



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, March 20, 2019
6:00 P.M.

Previously Opened Cases Continued to a Future Date

346 Somerville Avenue (ZBA 2019-19):	
Applicant:	346 Somerville Avenue, LLC
Property Owner:	Palmac Realty Corp
Agent:	N/A
Legal Notice:	Applicant, 346 Somerville Avenue, LLC, and Owner, Palmac Realty Corp, seek Variances, Special Permits and Special Permit with Site Plan Review (SPSR) to construct a 100-unit residential structure with inclusionary housing. Among the zoning relief triggers are building height, lot area per dwelling unit, parking, inclusionary housing, FAR. SZO sections and articles including §4.4.1, §8.5, §7.11, §5.5. CCD55 zone. Ward 2.
Date(s) of Hearing(s):	3/6, 3/20
Staff Recommendation:	None at this time.
ZBA Action:	Voted on March 6, 2019 to continue the application to May 1, 2019.
Current Status:	Continued to May 1, 2019.



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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, 2/20, 3/6, 3/20
Staff Recommendation:	Deny administrative appeal and uphold IDS decision.
ZBA Action:	Voted on March 6, 2019 to continue the application to April 3, 2019.
Current Status:	Continued to April 3, 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, 2/20, 3/6, 3/20
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on March 6, 2019 to continue the application to April 3, 2019.
Current Status:	Continued to April 3, 2019.

Previously Opened Cases to Request a Continuance

496-500 Medford Street (ZBA 2018-185)	
Applicant:	Himgiri Realty Trust
Property Owner:	Himgiri Realty Trust
Agent:	Richard G. DiGirolamo, Esq.
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, 2/20, 3/6, 3/20
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on February 20, 2019 to continue the application to March 20, 2019.
Current Status:	The Staff anticipates the Applicant will request to continue to April 3, 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, 2/20, 3/6, 3/20
Staff Recommendation:	None at this time.
ZBA Action:	Voted on March 6, 2019 to continue the application to March 20, 2019.
Current Status:	The Staff anticipates the Applicant will request to continue to April 3, 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, 2/20, 3/6, 3/20
Staff Recommendation:	None at this time
ZBA Action:	Voted on March 6, 2019 to continue the application to March 20, 2019.
Current Status:	The Staff anticipates the Applicant will request to continue to May 1, 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, 2/20, 3/6, 3/20
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on March 6, 2019 to continue the application to March 20, 2019.
Current Status:	The Staff anticipates the Applicant will request to continue to April 3, 2019.



171 Cedar Street (ZBA 2018-191)	
Applicant:	171 Cedar Street, LLC
Property Owner:	171 Cedar Street, LLC
Agent:	Sean T. O'Donovan
Legal Notice:	Applicant and Owner, 171 Cedar Street, LLC, seeks special permits under §4.4.1 of the SZO for alterations to a non-conforming property including increasing the gross floor area of more than 25%. Number of units to increase from two to five. Special Permit with Site Plan Review (SPSR). Parking relief under Article 9 of the SZO. BB zone. Ward 5.
Date(s) of Hearing(s):	2/20, 3/6, 3/20
Staff Recommendation:	None at this time.
ZBA Action:	Voted on March 6, 2019 to continue the application to March 20, 2019.
Current Status:	The Staff anticipates the Applicant will request to continue to April 3, 2019.

34 Heath Street (ZBA 2018-176)	
Applicant:	Fushuang Liu
Property Owner:	Boston Majordomo LLC
Agent:	Richard G. DiGiralomo
Legal Notice:	Applicant, Fushuang Liu, and Owner, Boston Majordomo LLC, seek a special permit under SZO §4.4.1 to alter a nonconforming structure to construct a three-story addition and decks in the rear of the structure. RB Zone. Ward 4.
Date(s) of Hearing(s):	3/6, 3/20
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on March 6, 2019 to continue the application to March 20, 2019.
Current Status:	The Staff anticipates the Applicant will request to continue to April 3, 2019.

47 Oliver Street (ZBA2018-194)	
Applicant:	North America Development
Property Owner:	Selma P. Damasceno
Agent:	N/A
Legal Notice:	Applicant, North America Development, and Owner, Selma P. Damasceno, seek special permits under §4.4.1 of the SZO to alter a non-conforming property including increasing the Gross Floor Area (GFA) by more than 25%, upward and linear extension of the non-conforming left side yard setback through the construction of a large rear addition. Number of units to increase from two to three. Parking relief under Article 9 of the SZO. RB zone. Ward 1.
Date(s) of Hearing(s):	2/20, 3/6, 3/20
Staff Recommendation:	No recommendation at this time.
ZBA Action:	Voted on March 6, 2019 to continue the application to March 20, 2019.
Current Status:	The Staff anticipates the Applicant will request a continuance to April 3, 2019.



New Cases to Request a Continuance

292 Beacon Street (ZBA 2018-118-R1-02/19)	
Applicant:	Kenn Spera
Property Owner:	Kenn Spera
Agent:	N/A
Legal Notice:	Applicant and Owner, Kenn Spera, seeks a revision to a previously approved Special Permit (ZBA 2018-118) under SZO §5.3.8 to reduce the height of the building down to 34 feet, reduce the number of stories down to three, and narrow the left side yard down to ten feet. RC Zone. Ward 2.
Date(s) of Hearing(s):	3/20
Staff Recommendation:	None at this time.
ZBA Action:	--
Current Status:	The Staff anticipates the Applicant will submit a request to continue to April 3, 2019.

Previously Opened Cases to be Heard

7-9 Greenville Street (ZBA 2018-169):	
Applicant:	Manuel and Julieta Barbosa
Property Owner:	Manuel and Julieta Barbosa
Agent:	Richard G. DiGiralomo
Legal Notice:	Applicants and Owners, Manuel and Julieta Barbosa, seeks a special permit under SZO §4.4.1 to alter a nonconforming structure by finishing the basement. RA Zone. Ward 3.
Date(s) of Hearing(s):	3/6, 3/20
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on March 6, 2019 to continue the application to March 20, 2019.
Current Status:	Will be heard.

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, 2/20, 3/6, 3/20
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on March 6, 2019 to continue the application to March 20, 2019.
Current Status:	Will be heard.



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, 2/20, 3/6
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on March 6, 2019 to continue the application to March 20, 2019.
Current Status:	Will be heard.

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):	Conditional approval
Staff Recommendation:	None at this time.
ZBA Action:	Voted on March 6, 2019 to continue the application to March 20, 2019.
Current Status:	Will be heard.

111 Summer Street (ZBA2018-171)	
Applicant:	Elan Sassoon
Property Owner:	111 Summer St. LLC
Agent:	N/A
Legal Notice:	Applicant, Elan Sassoon, and Owner, 111 Summer St. LLC , seek special permits under §4.4.1 of the SZO for alterations to a non-conforming property including increasing the gross floor area (GFA) by more than 25%. Variance to reduce the rear yard setback from 38.4 feet to 10.25 feet. Parking relief under Article 9 of the SZO. RB zone. Ward 3.
Date(s) of Hearing(s):	2/20, 3/6, 3/20
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on March 6, 2019 to continue the application to March 20, 2019.
Current Status:	Will be heard.



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, 2/20, 3/6, 3/20
Staff Recommendation:	Recommendation forthcoming.
ZBA Action:	Voted on March 6, 2019 to continue the application to March 20, 2019.
Current Status:	Will be heard.

New Cases to be Opened and Heard

27-29 Knowlton Street (ZBA 2019 – 09)	
Applicant:	Eric Parkes
Property Owner:	Chris and May Devers
Agent:	N/A
Legal Notice:	Applicant Eric Parkes, and Owners, Chris and May Devers, seek a special permit under SZO §4.4.1 for alterations to a non-conforming property including the construction of a dormer within the left side yard setback, and rearranging the interior layout. RB zone. Ward 1.
Date(s) of Hearing(s):	3/20
Staff Recommendation:	Conditional approval
ZBA Action:	--
Current Status:	Will be heard.

14B Fellsway West (ZBA 2019-06)	
Applicant:	SHAKE Architecture
Property Owner:	David & Emily Bannister
Agent:	?
Legal Notice:	Applicant, SHAKE Architecture, and owners, David & Emily Bannister, seek Special Permits under §4.4.1 of the SZO to alter a non-conforming property as follows: construct a dormer within the non-conforming right side yard setback; the upward extension of the non-conforming right side yard setback by converting a flat-roofed rear addition to a gable-roof. RB zone. Ward 4.
Date(s) of Hearing(s):	3/20
Staff Recommendation:	Conditional approval
ZBA Action:	--
Current Status:	Will be heard.



80 Powder House Boulevard (ZBA 2018-82-R1-2/19)	
Applicant:	David J. Giller
Property Owner:	David J. Giller
Agent:	Adam Dash, Esq.
Legal Notice:	Applicant and Owner, David J. Giller, seeks a Special Permit under §4.4.1 of the SZO to increase the non-conforming FAR from 1.04 to 1.23 by finishing the basement. Applicant/Owner also seeks a Revision to a Special Permit under §5.3.8 of the SZO as follows: revise Condition 10 of the prior ZBA decision restricting the property to two parking spaces as the Applicant wants to add a third parking space, so there would be two side-by-side spaces and one tandem space. RA zone. Ward 7.
Date(s) of Hearing(s):	3/20
Staff Recommendation:	Increase nonconforming FAR: Conditional approval Revision to SP: Denial
ZBA Action:	--
Current Status:	Will be heard.

11 Lovell Street (ZBA 2018-184)	
Applicant:	Derick Snare
Property Owner:	KTA Construction LLC c/o Frank Amato
Agent:	Derick Snare
Legal Notice:	Applicant, Derick Snare, and Owner, KTA Construction LLC c/o Frank Amato, seek a special permit under SZO §4.4.1 to alter a nonconforming structure by finishing a portion of the basement. RA Zone. Ward 7.
Date(s) of Hearing(s):	3/20
Staff Recommendation:	Conditional approval
ZBA Action:	--
Current Status:	Will be heard.

898 Broadway (ZBA 2019-12)	
Applicant:	Amanda Parisi
Property Owner:	Amanda Parisi
Agent:	N/A
Legal Notice:	Applicant and Owner, Amanda Parisi, seeks a Special Permit under §4.4.1 to alter a nonconforming structure to construct a rear two story addition. RA Zone. Ward 6.
Date(s) of Hearing(s):	3/20
Staff Recommendation:	Conditional approval
ZBA Action:	--
Current Status:	Will be heard.



41-43 Francesca Avenue (ZBA 2019-07)	
Applicant:	Yuan Kui Shen
Property Owner:	Yuan Kui Shen
Agent:	N/A
Legal Notice:	Applicant and Owner, Yuan Kui Shen, seeks a Special Permit under SZO §4.4.1 to alter a nonconforming structure to construct a 2.5-story rear addition and two dormers on the right side of the ridge. RA Zone. Ward 6.
Date(s) of Hearing(s):	3/20
Staff Recommendation:	Conditional approval
ZBA Action:	--
Current Status:	Will be heard.

24-26 Robinson Street (ZBA 2019-14)	
Applicant:	North America Development, LLC
Property Owner:	24-26 Robinson Road LLC
Agent:	Nicole Starck, Esq.
Legal Notice:	Applicant, North America Development, LLC, and Owner, 24-26 Robinson Road LLC, seek a special permit under SZO §4.4.1 to alter a nonconforming structure by finishing a portion of the basement. RA Zone. Ward 5.
Date(s) of Hearing(s):	3/20
Staff Recommendation:	Conditional approval
ZBA Action:	--
Current Status:	Will be heard.

17-25 Murdock St (ZBA 2016-129/R1/2/19)	
Applicant:	Cedar Murdock Partners, LLC
Property Owner:	The Marchionne Realty Trust
Agent:	Adam Dash, Esq.
Legal Notice:	Applicant, Cedar Murdock Partners, LLC, and Owner, The Marchionne Realty Trust, seek a revision under to their original special permit in order to change the height of the foundation for building 1 only due to ground water levels. SZO §5.3.8. RB zone. Ward 5.
Date(s) of Hearing(s):	3/20
Staff Recommendation:	Conditional approval
ZBA Action:	--
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>

