



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

Visiting Nurse Association (VNA), 3rd floor Community Room, 259 Lowell Street, Somerville, MA
Wednesday, May 2, 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.



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
Staff Recommendation:	None at this time.
ZBA Action:	Voted on April 4, 2018 to continue the application to May 2, 2018.
Current Status:	Staff anticipates that the Applicant will submit a written request to continue the application to May 16, 2018.

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

New Cases to be Opened that are Requesting a Continuance

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:	--
Current Status:	The Applicant has submitted 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:	N/A
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
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 16, 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 April 18, 2018 to continue the application to May 2, 2018.
Current Status:	Staff anticipates that the Applicant will submit a written request to continue the application to June 6, 2018.

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
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 16, 2018.



Previously Opened Cases to be Heard

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, 5/2
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on April 18, 2018 to continue the application to May 2, 2018
Current Status:	Will be heard

New Cases to be Opened and Heard

292 Beacon Street (ZBA 2018-13)	
Applicant:	Kenn Spera
Property Owner:	Kenn Spera
Agent:	N/A
Legal Notice:	Applicant and Owner, Kenn Spera, seeks a determination from the Zoning Board of Appeals (ZBA) on a repetitive petition under SZO §3.2.11 and M.G.L. Chapter 40A, Section 16 that there are specific and material changes in the conditions upon which the previous unfavorable action (ZBA 2007-11-R3-3/2017) by the ZBA was based. A Special Permit is also being sought under SZO §7.11.1.c and §9.13 as well as a Variance under §5.5 and §8.5 to construct a new four-story wood framed structure with five dwelling units. RC Zone. Ward 2.
Date(s) of Hearing(s):	5/2
Staff Recommendation:	SP: Conditional approval V: Unable to recommend
ZBA Action:	--
Current Status:	Will be heard

5-7 Curtis Street (ZBA 2018-42)	
Applicant:	Arun Ravindran
Property Owner:	Arun Ravindran
Agent:	N/A
Legal Notice:	Applicant and Owner, Arun Ravindran, seeks a Special Permit under SZO §4.4.1 to alter a nonconforming structure by finishing a portion of the basement. RA Zone. Ward 7.
Date(s) of Hearing(s):	5/2
Staff Recommendation:	Conditonal approval
ZBA Action:	--
Current Status:	Will be heard



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
Staff Recommendation:	Conditonal approval
ZBA Action:	--
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
Staff Recommendation:	Conditonal approval
ZBA Action:	--
Current Status:	Will be heard

Other Business:

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>

