



CITY OF SOMERVILLE, MASSACHUSETTS
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ZONING BOARD OF APPEALS AGENDA

City Hall, Aldermanic Chambers, 93 Highland Avenue, Somerville, MA
Wednesday, April 18, 2018
6:00 P.M.

Previously Continued to a Future Date

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, 3/7, 3/21, 4/4
Staff Recommendation:	None at this time.
ZBA Action:	Voted on April 4, 2018 to continue the application to May 2, 2018.
Current Status:	Voted on April 4, 2018 to continue the application to May 2, 2018.



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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, 3/7, 3/21, 4/4
Staff Recommendation:	None at this time
ZBA Action:	Voted on April 4, 2018 to continue the application to May 2, 2018.
Current Status:	Voted on April 4, 2018 to continue the application to May 2, 2018.

14 Pearl Street (ZBA 2018-23)	
Applicant:	Adragna Dedic, LLC
Property Owner:	Adragna Dedic, LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant and Owner, Adragna Dedic, LLC, propose increasing the number of units on the property from one to three. The Applicant/Owner also seeks special permits under §4.4.1 of the SZO to increase existing non-conformities including, but not limited to, the Gross Floor Area (GFA) by more than 25%, increase the Floor Area Ratio (FAR) by more than 25%. Parking relief sought under §9.13 of the SZO. Applicant proposes increasing the number of units from one to three. RB zone. Ward 1.
Date(s) of Hearing(s):	3/21, 4/4
Staff Recommendation:	None at this time
ZBA Action:	Voted on April 4, 2018 to continue the application to May 2, 2018.
Current Status:	Voted on April 4, 2018 to continue the application to May 2, 2018.

Previously Opened Cases that are Requesting a Continuance

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, 3/7, 3/21, 4/4, 4/18
Staff Recommendation:	None at this time.
ZBA Action:	Voted on April 4, 2018 to continue the application to April 18, 2018.
Current Status:	Staff anticipates that the Applicant will submit a written request to continue the application to May 2, 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, 3/7, 3/21, 4/4, 4/18
Staff Recommendation:	Recommends denial
ZBA Action:	Voted on April 4, 2018 to continue the application to April 18, 2018.
Current Status:	Staff anticipates that the Applicant will submit a written request to continue the application to May 2, 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, 3/7, 4/4, 4/18
Staff Recommendation:	None at this time
ZBA Action:	Voted on April 4, 2018 to continue the application to April 18, 2018.
Current Status:	The Applicant has submitted a written request to continue the application to June 6, 2018.

New Cases to be Opened that are Requesting a Continuance

42 East Albion Street (ZBA 2018-24)	
Applicant:	Anthony Griseto
Property Owner:	Anthony Griseto
Agent:	N/A
Legal Notice:	Applicant/Owner, Anthony Griseto, seeks a Special Permit under SZO §4.4.1 to alter a nonconforming structure by enlarging the roof and extending it over the front porch and constructing two dormers. RA Zone. Ward 4.
Date(s) of Hearing(s):	4/18
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 May 2, 2018.



Previously Opened Cases to be Heard

95-97 Cross Street (ZBA 2018-05)	
Applicant:	Daiza Ferreira Souza Almeida
Property Owner:	Daiza Ferreira Souza Almeida
Agent:	N/A
Legal Notice:	Applicant and Owner, Daiza Ferreira Souza Almeida, seeks a special permit under §4.4.1 to extend a preexisting nonconformity to legalize a fence. RB Zone. Ward 1.
Date(s) of Hearing(s):	3/21, 4/4, 4/18
Staff Recommendation:	Conditonal approval
ZBA Action:	Voted on April 4, 2018 to continue the application to April 18, 2018.
Current Status:	Will be heard

55-57 Marshall Street (ZBA 2018-16)	
Applicant:	Daniel Santos
Property Owner:	Federico Guerino
Agent:	N/A
Legal Notice:	Applicant, Daniel Santos, and Owner, Federico Guerino, seek special permits under §4.4.1 of the SZO to alter the rear roof line on a non-conforming structure. RB zone. Ward 4.
Date(s) of Hearing(s):	3/21, 4/4, 4/18
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on April 4, 2018 to continue the application to April 18, 2018.
Current Status:	Will 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, 3/7, 3/21, 4/4, 4/18
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on April 4, 2018 to continue the application to April 18, 2018.
Current Status:	Will be heard



130 Walnut Street (ZBA 2018-39)	
Applicant:	Justin Rank of 134 Walnut Street
Property Owner:	Garrett Realty
Agent:	N/A
Legal Notice:	Applicant, Justin Rank of 134 Walnut Street, seeks an Administrative Appeal under §3.1.9, §3.2, and §3.2.3 of the SZO and M.G.L. Chapter 40A §8 of a decision by the Inspectional Services Department (ISD) to issue a building permit for the property at 130 Walnut Street. The owner of 130 Walnut Street is Garrett Realty. RB zone. Ward 4.
Date(s) of Hearing(s):	4/4, 4/18
Staff Recommendation:	Uphold ISD Decision
ZBA Action:	Voted on April 4, 2018 to continue the application to April 18, 2018.
Current Status:	Will be heard

1 Earle Street (A.K.A. 2 Harding Street MBL 97-B-19) – Boynton Yards Building 1 (ZBA2018-20)	
Applicant:	RECP V Boynton Yards Owner LLC
Property Owner:	RECP V Boynton Yards Owner LLC
Agent:	Sean T. O'Donnovan, Esq.
Legal Notice:	Applicant & Owner, RECP V Boynton Yards Owner LLC, seeks a Variance under SZO §5.5 for exceeding maximum building height, increased F.A.R, and reduced parking in order to replace an existing surface parking lot with a 10-story commercial building containing 139,000sf of office/retail/R&D uses with a 14,000sf basement. A Special Permit with Site Plan Review from the Planning Board under SZO §5.2 (PB2018-03) is separately requested. Zone TOD-55. Ward 2.
Date(s) of Hearing(s):	4/4, 4/18
Staff Recommendation:	Conditonal approval
ZBA Action:	Voted on April 4, 2018 to continue the application to April 18, 2018.
Current Status:	Will be heard

2 Earle Street (A.K.A. MBL 97-B-26 subplot of 153 South Street) – Boynton Yards Building 2 (ZBA2018-21)	
Applicant:	RECP V Boynton Yards Owner LLC
Property Owner:	RECP V Boynton Yards Owner LLC
Agent:	Sean T. O'Donnovan, Esq.
Legal Notice:	Applicant & Owner, RECP V Boynton Yards Owner LLC, seeks a Variance under SZO §5.5 for reduced parking in order to replace an existing gravel storage lot with a 9-story commercial building containing 224,300sf of office/ R&D uses and 10,700sf of retail/arts-related uses. A Special Permit with Site Plan Review from the Planning Board under SZO §5.2 (PB2018-04) is separately requested. Zone TOD-135. Ward 2.
Date(s) of Hearing(s):	4/4, 4/18
Staff Recommendation:	Conditonal approval
ZBA Action:	Voted on April 4, 2018 to continue the application to April 18, 2018.
Current Status:	Will be heard



New Cases to be Opened and Heard

76 School Street (ZBA 2018-34)	
Applicant:	Summer Living, LLC
Property Owner:	Summer Living, LLC
Agent:	Adam Dash, Esq.
Legal Notice:	Applicant/Owner, Summer Living, LLC, seeks a Special Permit under SZO §7.3 and §7.11.2.b to perform a special residential conversion to convert a portion (approximately 1,593 square feet) of the previously approved (ZBA 2016-55) office space into a third dwelling unit. RA Zone. Ward 3.
Date(s) of Hearing(s):	4/18
Staff Recommendation:	Conditonal approval
ZBA Action:	--
Current Status:	Will be heard

11 Preston Road (ZBA 2018-22)	
Applicant:	K&K Development, Inc.
Property Owner:	K&K Development, Inc.
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant/Owner, K&K Development, Inc., seeks a Special Permit under Section §4.4.1 to alter a nonconforming structure with alterations that include constructing dormers, finishing the basement, and enclosing an existing side first level porch. RB Zone. Ward 2.
Date(s) of Hearing(s):	4/18
Staff Recommendation:	Conditonal approval
ZBA Action:	--
Current Status:	Will be heard

26 Glendale Avenue (ZBA 2018-37)	
Applicant:	Matthew Patrick
Property Owner:	Joseph L. Cyr and Patricia M. Cyr
Agent:	Adam Dash, Esq.
Legal Notice:	Applicant, Matthew Patrick, and Owners, Joseph L. Cyr and Patricia M. Cyr, seek a Special Permit under SZO §4.4.1 to alter a nonconforming structure by constructing a dormer and finishing a portion of the basement. RB Zone. Ward 7.
Date(s) of Hearing(s):	4/18
Staff Recommendation:	Conditonal approval
ZBA Action:	--
Current Status:	Will be heard

Other Business:

- Approval of minutes from the following ZBA meetings:
 - April 4, 2018, March 21, 2018, and January 3, 2018
- Discussion of alternative packet delivery methods to ZBA members

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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