10/18, 11/8, 11/29, 1/3, 1/31
Staff Recommendation:	None at this time.
ZBA Action:	Voted on January 31, 2018 to continue the application to March 7, 2018.
Current Status:	Voted on January 31, 2018 to continue the application to March 7, 2018.

Previously Opened Cases that are Requesting a Continuance

45 Kent Street: (Case #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):	10/18, 11/8, 11/29, 1/3, 1/31, 2/14
Staff Recommendation:	None at this time.
ZBA Action:	Voted on January 31, 2018 to continue the application to February 14, 2018.
Current Status:	Staff anticipates that the Applicant will submit a written request to continue the application to March 7, 2018.

51 McGrath Highway: (Case #ZBA 2017-46)	
Applicant:	Life Storage Limited Partnership
Property Owner:	Sovran Acquisition Limited Partnership
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant, Life Storage Limited Partnership, and Owner, Sovran Acquisition Limited Partnership, seek a Special Permit with Design Review (SPSR) under Section 7.11.12.4.c and Section 5.2 of the Somerville Zoning Ordinance (SZO) to construct a self-storage facility of 28,880 gross square feet. The Applicant and Owner also seek a Variance under Article 12 of the SZO for signage. 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
Staff Recommendation:	Recommends denial
ZBA Action:	Voted on January 31, 2018 to continue the application to February 14, 2018.
Current Status:	Staff anticipates that the Applicant will submit a written request to continue the application to March 7, 2018.



8-10 Appleton Street (ZBA 2017-120)	
Applicant:	Trio Enterprises, LLC
Property Owner:	Trio Enterprises, LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant and Owner, Trio Enterprises, LLC, seeks a Special Permit under §4.4 to alter a nonconforming structure that had previously been damaged by a fire by modifying porches, windows, landings, and finishing a portion of the basement. RA Zone. Ward 6.
Date(s) of Hearing(s):	1/17, 1/31, 2/14
Staff Recommendation:	None at this time
ZBA Action:	Voted on January 31, 2018 to continue the application to February 14, 2018.
Current Status:	Staff anticipates that the Applicant will submit a written request to continue the application to March 7, 2018.

140 & 150 Line Street (Case #: ZBA 2017-83)	
Applicant:	Inman Square Properties, LLC
Property Owner:	Inman Square Properties, LLC
Agent:	Sean T. O'Donnovan
Legal Notice:	Applicant & Owner, Inman Square Properties, LLC, seeks a Special Permit with Site Plan Review under SZO §5.2 to remove the existing non-conforming asphalt surface parking lot and replace with 8 residential dwelling units in two structures under SZO §7.2, §7.3, §7.5, and §7.10. Parking relief is also required under §9.13. Zone RB. Ward 2.
Date(s) of Hearing(s):	1/17, 1/31, 2/14
Staff Recommendation:	None at this time
ZBA Action:	Voted on January 31, 2018 to continue the application to February 14, 2018.
Current Status:	The Applicant has submitted a written request to continue the application to March 7, 2018.

130 Walnut Street: (Case #ZBA 2017-70)	
Applicant:	David Einis
Property Owner:	Garrett Realty, LLC
Agent:	N/A
Legal Notice:	Applicant, David Einis, and Owner, Garrett Realty, LLC, seek Special Permits under §4.4.1 and §8.5 of the SZO for: the upward extension of the non-conforming right side yard setback by raising the rear portion of the existing structure to a height of 30' 10 ¼ inches; constructing dormers within the right side yard setback; increasing the FAR by more than 25% by adding a large addition to the rear of the structure; Special Permits under §7.11 to increase the number of units from two to three; Special Permits under §9.13 for parking relief. RB zone. Ward 4.
Date(s) of Hearing(s):	9/27, 10/4, 10/18, 11/8, 11/29, 12/13, 1/17, 1/31, 2/14
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on January 31, 2018 to continue the application to February 14, 2018.
Current Status:	Staff anticipates that the Applicant will submit a written request to continue the application to March 7, 2018.



3 Royce Place (ZBA 2017-74)	
Applicant:	Black Wolf Special Opportunity II, LLC
Property Owner:	Black Wolf Special Opportunity II, LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant and Owner, Black Wolf Special Opportunity II, LLC, seeks a Special Permit under SZO §4.4.1 to alter an existing three-family structure and convert it into a two-family structure and a Special Permit with Site Plan Review (SPSR) under SZO §7.2 and a Variance under §5.5 and §8.5 to construct a single dwelling unit in a second principle structure on the lot within the required front yard setback. RB Zone. Ward 1.
Date(s) of Hearing(s):	11/8, 11/29, 12/13, 1/3, 1/31, 2/14
Staff Recommendation:	SP: Conditional approval V: Unable to recommend
ZBA Action:	Voted on January 31, 2018 to continue the application to February 14, 2018.
Current Status:	Staff anticipates that the Applicant will submit a written request to continue the application to March 7, 2018.

314 Highland Avenue (ZBA 2017-111)	
Applicant:	Pet Stop Plus
Property Owner:	C T & M, LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant, Pet Stop Plus, and Owner, C T & M, LLC, seek approval from the ZBA pursuant to a prior Decision (Case # ZBA 2013-23) and a Variance under SZO §5.5 and §12.3 to install a signage awning for the veterinarian. RC Zone. Ward 6.
Date(s) of Hearing(s):	1/17, 1/31, 2/14
Staff Recommendation:	SP: Conditional approval V: Conditional approval
ZBA Action:	Voted on January 31, 2018 to continue the application to February 14, 2018.
Current Status:	Staff anticipates that the Applicant will submit a written request to continue the application to March 7, 2018.

New Cases to be Opened that are Requesting a Continuance

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
Staff Recommendation:	None at this time
ZBA Action:	--
Current Status:	The Applicant has submitted a written request to continue the application to March 7, 2018.



111 Cedar Street (ZBA 2018-03)	
Applicant:	111 Cedar Street, LLC
Property Owner:	111 Cedar Street, LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant/Owner, 111 Cedar Street, LLC, seeks a Special Permit under SZO §4.4.1 to alter a nonconforming structure by constructing a three-story rear deck and stairs as well as finishing a portion of the basement. RB Zone. Ward 5.
Date(s) of Hearing(s):	2/14
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 March 7, 2018.

Previously Opened Cases to be Heard

118-124 College Avenue: (Case #ZBA 2017-88)	
Applicant:	Lacourt Realty, LLC c/o Mouhab Rizkallah
Property Owner:	Lacourt Realty, LLC c/o Mouhab Rizkallah
Agent:	N/A
Legal Notice:	Owner, Lacourt Realty, LLC, c/o Mouhab Rizkallah, seeks a Special Permit with Site Plan Review under §7.3 of the SZO to increase the number of dwelling units from four to seven (including one affordable unit), §4.4.1 to extend existing non-conformities, and relief under Article 9 including special permits for parking on a separate lot and shared driveway access to parking. RB zone. Ward 4.
Date(s) of Hearing(s):	9/6, 9/27, 10/4, 10/18, 11/8, 11/29, 12/13, 1/17, 1/31, 2/14
Staff Recommendation:	Recommendation forthcoming
ZBA Action:	Voted on January 31, 2018 to continue the application to February 14, 2018.
Current Status:	Will be heard

10-12 Ward Street (ZBA 2017-122)	
Applicant:	Block Properties, LLC
Property Owner:	F & L Realty Development
Agent:	Sean T. O'Donnovan, Esq.
Legal Notice:	Applicant, Block Properties, LLC, and Owner, F & L Realty Development, seek a Special Permit with Site Plan Review (SPSR) under §5.2, Variances to reduce the lot area per dwelling unit ratio under §5.5 and §8.5 of the SZO, height and setbacks. Special Permits under §4.4.1 of the SZO to alter a non-conforming property by demolishing the existing buildings and constructing a residential building, §7.11 to increase the number of dwelling units, to provide inclusionary housing units and a payment under Article 13 of the SZO, special permits for parking relief under Article 9 of the SZO. BA zone. Ward 2.
Date(s) of Hearing(s):	12/13, 12/13, 1/17, 1/31, 2/14
Staff Recommendation:	SPSR and SP: Conditional approval V: Unable to recommend
ZBA Action:	Voted on January 31, 2018 to continue the application to February 14, 2018.
Current Status:	Will be heard



44 Broadway (ZBA 2017-95)	
Applicant:	Lower Broadway Development, LLC
Property Owner:	Lower Broadway Development, LLC
Agent:	Sean T. O'Donnovan
Legal Notice:	Applicant & Owner, Lower Broadway Development, LLC, seeks a Variance under SZO §5.5 to demolish existing one-story commercial structures and replace them with a 6-story mixed-use building containing 8,696sf of retail/restaurant, 9,800sf office, and 27 residential dwelling units with structured parking under SZO §6.5. Zone TOD-55. Ward 1.
Date(s) of Hearing(s):	11/8, 11/29, 1/17, 1/31, 2/14
Staff Recommendation:	Unable to recommend
ZBA Action:	Voted on January 31, 2018 to continue the application to February 14, 2018.
Current Status:	The Applicant has submitted a written request to continue the application to February 14, 2018.

New Cases to be Opened and Heard

28 Avon Street (ZBA 2018-01)	
Applicant:	Dan Benjakul and Josue Guinart-Carreno
Property Owner:	Dan Benjakul and Josue Guinart-Carreno
Agent:	N/A
Legal Notice:	Applicants/Owners, Dan Benjakul and Josue Guinart-Carreno, seek a Special Permit under SZO §4.4.1 to alter a nonconforming structure by constructing two dormers. RA Zone. Ward 3.
Date(s) of Hearing(s):	2/14
Staff Recommendation:	Conditional approval
ZBA Action:	--
Current Status:	Will be heard

94 Moreland Street (ZBA 2018-09)	
Applicant:	Jonathan Scamman and Kelly Best
Property Owner:	Jonathan Scamman and Kelly Best
Agent:	N/A
Legal Notice:	Applicants / Owners, Jonathan Scamman and Kelly Best, seek a Special Permit under §4.4.1 to alter a nonconforming structure by constructing a second story rear addition in the rear above an existing one story portion of the structure. RA Zone. Ward 4.
Date(s) of Hearing(s):	2/14
Staff Recommendation:	Conditional approval
ZBA Action:	--
Current Status:	Will be heard



200 North Street (ZBA 2017-125)	
Applicant:	LaCourt Foundation LLC, c/o Mouhab Rizkallah
Property Owner:	LaCourt Foundation LLC, c/o Mouhab Rizkallah
Agent:	N/A
Legal Notice:	Applicant / Owner, LaCourt Foundation LLC, c/o Mouhab Rizkallah, seeks a Special Permit under SZO §4.4.1 to alter a nonconforming structure by constructing a second floor addition and reconfiguring the floor plans of the four existing dwelling units as well as a Special Permit under SZO §9.13 for parking relief. RA Zone. Ward 7.
Date(s) of Hearing(s):	2/14
Staff Recommendation:	Conditional approval
ZBA Action:	--
Current Status:	Will be heard

374 Somerville Avenue (ZBA 2018-11)	
Applicant:	374 Somerville Ave, LLC
Property Owner:	374 Somerville Ave, LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant and Owner, 374 Somerville Ave, LLC, seeks a Variance under SZO §6.1.22.G.5 and §5.5 to construct a rear addition to the existing structure that is proposed within a required setback abutting a residential zoning district line. CCD-55 zone. Ward 2.
Date(s) of Hearing(s):	2/14
Staff Recommendation:	Unable to recommend
ZBA Action:	--
Current Status:	Will be heard

54 Prescott Street (ZBA 2017-118)	
Applicant:	54 Prescott Street, LLC
Property Owner:	54 Prescott Street, LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant and Owner, 54 Prescott Street, LLC, seeks Special Permits under Section 7.11 of the SZO to increase the number of units from one to two, under Section 4.4.1 of the SZO to increase existing non-conformities, including increasing the FAR by more than 25%, and Article 9 of the SZO for parking relief. RA zone. Ward 3.
Date(s) of Hearing(s):	2/14
Staff Recommendation:	Conditional approval
ZBA Action:	--
Current Status:	Will be heard



105-107 Washington Street (ZBA 2017-91)	
Applicant:	105 Washington 5 LLC
Property Owner:	105 Washington 5 LLC
Agent:	N/A
Legal Notice:	Applicant and Owner, 105 Washington 5 LLC, seeks a Special Permit with Site Plan Review (SPSR) to construct a 7-unit residential structure in the RC zone, Special Permits under Section 4.4.1 of the SZO to extend existing non-conforming setbacks, and a special permit and/or variance for parking under Article 9 of the SZO, special permit under Section 7.11 to increase the number of units on the site from 3 to 7. RC zone. Ward 1
Date(s) of Hearing(s):	2/14
Staff Recommendation:	Conditional approval
ZBA Action:	--
Current Status:	Will be heard

84 Franklin Street (ZBA 2017-50) (re-advertisement)	
Applicant:	84 Franklin LLC
Property Owner:	84 Franklin LLC
Agent:	Sean T. O'Donnovan, Esq.
Legal Notice:	Applicant and Owner, 84 Franklin LLC, seeks a Special Permit with Site Plan Review (SPSR) under §7.1 to erect a second principal structure on the same lot, §7.11 of the SZO to increase the number of units from two to three, §4.4.1 to extend existing non-conformities, including increasing the FAR by more than 25%, and Article 9 for parking relief. RB zone. Ward 1.
Date(s) of Hearing(s):	1/31, 2/14
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on January 31, 2018 to continue the application to February 14, 2018.
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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