



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 6, 2019
6:00 P.M.

Previously Opened Cases to Continued to a Future Date

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
Staff Recommendation:	Deny administrative appeal and uphold IDS decision.
ZBA Action:	Voted on February 20, 2019 to continue the application to March 6, 2019.
Current Status:	The Applicant has submitted a written request to continue to April 3, 2019.



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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
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 March 20, 2019.

Previously Opened Cases to Request a Continuance

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
Staff Recommendation:	None at this time
ZBA Action:	Voted on February 20, 2019 to continue the application to March 6, 2019.
Current Status:	The Applicant submitted a written request to continue to March 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, 2/20, 3/6
Staff Recommendation:	None at this time
ZBA Action:	Voted on February 20, 2019 to continue the application to March 6, 2019.
Current Status:	The Staff anticipates the Applicant will request to continue to March 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, 2/20, 3/6
Staff Recommendation:	None at this time
ZBA Action:	Voted on February 20, 2019 to continue the application to March 6, 2019.
Current Status:	The Staff anticipates the Applicant will submit a written request to continue to March 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, 2/20, 3/6
Staff Recommendation:	None at this time
ZBA Action:	Voted on February 20, 2019 to continue the application to March 6, 2019.
Current Status:	The Staff anticipates the Applicant will request a continuance to March 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, 2/20, 3/6
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on February 20, 2019 to continue the application to March 6, 2019.
Current Status:	The Staff anticipates the Applicant will request a continuance to March 20, 2019.



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
Staff Recommendation:	None at this time.
ZBA Action:	Voted on February 20, 2019 to continue the application to March 6, 2019.
Current Status:	The Staff anticipates the Applicant will request a continuance to March 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, 2/20, 3/6
Staff Recommendation:	None at this time.
ZBA Action:	Voted on February 20, 2019 to continue the application to March 6, 2019.
Current Status:	The Staff anticipates the Applicant will request a continuance to March 20, 2019.

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
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on February 20, 2019 to continue the application to March 6, 2019.
Current Status:	The Staff anticipates the Applicant will request a continuance to March 20, 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
Staff Recommendation:	None at this time.
ZBA Action:	Voted on February 20, 2019 to continue the application to March 6, 2019.
Current Status:	The Staff anticipates the Applicant will request a continuance to March 20, 2019.

New Cases to Request a Continuance

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
Staff Recommendation:	None at this time.
ZBA Action:	--
Current Status:	The Staff anticipates the Applicant will request a continuance to March 20, 2019.

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
Staff Recommendation:	None at this time.
ZBA Action:	--
Current Status:	The Staff anticipates the Applicant will request a continuance to March 20, 2019.



Previously Opened Cases to be Heard

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
Staff Recommendation:	No Recommendation.
ZBA Action:	Voted on February 20, 2019 to continue the application to March 6, 2019.
Current Status:	Will be heard.

1 McGrath Highway (ZBA 2018-138)	
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 February 20, 2019 to continue the application to March 6, 2019.
Current Status:	Will be heard.

1244 Broadway (ZBA 2018-135)	
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 February 20, 2019 to continue the application to March 6, 2019.
Current Status:	Will be heard.



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
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on February 20, 2019 to continue the application to March 6, 2019.
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. 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 February 20, 2019 to continue the application to March 6, 2019
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, 11/28, 12/12, 1/23, 2/6, 2/20, 3/6
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on February 20, 2019 to continue the application to March 6, 2019.
Current Status:	Will be heard.



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

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, 2/20, 3/6
Staff Recommendation:	Special Permit: Conditional approval SPSR: Conditional approval Variance: Unable to Recommend
ZBA Action:	Voted on February 20, 2019 to continue the application to March 6, 2019.
Current Status:	Will be heard.

New Cases to be Opened and Heard

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
Staff Recommendation:	Conditional approval
ZBA Action:	--
Current Status:	Will be heard.



23-25 Irvington Road (ZBA 2018-192):	
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:	--
Current Status:	Will be heard.

21 Harrison Street (ZBA 2019-04):	
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:	--
Current Status:	Will be heard.

88 Marshall Street (ZBA 2019-03):	
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:	--
Current Status:	Will be heard.

Other Business:

- Approval of Minutes
 – January 23, 2019 minutes

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>

