



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 MINUTES

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.
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.
	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.
	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.
	Applicant submitted a written request to continue the application to June 6, 2018. Richard Rossetti made a motion to continue the application to June 6, 2018. Seconded by Josh Safdie. Motion approved 5-0.



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.
Applicant submitted a written request to continue the application to June 6, 2018. Richard Rossetti made a motion to continue the application to June 6, 2018. Seconded by Josh Safdie. Motion approved 5-0.	

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.
Applicant submitted a written request to continue the application to June 6, 2018. Richard Rossetti made a motion to continue the application to June 6, 2018. Seconded by Josh Safdie. Motion approved 5-0.	

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.



Applicant submitted a written request to continue the application to June 6, 2018. Richard Rossetti made a motion to continue the application to June 6, 2018. Seconded by Josh Safdie. Motion approved 5-0.

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.
Applicant submitted a written request to continue the application to June 6, 2018. Richard Rossetti made a motion to continue the application to June 6, 2018. Seconded by Josh Safdie. Motion approved 5-0.	

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:	Conditional approval
ZBA Action:	Voted on May 2, 2018 to continue the application to May 16, 2018.
Applicant submitted a written request to continue the application to June 6, 2018. Richard Rossetti made a motion to continue the application to June 6, 2018. Seconded by Josh Safdie. Motion approved 5-0.	

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:	Conditional approval
ZBA Action:	--
Applicant submitted a written request to continue the application to June 6, 2018. Richard Rossetti made a motion to continue the application to June 6, 2018. Seconded by Josh Safdie. Motion approved 5-0.	



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.
<p>Justin Rank gave recap of previous comments from Alderman and abutters. Gave overview of “non-compliance report” he had submitted. White clarified that staff has not been involved with non-compliance report; Rank said report was by private architects.</p> <p>Fontano: received report yesterday, Board hasn’t had time to review; should have submitted report earlier. Read report and felt that ISD, staff, and legal department gave Board good advice.</p> <p>Other board members hadn’t had time to read it; Rossetti wants all paperwork for meetings in packet the Friday before meeting. Rossetti: willing to uphold ISD’s case, but isn’t considering report. Safdie: wants to review it.</p> <p>White asked Rank to provide 7 hard copies for Board to review since it is so much material.</p> <p>Richard Rossetti made a motion to continue the application to June 6, 2018. Seconded by Josh Safdie. Motion approved 5-0.</p>	

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:	Conditional approval
ZBA Action:	Voted on May 2, 2018 to continue the application to May 16, 2018.



DiGirolamo and architect Arch Chu provided overview of changes made to address Board's earlier issues: changed floor plan, windows, sign banner, location of door. Fontano: how is condition of brick that will be used to fill in the front? White: not concerned about them matching brick, think they will do a good job.

Public comment closed.

Safdie: appreciates Chu's changes, looks good. Fontano: looks good. Safdie: bathrooms need 90" which pushes into window; interior change that conflicts with window on side elevation, would end up changing exterior view; would support 3 windows. White: could make closet smaller and keep window. Chu: fine with making closet smaller and keeping 4 windows. Evans: appreciates the changes.

Richard Rossetti made a motion to conditionally approve the special permit. Josh Safdie seconded. Motion approved 5-0.

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:	Conditional approval
ZBA Action:	Voted on May 2, 2018 to continue the application to May 16, 2018.

Alex Van Praagh (applicant/architect) appeared and provided overview of project and brief history of the building. No public comment given. Rossetti: elevations show vertical railings on roof deck, not a fan. Fontano: why is it vertical railing? Concern that vertical railings aren't as safe for children. Praagh: understands concern, did it for aesthetic reasons and prefers to keep it, but willing to change. Fontano: vertical railing is nice looking. Praagh: would cable rail work? White: could be vertical cable.

Evans: railing looks nice, but concern that small kids will live there.

Safdie: add condition that design of roof rail shouldn't be perceived as climbable by child? White: can add condition that staff will review railings.

Severino: prefers vertical.

Safdie: staff, is there a minimum distance between structures? Are they approving something fire will have issues with? Planner White: no zoning requirement, only fire dept. Praagh: checked, thinks 3' is minimum separation, and have 7'. Safdie: in support of project, just hoping to avoid approving something that violates building code. Architect at previous meeting said 10' was minimum. Praagh: lot was purchased as a merged lot. Evans: staff report says its two lots treated as one for zoning reasons. Planner White: would have to check with Alex Mello about legal status of lot.



Evans: parking is lots of hardscape, seems unnecessary, puts paving in front yard. Planner White: front yard parking not allowed, so does not count towards parking requirement. Praagh: front yard parking is existing condition. Safdie: would like to see area between drive aisle and side of house planted. Praagh: fine with that. Safdie: could have narrower driveway entrance, but would eliminate parking space. Praagh: trying to offer 2 spaces per unit. Could add small planting area between back up areas. Evans: lots of hardscape for the number of spaces. Safdie: tandem spaces count as 1, so currently only have 4 parking spaces. Planner White: could remove hardscape between buildings or reduce patio size to reduce hardscape. Evans: could grant parking relief for 2 spaces to get rid of hardscape in back driveway; reduce curb cut to minimum, and extend green space. Praagh: happy to add green space as suggested in front and back, but wants to keep parking spaces.

Evans: asked White about zoning requirements under new zoning. Planner White: new zoning allows 1 space maximum per unit. Evans: this project would be asking for a variance if this was new zoning; not in support of extra parking spaces. Phaltankar: agrees that parking in that area is tough, but would be nice to have less parking and more green space. Fontano: fine with allowing parking spot. Severino: in favor of extension of green in back but keeping space.

Severino: doesn't like current fencing, wants improved and made 3.5' to comply with code. Praagh: will improve fence, but wants to keep it at current height. White: ISD requires 3.5' maximum for fences.

Safdie: okay with minimum drive aisle and extending the green as much as possible. White: can required revised site plan with Board's concerns addressed in conditions. Fontano: fine with that.

Evans: concern about volume of cars entering/exiting driveway at a dicey intersection. Really doesn't like 5th spot, but not enough to not support the project.

Richard Rossetti made motion to continue case to June 6. Danielle Evans seconded. Motion approved 5-0.

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:	--
Applicant submitted a written request to withdraw the application without prejudice. Richard Rossetti made a motion to accept the request to withdraw without prejudice. Seconded by Josh Safdie. Motion approved 5-0.	

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:	Conditional approval
ZBA Action:	--
Frank Rocci gave overview of the project. No public comment given. No board comments. Richard Rossetti made a motion to conditionally approve the special permit. Josh Safdie seconded. Motion approved 5-0.	

10 Oak Street (ZBA 2018-10)	
Applicant:	10 Oak LLC
Property Owner:	Rolando Dongo
Agent:	Sean T. O'Donovan
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:	Conditional approval
ZBA Action:	--
O'Donovan (atty) and Quinn (arch) appeared and provided overview of project.	
Rossetti: will these be condos? Quinn: believe yes. Fontano: likes idea of private entries for each unit.	
No public comment. White: update to the staff report, project needs 2 spaces of parking relief. Quinn: could add spaces with tandem parking, but currently 3 space lot. Evans: doesn't like parking, but is one per unit; no better configuration. Severino: happy to see paving removed.	
Richard Rossetti made a motion to conditionally approve special permit. Josh Safdie seconded. Motion approved 5-0.	

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:	Conditional approval
ZBA Action:	--



Adam Dash (atty) and Adam Glassman (arch) appeared and gave overview of project: demolish carport, replace with smaller 3rd unit. Dash talked to Ald. McLaughlin, who didn't feel it needed a neighborhood meeting because it's not a big enough project.

Fontano: what is the siding? Glassman: some type of composite (Boral). Dash: condition 14 requires staff approval for materials, can figure it out then.

Evans: differences in existing vs proposed plans? Glassman: main house was permitted earlier, plans should reflect those permitted changes. Evans: second egress remaining? Glassman: yes.

Evans: 2nd parking space, can it be closer to the front? Glassman: had to push it back because of other requirements; but will be pea stone. Planner White: like Evans, concerned about hardscape, so parking spaces must be pea stone (conditions 21 & 22). Glassman: parking space needs to be 18'. Safdie: why can't the parking spaces be next to each other? Glassman: trying to accommodate aisle for fire dept., but willing to have them next to each other. White: fire dept. has updated opinion on ability to reach additions at rear of house, so can have side-by-side parking here.

Evans: could have landscaping beyond driveway? White: yes, can add condition.

Fontano: A1.2, is front bedroom part of separate unit? Glassman: yes, all units are 2 bedroom.

No public comment provided. Richard Rossetti made motion to add a condition about the driveway and conditionally approve the special permit. Seconded by Josh Safdie. Motion approved 5-0.

100 Bartlett Street (ZBA 2018-35)	
Applicant:	Douglas Beaudet
Property Owner:	Douglas Beaudet
Agent:	Sharon Gaffney
Legal Notice:	Applicant and Owner, Douglas Beaudet, 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:	Conditional approval
ZBA Action:	--



Sharon Gaffney (agent) appeared and gave overview of project.

Mike Porterson (direct abutter): concerned that driveway goes right to property line and is 3' from their building. Plan does not address fence on border and what might happen to the fence; they own the fence and trees, concerned about them.

Matt Timmons (direct abutter): does project intend to maintain the existing tree line? What changes are proposed related to the trees? How do the 3 compact spaces affect the amount of green space?

Gaffney: all pavement becomes pervious pavers, so have at least 35% pervious area. Trees on lot line would be untouched, and adding landscaping in back. Happy to keep their fence on the side. Compact spaces are 8'x16' rather than 9'x18', so allow for extra green space. Replacing fencing in back. Trash storage will be screened and in back, current trash storage will be landscaped.

Timmons: fine with trash being screened; agent addressed all concerns.

Planner White: explained some of zoning process/procedures to abutters. Explained some things she had gone over with Gaffney and the conditions that were added because of that conversation. Explained Board's goal to balance between need for parking and desire for pervious space.

Porterson: plan doesn't account for existing drainage in area; water would run from this lot to his. Worried that area that is paved will exacerbate drainage issues with their backyard. White: explained condition #20 that requires pervious pavers rather than pavement. Evans: pervious pavers won't stop all flow; can parking spaces be moved more north and have bio-swale on edge of property to slow down velocity of water? White: can shift parking spaces and fill that space with planting along fence line; suggested that Board add condition #27 to require staff to explicitly require where landscaping area will go.

Gaffney: taking vinyl siding off, will have clapboard siding.

Safdie: in favor of not carving out swooped portion in back parking. Wants planting between driveway and house. White: can add condition requiring staff approval.

Evans: trash storage in back, can it be moved? Would be noisy to drag across pavers. Gaffney: could put trash under deck if room.

Albert Blangio: Somerville police are watching property, which is supposed to be unoccupied. Fontano: do you like the proposal? Blangio: Proposal looks fine. Vincent Beudet: squatters were in the house, called the police to have them removed.

Evans: doesn't like parking lots in back yards, but understands from abutters that parking is difficult on street. Porterson: parking is a necessary evil, fine with having pervious pavers in backyard. Evans: spaces aren't required. Porterson: can understand why they want the parking and okay with it, main concern is the drainage.

Richard Rossetti made a motion to add conditions discussed tonight and conditionally approve the special permit. Josh Safdie seconded. Motion passed 5-0.

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:	Conditional approval
ZBA Action:	--
Richard DiGirolamo appeared and requested a continuance to June 6, 2018. Richard Rossetti made a motion to approve the request to continue. Seconded by Josh Safdie. Motion approved 5-0.	

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

NOTICE: While reasonable efforts have been made to assure the accuracy of the data provided in these minutes, do not rely on this information as the complete and accurate portrayal of the events in the meeting without first checking with the Planning Division staff. If any discrepancies exist, the decisions filed by the Board serve as the relevant record for each case. The Planning Division also maintains audio recordings of most Board meetings that are available upon request.

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>

