



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

*This meeting was canceled due to no quorum. All cases were continued to February 20, 2019.

Aldermanic Chambers, City Hall, 93 Highland Avenue
Wednesday, February 6, 2019
6:00 P.M.

Previously Opened Cases to Request a Continuance

124 Heath Street (ZBA 2018-148)	
Applicant:	Emerald 75, LLC
Property Owner:	Emerald 75, LLC
Agent:	Sean T. O'Donovan
Legal Notice:	Applicant and Owner, Emerald 75, LLC seeks a Special Permit with Site Plan Review (SPSR) under §4.4.1 of the SZO to alter a non-conforming property by removing an existing 4-bay garage and constructing a two-unit residential building within the left, right, and rear yard setbacks. Increase the number of dwelling units from one to three. Parking relief under Article 9 of the SZO. RB zone. Ward 4.
Date(s) of Hearing(s):	12/12, 1/23, 2/6
Staff Recommendation:	None at this time.
ZBA Action:	Voted on February 6, 2019 to continue the application to February, 20, 2019.



47 Sewall Street (ZBA 2018-154)	
Applicant:	Justina & Emelindo Ubaldo
Property Owner:	Justina & Emelindo Ubaldo
Agent:	N/A
Legal Notice:	Applicants 7 Owners, Justina & Emelindo Ubaldo, seek special permits under §4.4.1 of the SZO to construct a dormer within the side yard setback. RB zone. Ward 4.
Date(s) of Hearing(s):	12/12, 1/23, 2/6
Staff Recommendation:	None at this time.
ZBA Action:	Voted on February 6, 2019 to continue the application to February, 20, 2019.

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, 12/12, 1/9, 1/23, 2/6
Staff Recommendation:	None at this time
ZBA Action:	Voted on February 6, 2019 to continue the application to February, 20, 2019.

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, 12/12, 1/9, 1/23, 2/6
Staff Recommendation:	Denial
ZBA Action:	Voted on February 6, 2019 to continue the application to February, 20, 2019.



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, 12/12, 1/9, 1/23, 2/6
Staff Recommendation:	None at this time
ZBA Action:	Voted on February 6, 2019 to continue the application to February, 20, 2019.

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, 12/12, 1/23, 2/6
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on February 6, 2019 to continue the application to February, 20, 2019.

15 Lake Street (ZBA 2018-152)	
Applicant:	Elan Sassoon
Property Owner:	Carlos & Virginia Bettencourt
Agent:	N/A
Legal Notice:	Applicant, Elan Sassoon, and Owners, Carlos & Virginia Bettencourt, seek Special Permits under §4.4.1 of the SZO to alter a non-conforming structure by increasing the Gross Floor Area (GFA) by more than 25%, construct dormers within the right side yard setback. Variance under §5.5 and §8.5 of the SZO to create a new non-conformity with respect to the rear yard setback. Parking relief under Article 9 of the SZO. RC zone. Ward 2.
Date(s) of Hearing(s):	12/12, 1/9, 1/23, 2/6
Staff Recommendation:	None at this time.
ZBA Action:	Voted on February 6, 2019 to continue the application to February, 20, 2019.



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
Staff Recommendation:	None at this time.
ZBA Action:	Voted on February 6, 2019 to continue the application to February, 20, 2019.

13 Quincy Street (ZBA 2018-156)	
Applicant:	Hudson Santana/North America Development, LLC
Property Owner:	Ilidio N. Pina, Pina Family Realty Trust
Agent:	N/A
Legal Notice:	Applicant, Hudson Santana/North America Development, LLC, and Owner, Ilidio N. Pina, Pina Family Realty Trust, seek Special Permits under §4.4.1 of the SZO to alter a non-conforming property including the rear yard setback by creating an upward extension of this non-conformity. The number of units is proposed to increase from 2 to 3. Parking relief under Article 9 of the SZO. RB zone. Ward 2.
Date(s) of Hearing(s):	1/9, 1/23, 2/6
Staff Recommendation:	None at this time.
ZBA Action:	Voted on February 6, 2019 to continue the application to February, 20, 2019.

24 Hanson Street (ZBA 2018-161)	
Applicant:	BruceDharma, LLC
Property Owner:	BruceDharma, LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant and Owner, BruceDharma, LLC, seeks a special permit with site plan review under SZO §7.2 to construct a second principal structure on the lot (a single family dwelling) and a special permit under SZO §9.13 for parking relief. RB Zone. Ward 2.
Date(s) of Hearing(s):	1/9, 2/6
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on February 6, 2019 to continue the application to February, 20, 2019.



1244 Broadway (ZBA 2018-135)	
Applicant:	Patricia Birchem
Property Owner:	1244 Broadway Real Estate Partners LLC
Agent:	
Legal Notice:	Applicant, Patricia Birchem, and Owner, 1244 Broadway Real Estate Partners LLC, seeks a special permit under SZO §4.4.1 to alter a nonconforming structure and a special permit under SZO §9.13 for parking relief to demolish a portion of the building, construct two additional stories, and change the use from a laundromat/dry cleaning drop-off to a mix of uses including retail and three residential units. RC Zone. Ward 7.
Date(s) of Hearing(s):	1/23, 2/6
Staff Recommendation:	None at this time.
ZBA Action:	Voted on February 6, 2019 to continue the application to February, 20, 2019.

118-124 College Avenue (ZBA 2018-166)	
Applicant:	Havurat Shalom Community Seminary, Inc
Property Owner:	Lacourt Realty, LLC
Agent:	Meredith Porter
Legal Notice:	Applicant, Havurat Shalom Community Seminary, Inc., through their representative, Meredith Porter, seeks an Administrative Appeal per SZO §3.1.9, §3.2, and §3.2.3 of building permit No. B18-001184 issued by the Inspectional Services Department (ISD). The property for which the building permit was issued is owned by LaCourt Realty, LLC. RB zone. Ward 6.
Date(s) of Hearing(s):	12/12, 1/23, 2/6
Staff Recommendation:	Deny administrative appeal and uphold IDS decision.
ZBA Action:	Voted on February 6, 2019 to continue the application to February, 20, 2019.

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, 12/12, 1/9, 1/23, 2/6
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on February 6, 2019 to continue the application to February, 20, 2019.



New Cases to Request a Continuance

24 Garrison Avenue (ZBA 2018-181)	
Applicant:	Lan Qin
Property Owner:	Futureline Development, LLC
Agent:	N/A
Legal Notice:	Applicant, Lan Qin and Owner, Futureline Development, LLC, seek Special Permits under §4.4.1 to alter a non-conforming property and parking relief under Article 9. RB zone. Ward 7.
Date(s) of Hearing(s):	2/6
Staff Recommendation:	None at this time.
ZBA Action:	Voted on February 6, 2019 to continue the application to February, 20, 2019.

39 Irving Street (ZBA 2018-178):	
Applicant:	Kent & Ann Greenawalt
Property Owner:	Kent & Ann Greenawalt
Agent:	N/A
Legal Notice:	Applicants & Owners, Kent & Ann Greenawalt, seek special permits to alter a non-conforming property including, but not limiting to, demolishing the existing two-family residential structure and building a replacement two-family residential structure within the non-conforming left side yard setback. Parking relief under Article 9. RA zone. Ward 5.
Date(s) of Hearing(s):	2/6
Staff Recommendation:	None at this time.
ZBA Action:	Voted on February 6, 2019 to continue the application to February, 20, 2019.

Previously Opened Cases to be Heard

62 Flint Street (ZBA 2018-162)	
Applicant:	Derek Snare
Property Owner:	Jose Moreira
Agent:	Derek Snare
Legal Notice:	Applicant, Derek Snare, and Owner, Jose Moreira, seek a variance to convert from a conforming FAR to a non-conforming FAR under §5.5 and §8.5 of the SZO. Special permits including the upward extension of the non-conforming left side yard setback. RB zone. Ward 1.
Date(s) of Hearing(s):	1/9, 1/23, 2/6
Staff Recommendation:	Conditional Approval
ZBA Action:	Voted on February 6, 2019 to continue the application to February, 20, 2019.



47 Electric Avenue (ZBA 2018-160)	
Applicant:	Nordau Ventures, LLC
Property Owner:	Nordau Ventures, LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant and Owner, Nordau Ventures, LLC, seeks a special permit under SZO §4.4.1 to alter a nonconforming structure by increasing the nonconforming floor area ratio (FAR) by finishing the basement and a special permit under SZO §9.13 for parking relief. RA Zone. Ward 7.
Date(s) of Hearing(s):	1/9, 1/23, 2/6
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on February 6, 2019 to continue the application to February, 20, 2019.

109-111 Prospect Street (ZBA 2018-139)	
Applicant:	109-111 Prospect Street Somerville, LLC
Property Owner:	109-111 Prospect Street Somerville, LLC
Agent:	Richard G. DiGirolamo
Legal Notice:	Applicants & Owners, 109-111 Prospect Street Somerville, LLC, seek Special Permits under §4.4.1 of the SZO to alter a non-conforming property including, but not limited to right and left side yard setbacks; Special Permit under Article 9 for parking relief. Variances under §5.5 and §8.5 of the SZO for height, number of stories and lot area per dwelling unit; Special Permit with Site Plan Review (SPSR) to construct a 15-unit residential structure with inclusionary housing included under Article 13 of the SZO. RC zone. Ward 2.
Date(s) of Hearing(s):	12/12, 1/9, 1/23, 2/6
Staff Recommendation:	SPSR: Conditional approval Variance: Unable to Recommend
ZBA Action:	Voted on February 6, 2019 to continue the application to February, 20, 2019.

527-529 Mystic Valley Parkway (ZBA 2018-163)	
Applicant:	He Zheng
Property Owner:	Jim Lin
Agent:	N/A
Legal Notice:	Applicant, He Zheng, and Owner, Jim Lin, seek a Variance under §5.5 of the SZO to create a new non-conformity by increasing the FAR from .69 to .94 by finishing the basement and adding a dormer. Parking relief under Article 9 of the SZO. RA zone. Ward 7.
Date(s) of Hearing(s):	12/12, 1/23, 2/6
Staff Recommendation:	Conditional Approval
ZBA Action:	Voted on February 6, 2019 to continue the application to February, 20, 2019.



36 Elm Street (ZBA 2018-127)	
Applicant:	Highland Elm Street LLC
Property Owner:	Highland Elm Street LLC
Agent:	Sean T. O'Donovan
Legal Notice:	Applicant / Owner, Highland Elm Street LLC, seek a special permit under SZO §4.4.1 to alter a nonconforming structure by constructing an addition greater than 25% of the existing gross floor area (GFA), which will add two residential units to the site. A special permit under SZO §9.13 is also required for parking relief. RB Zone. Ward 5.
Date(s) of Hearing(s):	1/9, 1/23, 2/6
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on February 6, 2019 to continue the application to February, 20, 2019.

61 Myrtle Street (ZBA 2018-140)	
Applicant:	Elan Sassoon
Property Owner:	Rupesh S. & Laxmi Lama
Agent:	Richard DiGiralamo
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, 12/12, 1/9, 1/23, 2/6
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on February 6, 2019 to continue the application to February, 20, 2019.

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, 12/12, 1/9, 1/23, 2/6
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on February 6, 2019 to continue the application to February, 20, 2019.



New Cases to be Opened and Heard

65 Albion Street (ZBA 2018-179)	
Applicant:	Wendy Derjue-Holzer & Matt Holzer
Property Owner:	Wendy Derjue-Holzer & Matt Holzer
Agent:	N/A
Legal Notice:	Applicant and Owner, Wendy Derjue-Holzer & Matt Holzer, see special permits to alter a non-conforming property, including extending the non-conforming left side yard setback by extending the basement area. RA zone, Ward 5.
Date(s) of Hearing(s):	2/6
Staff Recommendation:	Conditional Approval
ZBA Action:	Voted on February 6, 2019 to continue the application to February, 20, 2019.

233 Willow Avenue (ZBA 2018-134)	
Applicant:	Derick Snare
Property Owner:	KTA Construction, LLC c/o Frank Amato
Agent:	N/A
Legal Notice:	Applicant, Derick Snare, and Owner, KTA Construction, LLC c/o Frank Amato, seek a special permit under §4.4.1 to alter a nonconforming structure to finish a portion of the basement. RA Zone. Ward 6.
Date(s) of Hearing(s):	2/6
Staff Recommendation:	Conditional Approval
ZBA Action:	Voted on February 6, 2019 to continue the application to February, 20, 2019.

50 Oliver Street (ZBA 2018-80)	
Applicant:	Popjoy, LLC
Property Owner:	Popjoy, LLC
Agent:	Adam Dash Esq.
Legal Notice:	Applicant and Owner, Popjoy, LLC, seeks a special permit under §4.4.1 to alter a nonconforming structure and under §9.13 for parking relief to finish the basement that will add living space to the two first floor units. RB Zone. Ward 1.
Date(s) of Hearing(s):	2/6
Staff Recommendation:	Conditional Approval
ZBA Action:	Voted on February 6, 2019 to continue the application to February, 20, 2019.



496-500 Medford Street (ZBA 2018-185)	
Applicant:	Himgiri Realty Trust
Property Owner:	Himgiri Realty Trust
Agent:	N/A
Legal Notice:	Applicant/Owner, Himgiri Realty Trust, seeks a Special Permit under SZO §7.11.1.c to establish four residential dwelling units and relief under Article 9 for parking relief. NB Zone. Ward 5.
Date(s) of Hearing(s):	2/6
Staff Recommendation:	Conditional Approval
ZBA Action:	Voted on February 6, 2019 to continue the application to February, 20, 2019.

56 Roland Street (ZBA 2018-143):	
Applicant:	CPC-T Innerbelt, LLC c/o Criterion Development Partners
Property Owner:	Paradigm Direct Roland, LLC c/o Kevin McCall
Agent:	Frank Dardeno, Jr. Esq
Legal Notice:	Applicant, CPC-T Innerbelt, LLC c/o Criterion Development Partners, and Owner, Paradigm Direct Roland, LLC c/o Kevin McCall, seeks a special permit with site plan review per SZO§ 7.11.10.5.b to establish a hotel use in a BB district. Parking relief is also being sought under Article 9 of the SZO. Multiple variances are being sought for landscaped area, floor area ratio (FAR), maximum height, minimum front yard, and minimum rear yard. The proposed project is to construct a six-story 120-room extended stay hotel. BB Zone. Ward 1.
Date(s) of Hearing(s):	2/6
Staff Recommendation:	None at this time.
ZBA Action:	Voted on February 6, 2019 to continue the application to February, 20, 2019.

0 & 20 Inner Belt Rd and 56 Roland Street (ZBA 2018-142)	
Applicant:	CPC-T Innerbelt, LLC c/o Criterion Development Partners
Property Owner:	Owners, Paradigm Direct Roland, LLC c/o Kevin McCall and the Somerville City Club c/o Frank Dardeno, Jr. Esq
Agent:	Frank Dardeno, Jr. Esq
Legal Notice:	Applicant, CPC-T Innerbelt, LLC c/o Criterion Development Partners, and Owners, Paradigm Direct Roland, LLC c/o Kevin McCall and the Somerville City Club c/o Frank Dardeno, Jr. Esq., seeks special permits with site plan review per SZO §7.11.1.c (multiple residential dwellings in a BB district), SZO §7.11.5.B.6 (a private, non-profit club or lodge for members only in a BB district), and SZO §7.11.11.10.b (structured parking in an IA district). A special permit for parking relief is also being sought under Article 9 of the SZO. Multiple variances are also being sought for minimum lot area per dwelling unit, maximum ground coverage, floor area ratio (FAR), maximum height, minimum front yard, and minimum rear yard. The proposed project is to construct a seven-story mixed use building that will include 205 residential units, a private, non-profit club or lodge for members only, and an attached shared parking garage. BB / IA Zone. Ward 1.
Date(s) of Hearing(s):	2/6
Staff Recommendation:	None at this time.
ZBA Action:	Voted on February 6, 2019 to continue the application to February, 20, 2019.



14 Bonner Ave (ZBA 2018-172)	
Applicant:	James Gogos
Property Owner:	James Gogos
Agent:	N/A
Legal Notice:	Applicant and Owner, James Gogos, seeks a special permit under §4.4.1 to alter a nonconforming structure to construct a dormer on the right side of the ridge. RA Zone. Ward 3.
Date(s) of Hearing(s):	2/6
Staff Recommendation:	Conditional Approval
ZBA Action:	Voted on February 6, 2019 to continue the application to February, 20, 2019.

37 Winslow Avenue (ZBA 2018-188)	
Applicant:	35-37 Winslow Development, LLC
Property Owner:	35-37 Winslow Development, LLC
Agent:	N/A
Legal Notice:	Applicant /Owner, 35-37 Winslow Development, LLC, seeks a special permit per SZO §4.4.1 to alter a nonconforming structure by finishing the basement and reconfiguring the interior floor plans. RA Zone. Ward 6.
Date(s) of Hearing(s):	2/6
Staff Recommendation:	Conditional Approval
ZBA Action:	Voted on February 6, 2019 to continue the application to February, 20, 2019.

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>

