



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

Visiting Nurse Association, 3rd Floor Community Room, 259 Lowell Street, Somerville, MA
Wednesday, April 4, 2018
6:00 P.M.

Previously Opened Cases that are Requesting a Continuance

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
Staff Recommendation:	None at this time
ZBA Action:	Voted on March 7, 2018 to continue the application to April 4, 2018.
Current Status:	Staff anticipates that the Applicant will submit a written request to continue the application to April 18, 2018.



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
Staff Recommendation:	None at this time.
ZBA Action:	Voted on March 21, 2018 to continue the application to April 4, 2018.
Current Status:	Staff anticipates that the Applicant will submit a written request to continue the application to April 18, 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
Staff Recommendation:	Recommends denial
ZBA Action:	Voted on March 21, 2018 to continue the application to April 4, 2018.
Current Status:	Staff anticipates that the Applicant will submit a written request to continue the application to April 18, 2018.

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
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on March 21, 2018 to continue the application to April 4, 2018.
Current Status:	Staff anticipates that the Applicant will submit a written request to continue the application to April 18, 2018.



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
Staff Recommendation:	None at this time
ZBA Action:	Voted on March 21, 2018 to continue the application to April 4, 2018.
Current Status:	Staff anticipates that the Applicant will submit a written request to continue the application to April 18, 2018.

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 March 21, 2018 to continue the application to April 4, 2018.
Current Status:	Staff anticipates that the Applicant will submit a written request to continue the application to May 2, 2018.

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 March 21, 2018 to continue the application to April 4, 2018.
Current Status:	The Applicant has submitted a written request to continue the application to May 2, 2018.



14 Pearl Street (ZBA 2018-23)	
Applicant:	Adragna Dedic, LLC
Property Owner:	Adragna Dedic, LLC
Agent:	N/A
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 March 21, 2018 to continue the application to April 4, 2018.
Current Status:	Staff anticipates that the Applicant will submit a written request to continue the application to May 2, 2018.

New Cases to be Opened that are Requesting a Continuance

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
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 April 18, 2018.

Previously Opened Cases to be Heard

374 Somerville Avenue (ZBA 2018-11)	
Applicant:	374 Somerville Ave, LLC
Property Owner:	374 Somerville Ave, LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant and Owner, 374 Somerville Ave, LLC, seeks a Variance under SZO §6.1.22.G.5 and §5.5 to construct a rear addition to the existing structure that is proposed within a required setback abutting a residential zoning district line. CCD-55 zone. Ward 2.
Date(s) of Hearing(s):	2/14, 3/7, 3/21, 4/4
Staff Recommendation:	--
ZBA Action:	Voted on March 21, 2018 to continue the application to April 4, 2018.
Current Status:	The Applicant has submitted a written request to withdraw the petition without prejudice.



18 Brook Street: (Case #ZBA 2017-43)	
Applicant:	Waemen Lung and Waelim Lung
Property Owner:	Waemen Lung and Waelim Lung
Agent:	N/A
Legal Notice:	Applicants and Owners, Waemen Lung and Waelim Lung, seek a Special Permit under SZO §4.4.1 to alter a nonconforming structure within the required front, left, and right side yard setbacks and to increase the nonconforming floor area ratio (FAR) by converting the roof type from a gable style to a flat roof and making interior renovations. RB Zone. Ward 1.
Date(s) of Hearing(s):	10/18, 11/8, 11/29, 1/3, 1/31, 3/7, 3/21, 4/4
Staff Recommendation:	--
ZBA Action:	Voted on March 21, 2018 to continue the application to April 4, 2018.
Current Status:	The Applicant has submitted a written request to withdraw the petition without prejudice.

84 Franklin Street (ZBA 2017-50) (re-advertisement)	
Applicant:	84 Franklin LLC
Property Owner:	84 Franklin LLC
Agent:	Sean T. O'Donnovan, Esq.
Legal Notice:	Applicant and Owner, 84 Franklin LLC, seeks a Special Permit with Site Plan Review (SPSR) under §7.1 to erect a second principal structure on the same lot, §7.11 of the SZO to increase the number of units from two to three, §4.4.1 to extend existing non-conformities, including increasing the FAR by more than 25%, and Article 9 for parking relief. RB zone. Ward 1.
Date(s) of Hearing(s):	1/31, 2/14, 3/7, 3/21, 4/4
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on March 21, 2018 to continue the application to April 4, 2018.
Current Status:	Will be heard

11 Glenwood Road (ZBA 2018-30)	
Applicant:	Courtney Koslow & Maura Vogel
Property Owner:	Courtney Koslow & Maura Vogel
Agent:	N/A
Legal Notice:	Applicants and Owners, Courtney Koslow & Maura Vogel, seek a Variance under §5.5, §8.5 and a special permit under §4.4.1 of the SZO to convert a carriage barn into a residential living unit. RA zone. Ward 5.
Date(s) of Hearing(s):	3/21, 4/4
Staff Recommendation:	SP: Conditional approval V: Unable to recommend
ZBA Action:	Voted on March 21, 2018 to continue the application to April 4, 2018.
Current Status:	Will be heard



111 Cedar Street (ZBA 2018-03)	
Applicant:	111 Cedar Street, LLC
Property Owner:	111 Cedar Street, LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant/Owner, 111 Cedar Street, LLC, seeks a Special Permit under SZO §4.4.1 to alter a nonconforming structure by constructing a three-story rear deck and stairs as well as finishing a portion of the basement. The proposal also requires a Variance under SZO §5.5, §8.5, and §8.6 because it will violate the allowed encroachments into the required rear yards for decks. RB Zone. Ward 5.
Date(s) of Hearing(s):	2/14, 3/7, 3/21, 4/4
Staff Recommendation:	SP: Conditional approval V: Unable to recommend
ZBA Action:	Voted on March 21, 2018 to continue the application to April 4, 2018.
Current Status:	Will 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
Staff Recommendation:	Conditonal approval
ZBA Action:	Voted on March 21, 2018 to continue the application to April 4, 2018.
Current Status:	Will be heard

44 Broadway (ZBA 2017-95)	
Applicant:	Lower Broadway Development, LLC
Property Owner:	Lower Broadway Development, LLC
Agent:	Sean T. O'Donnovan, Esq.
Legal Notice:	Applicant & Owner, Lower Broadway Development, LLC, seeks a Variance under SZO §5.5 to demolish existing one-story commercial structures and replace them with a 6-story mixed-use building containing 8,696sf of retail/restaurant, 9,800sf office, and 27 residential dwelling units with structured parking under SZO §6.5. Zone TOD-55. Ward 1.
Date(s) of Hearing(s):	11/8, 11/29, 1/17, 1/31, 2/14, 3/7, 3/21, 4/4
Staff Recommendation:	Unable to recommend
ZBA Action:	Voted on March 21, 2018 to continue the application to April 4, 2018.
Current Status:	Will be heard



New Cases to be Opened and Heard

88 Dover Street (ZBA 2015-82-E1-2/2018)	
Applicant:	Sing Cheung
Property Owner:	Nam Cheung, Sing Cheung, and So Ling Sheung
Agent:	Adam Dash, Esq.
Legal Notice:	Applicant, Sing Cheung, and Owners, Nam Cheung, Sing Cheung, and So Ling Sheung, seek to extend a Special Permit by one year under §5.3.10 of the SZO. RB zone. Ward 6.
Date(s) of Hearing(s):	4/4
Staff Recommendation:	Approval
ZBA Action:	--
Current Status:	Will be heard

102 Heath Street (ZBA 2018-06)	
Applicant:	Craig Scanzio
Property Owner:	102 Heath Street, LLP
Agent:	N/A
Legal Notice:	Applicant, Craig Scanzio, and Owner, 102 Heath Street, LLP, seek a special permit under SZO §4.4.1 to alter a nonconforming structure by adding one-bedroom to each of the three units and a special permit under SZO §9.13 for parking relief. RB Zone. Ward 4.
Date(s) of Hearing(s):	4/4
Staff Recommendation:	Conditonal approval
ZBA Action:	--
Current Status:	Will be heard

29 Knowlton Street (ZBA 2018-14)	
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 to alter a nonconforming structure by constructing a roof deck above an existing 2nd story portion of the structure. RB Zone. Ward 1.
Date(s) of Hearing(s):	4/4
Staff Recommendation:	Conditonal approval
ZBA Action:	--
Current Status:	Will be heard



28 Sterling Street (ZBA 2018-29)	
Applicant:	David A. Placey of Franca Enterprise Services
Property Owner:	28 Sterling Street, LLC
Agent:	Kara Dardeno Mathieu, Esq.
Legal Notice:	Applicant, David A. Placey of Franca Enterprise Services, Inc., and Owner, 28 Sterling Street, LLC, seek a special permit under SZO §4.4.1 to alter a nonconforming structure by constructing two dormers, finishing a portion of the basement, and installing a spiral staircase in the rear. RA Zone. Ward 7.
Date(s) of Hearing(s):	4/4
Staff Recommendation:	Conditonal approval
ZBA Action:	--
Current Status:	Will be heard

166 Walnut Street (ZBA 2018-28)	
Applicant:	Anthony Adam of A. Adam Construction
Property Owner:	Aaron Liebhaber and Dan Feinstein
Agent:	N/A
Legal Notice:	Applicant, Anthony Adam of A. Adam Construction, and Owners, Aaron Liebhaber and Dan Feinstein, seek a special permit under SZO §4.4.1 to alter a nonconforming structure by constructing a bulkhead door within the front yard. RB Zone. Ward 4.
Date(s) of Hearing(s):	4/4
Staff Recommendation:	Conditonal approval
ZBA Action:	--
Current Status:	Will be heard

241 School Street (ZBA 2018-31)	
Applicant:	John Topalis and Elan Sassoon
Property Owner:	241 School Street, LLC
Agent:	N/A
Legal Notice:	Applicants John Topalis and Elan Sassoon, and Owner, 241 School Street, LLC, seek Special Permits under §4.4.1of the SZO to alter a non-conforming structure, including increasing the FAR by more than 25%. Parking relief under Article 9 of the SZO. RA zone. Ward 4.
Date(s) of Hearing(s):	4/4
Staff Recommendation:	Conditional approval
ZBA Action:	--
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
Staff Recommendation:	Conditonal approval
ZBA Action:	--
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
Staff Recommendation:	Conditonal approval
ZBA Action:	--
Current Status:	Will be heard

Other Business:

- Approval of minutes from the following ZBA meetings:
 - November 8, 2017
 - November 29, 2017
 - December 13, 2017
 - March 7, 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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