



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
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POOJA PHALTANKAR, *ALT.*

ZONING BOARD OF APPEALS AGENDA

Somerville High School Auditorium, 81 Highland Avenue, Somerville, MA
Wednesday, May 17, 2017
6:00 P.M.

Previously Continued Cases to a Future Date

17 Porter Street: (Case #ZBA 2016-90)	
Applicant:	Daniel & Amanda Casparriello
Property Owner:	Daniel & Amanda Casparriello
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant and Owners, Daniel and Amanda Casparriello, seek a Special Permit under SZO §4.4.1 to substantially alter an existing non-conforming structure by adding additions, decreasing the front yard setback, and increasing FAR, parking relief under SZO §9.13, and a Variance for ground coverage. RB zone. Ward 5.
Date(s) of Hearing(s):	9/21, 10/5, 11/2, 11/16, 12/7/16, 1/18/17, 2/15, 3/15, 4/19, 5/3, 6/7
Staff Recommendation:	None at this time.
ZBA Action:	Voted on May 3, 2017 to continue the application to June 7, 2017.
Current Status:	Previously continued to June 7, 2017.

31 Porter Street: (Case #ZBA 2016-119)	
Applicant:	31 Porter Street, LLC
Property Owner:	31 Porter Street, LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant and Owner, 31 Porter Street, LLC, seeks Special Permits under SZO §7.3 to increase the maximum number of dwelling units per lot from three to eight, Special Permit to extend existing non-conformities under §4.4.1 and parking relief under §9.13 of the SZO. RB zone. Ward 3.
Date(s) of Hearing(s):	11/16, 12/7/16, 1/18/17, 2/15, 3/15, 4/19, 5/3, 6/7
Staff Recommendation:	None at this time.
ZBA Action:	Voted on May 3, 2017 to continue the application to June 7, 2017.
Current Status:	Previously continued to June 7, 2017.

13 Alpine Street: (Case #ZBA 2016-75)	
Applicant:	2-13 Alpine St., LLC
Property Owner:	2-13 Alpine St., LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant and Owner, 2-13 Alpine St. LLC, seeks Special Permits under §4.4.1 of the SZO to extending existing non-conformities, §7.11 to create more than three residential units, and Article 9 for parking relief. BB zone. Ward 5.
Date(s) of Hearing(s):	5/3, 6/7
Staff Recommendation:	None at this time.
ZBA Action:	Voted on May 3, 2017 to continue the application to June 7, 2017.
Current Status:	Previously continued to June 7, 2017.

Previously Opened Cases that are Requesting a Continuance

275A Highland Avenue: (Case #ZBA 2017-28)	
Applicant:	Lennie Alickman
Property Owner:	Stacy Alickman Trust
Agent:	N/A
Legal Notice:	Applicant, Lennie Alickman, and Owner, Stacy Alickman Trust, seek a special permit under 4.4.1 of the Somerville Zoning Ordinance to perform alterations to a nonconforming structure that include relocating a door and windows. RC zone. Ward 5.
Date(s) of Hearing(s):	5/3, 5/17
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on May 3, 2017 to continue the application to May 17, 2017.
Current Status:	The Applicant submitted a written request to continue the application to June 7, 2017.

Previously Opened Cases to be Heard

21 Cherry St: (Case #ZBA 2016-25)	
Applicant:	Mouhab Rizkallah & Lacourt Foundation, LLC
Property Owner:	Mouhab Rizkallah & Lacourt Foundation, LLC
Agent:	N/A
Legal Notice:	Applicant and Owner, Mouhab Rizkallah and Lacourt Foundation, LLC, respectively, seek a Special Permit per SZO §4.4.1 to substantially alter a non-conforming 6-unit structure on an undersized lot. The applicant also seeks parking relief under SZO §9.1.3. RB Zone. Ward 5.
Date(s) of Hearing(s):	6/8, 6/22, 8/17, 9/21, 10/19, 11/16, 12/7/16, 1/18/17, 2/1, 2/15, 3/1, 3/15, 4/5, 4/19, 5/17
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on April 19, 2017 to continue the application to May 17, 2017.
Current Status:	Will be heard on May 17, 2017.

New Cases to be Opened and Heard

37 Banks Street: (Case #ZBA 2017-27)	
Applicant:	William M. Wells & Colleen Gillard
Property Owner:	William M. Wells & Colleen Gillard
Agent:	N/A
Legal Notice:	Applicants and Owners, William M. Wells and Colleen Gillard, see Special Permits for non-conformities in order to increase the FAR and to build a dormer within the left side yard setback. RA zone. Ward 1.
Date(s) of Hearing(s):	5/17
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on May 17, 2017.

14 Cedar Avenue: (Case #ZBA 2017-29)	
Applicant:	Peter Riordan & Cynthia Singer-Riordan
Property Owner:	Peter Riordan & Cynthia Singer-Riordan
Agent:	N/A
Legal Notice:	Applicants and Owners, Peter Riordan & Cynthia Singer-Riordan, seek a Special Permit under SZO §4.4.1 to increase the FAR and to extend an existing, non-conforming right side yard setback. RA zone. Ward 5.
Date(s) of Hearing(s):	5/17
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on May 17, 2017.

85-87 Gilman Street: (Case #ZBA 2017-26)	
Applicant:	James Balan
Property Owner:	Xiaomin Song
Agent:	N/A
Legal Notice:	Applicant, James Balan, and Owner, Xiaomin Song, seek a Special Permit under SZO §4.4.1 to perform alterations within the required front and left side yard setbacks of a nonconforming structure by adding a third story to the two-family dwelling. RB zone. Ward 1.
Date(s) of Hearing(s):	5/17
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on May 17, 2017.

292 Beacon Street: (Case #ZBA 2007-11-R3-3/2017)	
Applicant:	Kenn Spera
Property Owner:	Kenn Spera
Agent:	N/A
Legal Notice:	Applicant/Owner, Kenn Spera, seeks a Revision to a special permit (ZBA 2007-11, ZBA 2007-11R0508, and ZBA 2007-50) under SZO §5.3.8 to alter the footprint and a Variance under SZO §5.5 and SZO §8.5 to alter the height of the previously approved rear structure to build and approximately 4,850 square foot mixed use building with four residential units and one commercial unit. RC zone. Ward 2.
Date(s) of Hearing(s):	5/17
Staff Recommendation:	Special Permit – Recommends conditional approval Variance – Unable to recommend approval
ZBA Action:	---
Current Status:	Will be heard on May 17, 2017.

5 Columbus Avenue: (Case #ZBA 2017-34)	
Applicant:	John and Elizabeth Mulholland
Property Owner:	John and Elizabeth Mulholland
Agent:	N/A
Legal Notice:	Applicants/Owners, John and Elizabeth Mulholland, seek a Special Permit under SZO §4.4.1 to perform alterations within the required left side yard setback and to the floor area ratio of a nonconforming structure by extending the length of the north facing dormer. RA zone. Ward 3.
Date(s) of Hearing(s):	5/17
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on May 17, 2017.

Other Business: