



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

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

**Previously Opened Cases to Continued to a Future Date**

<b>118-124 College Avenue (ZBA 2018-166)</b>	
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
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:	Voted on March 6, 2019 to continue the application to April 3, 2019.



<b>496-500 Medford Street (ZBA 2018-185)</b>	
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
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on March 6, 2019 to continue the application to March 20, 2019.
Current Status:	Voted on March 6, 2019 to continue the application to March 20, 2019.

**Previously Opened Cases to Request a Continuance**

<b>47 Sewall Street (ZBA 2018-154)</b>	
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
Staff Recommendation:	None at this time
ZBA Action:	Voted on March 6, 2019 to continue the application to March 20, 2019.
Current Status:	Voted on March 6, 2019 to continue the application to March 20, 2019.

<b>81-83 Alpine Street (ZBA 2018-141)</b>	
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
Staff Recommendation:	None at this time
ZBA Action:	Voted on March 6, 2019 to continue the application to March 20, 2019.
Current Status:	Voted on March 6, 2019 to continue the application to March 20, 2019.



<b>15 Lake Street (ZBA 2018-152)</b>	
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:	None at this time
ZBA Action:	Voted on March 6, 2019 to continue the application to March 20, 2019.
Current Status:	Voted on March 6, 2019 to continue the application to March 20, 2019.

<b>40 Columbus Avenue (ZBA 2018-147)</b>	
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
Staff Recommendation:	None at this time
ZBA Action:	Voted on March 6, 2019 to continue the application to March 20, 2019.
Current Status:	Voted on March 6, 2019 to continue the application to March 20, 2019.

<b>24 Hanson Street (ZBA 2018-161)</b>	
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
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on March 6, 2019 to continue the application to March 20, 2019.
Current Status:	Voted on March 6, 2019 to continue the application to March 20, 2019.



<b>111 Summer Street (ZBA2018-171)</b>	
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
Staff Recommendation:	None at this time.
ZBA Action:	Voted on March 6, 2019 to continue the application to March 20, 2019.
Current Status:	Voted on March 6, 2019 to continue the application to March 20, 2019.

<b>45 Kent Street (ZBA 2017-90)</b>	
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, 2/20, 3/6
Staff Recommendation:	None at this time.
ZBA Action:	Voted on March 6, 2019 to continue the application to March 20, 2019.
Current Status:	Voted on March 6, 2019 to continue the application to March 20, 2019.

<b>24 Garrison Avenue (ZBA 2018-181)</b>	
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
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on March 6, 2019 to continue the application to March 20, 2019.
Current Status:	Voted on March 6, 2019 to continue the application to March 20, 2019.



<b>171 Cedar Street (ZBA 2018-191)</b>	
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
Staff Recommendation:	None at this time.
ZBA Action:	Voted on March 6, 2019 to continue the application to March 20, 2019.
Current Status:	Voted on March 6, 2019 to continue the application to March 20, 2019.

**New Cases to Request a Continuance**

<b>346 Somerville Avenue (ZBA 2019-19):</b>	
Applicant:	346 Somerville Avenue, LLC
Property Owner:	Palmac Realty Corp
Agent:	Richard G. DiGiralomo
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
Staff Recommendation:	None at this time.
ZBA Action:	Voted on March 6, 2019 to continue the application to May 1, 2019.
Current Status:	Voted on March 6, 2019 to continue the application to May 1, 2019.

<b>7-9 Greenville Street (ZBA 2018-169):</b>	
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
Staff Recommendation:	None at this time.
ZBA Action:	Voted on March 6, 2019 to continue the application to March 20, 2019.
Current Status:	Voted on March 6, 2019 to continue the application to March 20, 2019.



**Previously Opened Cases to be Heard**

<b>47 Oliver Street (ZBA2018-194)</b>	
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
Staff Recommendation:	No Recommendation.
ZBA Action:	Voted on March 6, 2019 to continue the application to March 20, 2019.
Current Status:	Voted on March 6, 2019 to continue the application to March 20, 2019.



<b>1 McGrath Highway (ZBA 2018-138)</b>	
Applicant:	Somerbridge Hotel, LLC
Property Owner:	The 245 Monsignor O'Brien Highway Realty Trust, Anthony Previte, Trustee
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant, Somerbridge Hotel, LLC, and Owner, The 245 Monsignor O'Brien Highway Realty Trust, Anthony Previte, Trustee, seek a Special Permit with Site Plan Review (SPSR) under §5.2, §5.3, and §7.11.10.5.b and a Variance under §5.5, §8.5, Article 9, and §12.4 to construct a 135 room extended stay hotel. IA zone. Ward 2.
Date(s) of Hearing(s):	2/20, 3/6
Staff Recommendation:	SPSR: Conditional approval V: Unable to recommend
ZBA Action:	Voted on March 6, 2019 to conditionally approve the request for SPSR and Variance.
<p>Richard D. DiGirolamo provided an overview of the project.</p> <p>Lawrence Wiener, SavMore Liquors (the abutting property): I speak highly in favor of this project. This will bring money to the city, and more traffic to the area. They are great people to work with.</p> <p>Lynne Wiseman, 112 Belmont in Somerville: on behalf of the Friends of the Community path. They have submitted a comment letter in support of project.</p> <p>Elaine Severino: Is the name SomerBrige or StayBridge? Also what does the landscape plan look like?</p> <p>The Applicant States: It is proposed as StayBridge Suites. There will be tree wells along the front of the property.</p> <p>Josh Safdie: The architectural plan indicates the drop off is in a different location than the other entrance labeled "Parking Entrance". He recommends putting two accessible spaces in spaces closest to that entrance. If the entrance is intended to serve the parking lot, then the two ADA spaces should be closest to the parking entrance. He would like to condition that.</p> <p>Danielle Evans: What type of relief was needed for Cambridge?</p> <p>The Applicant States: There were no variances needed. Architecturally, it looks better if more of the hotel is located in Somerville. Plus it helps the City with the meals tax, etc.</p> <p>Richard Rossetti made a motion to approve the request for SPSR and Variance. Motion approved. 5-0.</p>	



<b>1244 Broadway (ZBA 2018-135)</b>	
Applicant:	Patricia Birchem
Property Owner:	1244 Broadway Real Estate Partners LLC
Agent:	Richard G. DiGirolamo, Esq.
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, 2/20, 3/6
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on March 6, 2019 to conditionally approve the request for Special Permit
<p>Richard D. DiGirolamo provided an overview of the project.</p> <p>Susan Fontano: What is Unit 2- retail?</p> <p>Applicant: It's supposed to be residential.</p> <p>Meredith Porter, 104 Josephine Avenue: On site plan A020 it states the landscape area is 1%. The top right proposed landscaped area shows 12% and that is a typo. The pervious area, 22% of the site is increasing however any parking spaces that could be made into pervious area so that it can reach the required 30% would be great. The ground coverage is shown as 71%. Where does that come from? It should be something like 42%.</p> <p>Ed Murphy, 1242 Broadway: We need a lot of rental housing.</p> <p>Susan Fontano: Can we have one bench and then add planters to provide softness?</p> <p>The Applicant states: 12% is a typo. It should be 1.2%. A planter is possible. The building would maintain it. Regarding the other two comments Mr. Porter made, every parking space is under the footprint of the building. The coverage comes larger than what you would call from the ground floor plain coverage is. It would not be of any benefit for permeable pavement under the building. They would rather do controlled drainage.</p> <p>Richard Rossetti made a motion to approve the request for Special Permit. Motion approved. 5-0.</p>	





<b>39 Irving Street (ZBA 2018-178):</b>	
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
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on March 6, 2019 to continue the application to April 3, 2019.
<p>The Applicant provided an overview of the project.</p> <p>Timothy Mar, 48 Wallace Street: Appreciates the changes though if there was a way to introduce the expansion to 35%, as it is currently at 28%. The expansion is at the back of the house and creates a limited sense of openness and privacy. They would be less concerned if they moved it forward.</p> <p>Sarah White: What is proposed is in keeping with zoning since this is a shallow lot; they are allowed a shorter rear yard setback. They are not violating the setback requirement.</p> <p>Susan Fontano: How many neighborhood meetings?</p> <p>Applicant: Just one.</p> <p>Timothy: We would like to see the existing fence in the drawings, as they would keep it where it is.</p> <p>Richard Rossetti: Condition number 19 addresses that concern.</p> <p>Danielle Evans: I cannot be in favor of new construction 1.8 inches from the property line. Also, the shadow study doesn't mean anything, as it does not add any information.</p> <p>Anne Brockelman: Why can we not put the entrance on the side?</p> <p>Sarah White: Fire would like to see an entrance they can identify; if they have another unit with separate entrance they would like the door facing the street.</p> <p>Anne Brockelman: It's a matter of weighing the benefits, to have second entrance from a bump out. This particular site, the nonconformity is so severe; 6 inches does not improve upon that. She is in support of this in every way; however there should be an architectural solution to not having a bump out. What is the pervious percentage? The reduction of the cars from three to one is an improvement. She is not voting but that is where she stands.</p> <p>Elaine Severino: Reducing the garage gives more green and open space to rear abutters. A green roof is a plan above the garage.</p> <p>Josh Safdie: Curious about the basement unit egress. One window well but a bedroom. Is the grade low enough? Or would you end up needing one. Is that where your parking space is?</p> <p>Richard Rossetti made a motion to continue to April 3, 2019. Motion approved. 5-0.</p>	



<b>24 Dane Avenue (ZBA 2018-75)</b>	
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. RC 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, 2/20, 3/6
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on March 6, 2019 to conditionally approve the request for special permit.
<p>Richard G. DiGirolamo provided an overview of the project.</p> <p>Anne Brockelman: Nothing has changed since the last meeting. It is the same design.</p> <p>Sarah White: A few things that have changed, the third floor of rear addition is now proposed a gabled roof which is now set back. Previous windows proposed have now been changed to skylights. There is a smaller rear egress stair. The dormer proposed on the left now has smaller windows, etc.</p> <p>Ry Kavonough, 23 Dane Avenue: It still does double the square footage and triples the units. There is a 50ft white pine. Is that staying? The Applicant states: It is my intention to keep both trees on the property.</p> <p>Meredith Porter 104 Josephine Avenue: The staff report states the Gross Floor Area is not increasing by more than 25%.</p> <p>Danielle Evans: I have a problem with the number of units. She is not in support of this project. Please add condition that an arborist to protect the roots as much as possible along with adequate trimmings, condition number 19.</p> <p>Josh Safdie: Three units is a tough ask on this site. He has said this in an email to everyone. To Josh, the rest of the changes made for a better project, all we've really heard about the fundamental 2 units versus 3 units is that the owner will not go for it. Usually that means the owner or developer will do as well monetarily. We have to weigh that against the impact of the overall neighborhood. He still feels like three units are tough. All five of the full members are voting. We sometimes offer an applicant to Withdraw Without Prejudice or time to reconsider.</p> <p>The Applicant: We have the hardship of the big pink building. The kind of quality of units then the starter units is hard to make work for my bank, me and my realtor. The banker told me he will need to refinance to make that project happen. The site is difficult. The railroad is behind it. Will somebody want to live in those?</p> <p>Josh Safdie: Let's say you turned it into two units. Are you concerned those units at a much larger square footage. A college student would likely move into that top unit.</p> <p>The Applicant: I don't believe it would be a college student. It would be a young professional.</p> <p>Josh Safdie: You could also say it is a quiet street, with adjacency to Perry Park could be attractive. I'm not convinced this couldn't be a two unit building for families.</p> <p>The Applicant: We have done what you've asked. We've been here five times. Please consider that.</p> <p>Voted on March 6, 2019 to conditionally approve the application with conditions. Motion approved 4-1.</p>	



<b>1252 Broadway (ZBA 2018-38)</b>	
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, 2/20, 3/6
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on March 6, 2019 to conditionally approve the request for special permit.
*Elaine Severino will not be voting on this case due to inaudibility of the recording of the meeting missed. Richard G. DiGirolamo provided an overview of the project.	
Voted on March 6, 2019 to conditionally approve the application with conditions. Motion approved 5-0.	

<b>124 Heath Street (ZBA 2018-148)</b>	
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, 2/20, 3/6
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on March 6, 2019 to conditionally approve the application.
Sean T. O'Donovan provided an overview of the project.	
Elaine Severino: Is the driveway all pavers?	
Sarah White: It is currently conditioned to be all pervious pavers.	
Danielle Evans: I think it's a good project.	
Voted on March 6, 2019 to conditionally approve the application with conditions. Motion approved 5-0.	



<b>109-111 Prospect Street (ZBA 2018-139)</b>	
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, 2/20, 3/6
Staff Recommendation:	Special Permit: Conditional approval SPSR: Conditional approval Variance: Unable to Recommend
ZBA Action:	Voted on March 6, 2019 to conditionally approve the application with conditions.
<p>Lee Basaboth at 113 Prospect Street: She is happy with the changes. She appreciates the efforts.</p> <p>Susan Fontano: JT Scott has sent a memo. What is the excavation he is referring to?</p> <p>Sarah White: She would like to add the condition for preconstruction and post construction surveys to abutters.</p> <p>Voted on March 6, 2019 to conditionally approve the application with conditions. Motion approved 5-0.</p>	

#### **New Cases to be Opened and Heard**

<b>34 Heath Street (ZBA 2018-176)</b>	
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
Staff Recommendation:	Conditional approval
ZBA Action:	--
Current Status:	Voted on March 6, 2019 to continue the application to March 20, 2019.



<b>23-25 Irvington Road (ZBA 2018-192):</b>	
Applicant:	Frank Kelly and Kimberly Rego
Property Owner:	Frank Kelly and Kimberly Rego
Agent:	N/A
Legal Notice:	Applicants and Owners, Frank Kelly and Kimberly Rego, seek a special permit under SZO §4.4.1 to alter a nonconforming structure by constructing two dormers on the right side of the roof. RA Zone. Ward 7.
Date(s) of Hearing(s):	3/6
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on March 6, 2019 to conditionally approve the application with conditions.
<p>The Applicant provided an overview of the project.</p> <p>Anne Brockelman: The access to the roof of the garage, does that require anything from us?</p> <p>Alex Mello: That is a by-right project. It is a free standing garage. If it was connected they would need a special permit.</p> <p>Voted on March 6, 2019 to conditionally approve the application with conditions. Motion approved 5-0.</p>	

<b>21 Harrison Street (ZBA 2019-04):</b>	
Applicant:	Aaron J Holman and Michaela J Kerrissey
Property Owner:	Aaron J Holman and Michaela J Kerrissey
Agent:	N/A
Legal Notice:	Applicants and Owners, Aaron J Holman and Michaela J Kerrissey, seeks a special permit under SZO §4.4.1 to alter a nonconforming structure by constructing a rear deck. RA Zone. Ward 2.
Date(s) of Hearing(s):	3/6
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on March 6, 2019 to conditionally approve the application with conditions.
<p>The Applicant provided an overview of the project.</p> <p>Anne Brockelman: The deck is what is shaded in grey?</p> <p>Applicant: Yes</p> <p>Voted on March 6, 2019 to conditionally approve the application with conditions. Motion approved 5-0.</p>	

<b>88 Marshall Street (ZBA 2019-03):</b>	
Applicant:	Pedro Alvarado
Property Owner:	Pedro Alvarado
Agent:	N/A
Legal Notice:	Applicant/Owner, Pedro Alvarado, seeks a Special Permit under §4.4.1 of the SZO to renovate and expand existing rear decks, including reconfiguring exterior staircases and adding a roof to the second floor deck. Zone RB. Ward 4.
Date(s) of Hearing(s):	3/6
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on March 6, 2019 to conditionally approve the application with conditions.
<p>Voted on March 6, 2019 to conditionally approve the application with conditions. Motion approved 5-0.</p>	



**Other Business:**

Approval of Minutes

- January 23, 2019 minutes – Approved.

*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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