



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
JOSEPH A. CURTATONE
MAYOR

MICHAEL F. GLAVIN
EXECUTIVE DIRECTOR

PLANNING DIVISION

STAFF

GEORGE PROAKIS, *DIRECTOR OF PLANNING*
SARAH LEWIS, *SENIOR PLANNER*
SARAH WHITE, *CITY PLANNER / PRESERVATION PLANNER*
ALEX MELLO, *PLANNER*
DAWN PEREIRA, *ADMINISTRATIVE ASSISTANT*

MEMBERS

ORSOLA SUSAN FONTANO, *CHAIR*
RICHARD ROSSETTI, *CLERK*
DANIELLE EVANS
ELAINE SEVERINO
JOSH SAFDIE
ANNE BROCKELMAN, *ALT.*
POOJA PHALTANKAR, *ALT.*

ZONING BOARD OF APPEALS AGENDA

Visiting Nurse Association (VNA), 3rd floor Community Room, 259 Lowell Street, Somerville, MA
Wednesday, May 16, 2018
6:00 P.M.

Previously Continued to a Future Date

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 18, 2018 to continue the application to June 6, 2018.
Current Status:	Voted on April 18, 2018 to continue the application to June 6, 2018.



265 Washington Street (ZBA 2018-04)	
Applicant:	265 Washington Somerville, LLC
Property Owner:	265 Washington Somerville, LLC
Agent:	Richard G. Di Girolamo, Esq.
Legal Notice:	Applicant and Owner, 265 Washington Somerville, LLC, seek Special Permits under §4.4.1 of the SZO to alter a non-conforming structure, including, but not limited to, increasing the GFA by more than 25%. Special Permits under §7.11 of the SZO to increase the number of dwelling units from two to four. Special Permits under Article 9 for parking relief. NB zone. Ward 2.
Date(s) of Hearing(s):	5/2
Staff Recommendation:	None at this time
ZBA Action:	Voted on May 2, 2018 to continue the application to June 6, 2018.
Current Status:	Voted on May 2, 2018 to continue the application to June 6, 2018.

51 McGrath Highway (ZBA 2017-46) (re-advertisement)	
Applicant:	Life Storage Limited Partnership
Property Owner:	Sovran Acquisition Limited Partnership
Agent:	Richard G. Di Girolamo, Esq.
Legal Notice:	Applicant, Life Storage Limited Partnership, and Owner, Sovran Acquisition Limited Partnership, seek a Special Permit with Design Review (SPSR) under §7.11.12.4.c and §5.2 of the Somerville Zoning Ordinance (SZO) to construct a self-storage facility of 28,520 gross square feet. 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, 5/2
Staff Recommendation:	Denial
ZBA Action:	Voted on May 2, 2018 to continue the application to June 6, 2018.
Current Status:	Voted on May 2, 2018 to continue the application to June 6, 2018.

Previously Opened Cases that are Requesting a Continuance

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, 5/2, 5/16
Staff Recommendation:	None at this time.
ZBA Action:	Voted on May 2, 2018 to continue the application to May 16, 2018.
Current Status:	Staff anticipates that the Applicant will submit a written request to continue the application to June 6, 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, 5/2, 5/16
Staff Recommendation:	None at this time
ZBA Action:	Voted on May 2, 2018 to continue the application to May 16, 2018.
Current Status:	The Applicant has submitted a written request to continue the application to June 6, 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, 5/2, 5/16
Staff Recommendation:	None at this time
ZBA Action:	Voted on May 2, 2018 to continue the application to May 16, 2018.
Current Status:	Staff anticipates that the Applicant will submit a written request to continue the application to June 6, 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, 4/18, 5/2, 5/16
Staff Recommendation:	None at this time.
ZBA Action:	Voted on May 2, 2018 to continue the application to May 16, 2018.
Current Status:	Staff anticipates that the Applicant will submit a written request to continue the application to June 6, 2018.



114 Broadway (ZBA 2018-51)	
Applicant:	116 Broadway LLC
Property Owner:	116 Broadway LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant/Owner, 116 Broadway LLC, seeks a Variance under SZO §5.5 and §6.1.22 for reduction of the lot area per dwelling unit in the replacement a one-story building with a new construction 5-story mixed-use building (commercial ground floor and 8 residential units, 1 of which is an inclusionary unit). CCD Zone. Ward 1.
Date(s) of Hearing(s):	5/2, 5/16
Staff Recommendation:	None at this time
ZBA Action:	Voted on May 2, 2018 to continue the application to May 16, 2018.
Current Status:	Staff anticipates that the Applicant will submit a written request to continue the application to June 6, 2018.

54-56A Elm Street (ZBA 2018-47)	
Applicant:	Melting Pot, Inc.
Property Owner:	54 Elm, LLC
Agent:	Richard G. Di Girolamo, Esq.
Legal Notice:	Applicant, Melting Pot, Inc., and Owner, 54 Elm, LLC., seeks a Special Permit under SZO §4.4.1 to alter a nonconforming structure, §4.5.1 and §7.11 to change from one nonconforming use (previously approved retail space) to another nonconforming use (18-seat coffee shop), and §9.13 for parking relief. RB Zone. Ward 5.
Date(s) of Hearing(s):	5/2, 5/16
Staff Recommendation:	Conditonal approval
ZBA Action:	Voted on May 2, 2018 to continue the application to May 16, 2018.
Current Status:	Staff anticipates that the Applicant will submit a written request to continue the application to June 6, 2018.

New Cases to be Opened that are Requesting a Continuance

26-28 Upland Road (ZBA 2018-43)	
Applicant:	Upland Road, LLC
Property Owner:	Upland Road, LLC
Agent:	N/A
Legal Notice:	Applicant and Owner, Upland Road, LLC, seeks Special Permits under §4.4.1 of the SZO to, at a minimum, finish the basement and install window wells within the side yard setback. Parking relief under Article 9 of the SZO is also needed. RA zone. Ward 7.
Date(s) of Hearing(s):	5/16
Staff Recommendation:	Conditonal approval
ZBA Action:	--
Current Status:	The Applicant has submitted a written request to continue the application to June 6, 2018.



Previously Opened Cases to 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, 5/2, 5/16
Staff Recommendation:	Uphold ISD Decision
ZBA Action:	Voted on May 2, 2018 to continue the application to May 16, 2018.
Current Status:	Will be heard

51 Cross Street (ZBA 2018-27)	
Applicant:	Lee W. Thach, DMD Children’s Dental Center
Property Owner:	51 Cross Street, LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant, Lee W. Thach, DMD Children’s Dental Center, and Property Owner, 51 Cross Street, LLC, seek Special Permits under §7.10 of the SZO for a change-of-use to a dental office. Special Permits under Article 9 of the SZO for parking relief. RB zone. Ward 1.
Date(s) of Hearing(s):	5/2, 5/16
Staff Recommendation:	Conditonal approval
ZBA Action:	Voted on May 2, 2018 to continue the application to May 16, 2018.
Current Status:	Will be heard

45 Dane Street (ZBA 2018-26)	
Applicant:	Alex Van Praagh
Property Owner:	Philbrick Holdings LLC
Agent:	N/A
Legal Notice:	Applicant, Alex Van Praagh, and Owner, Philbrick Holdings LLC, seek a Special Permit with Site Plan Review under SZO §7.2 to construct a second principle structure on the lot to build a new single-family dwelling and Special Permits under SZO §4.4.1 and §9.13 to do a gut renovation of the existing nonconforming three-family dwelling and convert it into a two-family dwelling and to add rear porches and a side egress stair. RC Zone. Ward 2.
Date(s) of Hearing(s):	5/2, 5/16
Staff Recommendation:	Conditonal approval
ZBA Action:	Voted on May 2, 2018 to continue the application to May 16, 2018.
Current Status:	Will be heard



New Cases to be Opened and Heard

22 Cedar Street (ZBA 2018-45)	
Applicant:	William Coombes
Property Owner:	William Coombes
Agent:	N/A
Legal Notice:	Applicant and Owner, William Coombes, sees Special Permits under §4.4.1 of the SZO to increase the size of a dormer within the side yard setback and enclose a roof deck. Parking relief under Article 9 of the SZO. RB zone.
Date(s) of Hearing(s):	5/16
Staff Recommendation:	Accept the applicant's request
ZBA Action:	--
Current Status:	Applicant has submitted a written request to withdraw the application without prejudice.

20 Electric Avenue (ZBA 2018-49)	
Applicant:	20 Electric Ave LLC c/o Frank Rocci
Property Owner:	20 Electric Ave LLC c/o Frank Rocci
Agent:	N/A
Legal Notice:	Applicant and Owner, 20 Electric Ave LLC c/o Frank Rocci, seeks a Special Permit under SZO §4.4.1 to alter a nonconforming structure by extending an existing dormer on the right side of the ridge. RA Zone. Ward 7.
Date(s) of Hearing(s):	5/16
Staff Recommendation:	Conditonal approval
ZBA Action:	--
Current Status:	Will be heard

10 Oak Street (ZBA 2018-10)	
Applicant:	10 Oak LLC
Property Owner:	Rolando Dongo
Agent:	Sean T. O'Donnovan
Legal Notice:	Applicant, 10 Oak LLC, and Owner, Rolando Dongo, seek Special Permits under §4.4.1 to upwardly extend the non-conforming right side yard setback, increase the GFA by more than 25% and parking relief under Article 9 of the SZO. RC zone. Ward 2.
Date(s) of Hearing(s):	5/16
Staff Recommendation:	Conditonal approval
ZBA Action:	--
Current Status:	Will be heard



69 Rush Street (ZBA 2018-50)	
Applicant:	69 Rush Street, LLC
Property Owner:	69 Rush Street, LLC
Agent:	Adam Dash
Legal Notice:	Applicant and Owner, 69 Rush Street, LLC, seek Special Permits under §4.4.1 of the SZO to alter a non-conforming structure, including, but not limited to constructing a rear addition to add another dwelling unit, and parking relief under §9.13 of the SZO. RB zone. Ward 1.
Date(s) of Hearing(s):	5/16
Staff Recommendation:	Conditonal approval
ZBA Action:	--
Current Status:	Will be heard

100 Bartlett Street (ZBA 2018-35)	
Applicant:	Douglas Beudet
Property Owner:	Douglas Beudet
Agent:	N/A
Legal Notice:	Applicant and Owner, Douglas Beudet, seeks Special Permits under §4.4.1 of the SZO to alter a non-conforming 3-family structure by increasing the size of the rear decks, replacing front façade window with a new entry door (to create a second entry), replace rear windows with doors to decks, convert existing rear doors to windows, replace all windows from 1-over-one to two-over-one. Proposal includes increasing the number of parking spaces from 1 to 3 and creating two bicycle spaces. Parking is addressed under Article 9 of the SZO. RA zone. Ward 5.
Date(s) of Hearing(s):	5/16
Staff Recommendation:	Conditonal approval
ZBA Action:	--
Current Status:	Will be heard

134 Holland Avenue (ZBA 2018-48)	
Applicant:	Silva Realty 2, LLC
Property Owner:	Silva Realty 2, LLC
Agent:	Richard G. Di Girolamo
Legal Notice:	Applicant and Owner, Silva Realty 2, LLC, seeks Special Permits under §4.4.1 of the SZO to alter a 3-family structure with alterations to include creating an areaway within the non-conforming right side yard setback. Parking relief under Article 9 of the SZO.
Date(s) of Hearing(s):	5/16
Staff Recommendation:	Conditonal approval
ZBA Action:	--
Current Status:	Will be heard

Other Business:

- Approval of minutes from the following ZBA meetings:
 - o August 16, 2017; September 6, 2017; September 27, 2017; October 4, 2017; October 18, 2017; May 2, 2018

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>

