



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, June 20, 2018
6:00 P.M.

Previously Opened Cases 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, 6/6, 6/20 |
| Staff Recommendation: | None at this time |
| ZBA Action: | Voted on June 6, 2018 to continue the application to June 20, 2018. |
| Current Status: | Staff anticipates that the Applicant will submit a written request to continue the application to July 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, 5/2, 5/16, 6/6, 6/20 |
| Staff Recommendation: | None at this time. |
| ZBA Action: | Voted on June 6, 2018 to continue the application to June 20, 2018. |
| Current Status: | Staff anticipates that the Applicant will submit a written request to continue the application to July 18, 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, 6/6, 6/20 |
| Staff Recommendation: | None at this time |
| ZBA Action: | Voted on June 6, 2018 to continue the application to June 20, 2018. |
| Current Status: | Staff anticipates that the Applicant will submit a written request to continue the application to July 18, 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, 6/6, 6/20 |
| Staff Recommendation: | None at this time |
| ZBA Action: | Voted on June 6, 2018 to continue the application to June 20, 2018. |
| Current Status: | The Applicant has submitted a written request to continue the application to July 18, 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, 6/6, 6/20 |
| Staff Recommendation: | None at this time |
| ZBA Action: | Voted on June 6, 2018 to continue the application to June 20, 2018. |
| Current Status: | Staff anticipates that the Applicant will submit a written request to continue the application to July 18, 2018. |

| 33 Hancock Street (ZBA 2018-57) | |
|--|--|
| Applicant: | Silva Realty 2, LLC |
| Property Owner: | Silva Realty 2, LLC |
| Agent: | Richard G. Di Girolamo, Esq. |
| Legal Notice: | Applicant and Owner, Silva Realty 2, LLC, seeks a Variance to increase the FAR such that the FAR moves from conforming to non-conforming. § 5.5 and § 4.4.1 of the SZO. RB zone. Ward 6. |
| Date(s) of Hearing(s): | 6/6, 6/20 |
| Staff Recommendation: | Conditonal approval |
| ZBA Action: | Voted on June 6, 2018 to continue the application to June 20, 2018. |
| Current Status: | Staff anticipates that the Applicant will submit a written request to continue the application to July 18, 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, 6/6, 6/20 |
| Staff Recommendation: | Denial |
| ZBA Action: | Voted on June 6, 2018 to continue the application to June 20, 2018. |
| Current Status: | Staff anticipates that the Applicant will submit a written request to continue the application to July 18, 2018. |



| 19 Wesley Park (ZBA 2018-58) | |
|-------------------------------------|--|
| Applicant: | Francisco and Vivaldo Meneses |
| Property Owner: | Francisco and Vivaldo Meneses |
| Agent: | N/A |
| Legal Notice: | Applicants / Owners, Francisco and Vivaldo Meneses, seek a special permit under SZO §4.4.1 to alter a nonconforming structure by constructing a roof deck and a second story deck atop an existing front porch. RB Zone. Ward 3. |
| Date(s) of Hearing(s): | 6/6, 6/20 |
| Staff Recommendation: | Denial |
| ZBA Action: | Voted on June 6, 2018 to continue the application to June 20, 2018. |
| Current Status: | Applicant has submitted a written request to continue the application to August 8, 2018. |

New Cases to be Opened that are Requesting a Continuance

Previously Opened Cases to be Heard

| 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, 6/6, 6/20 |
| Staff Recommendation: | Unable to recommend |
| ZBA Action: | Voted on June 6, 2018 to continue the application to June 20, 2018. |
| Current Status: | To 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, 6/6, 6/20 |
| Staff Recommendation: | Conditonal approval |
| ZBA Action: | Voted on June 6, 2018 to continue the application to June 20, 2018. |
| Current Status: | To be heard |



| 74 Mount Vernon Street (ZBA 2017-89) | |
|---|--|
| Applicant: | Paul Turcotte and Bonnie Brown |
| Property Owner: | Paul Turcotte and Bonnie Brown |
| Agent: | N/A |
| Legal Notice: | Applicants and Owners, Paul Turcotte and Bonnie Brown, seek a Special Permit with Site Plan Review (SPSR) under §4.4.1 of the SZO to alter a non-conforming structure; §7.3 of the SZO to increase the number of dwelling units on the site from 3 to 5; §7.2 of the SZO to have more than one principal structure on the same lot. Variance /Special Permit for parking under §5.5 and Article 9 of the SZO. RB zone. Ward 1. |
| Date(s) of Hearing(s): | 6/6, 6/20 |
| Staff Recommendation: | Conditonal approval |
| ZBA Action: | Voted on June 6, 2018 to continue the application to June 20, 2018. |
| Current Status: | To be heard |

| 40 Harvard Street (ZBA 2018-36) | |
|--|---|
| Applicant: | 40 Harvard Street, LLC |
| Property Owner: | 40 Harvard Street, LLC |
| Agent: | N/A |
| Legal Notice: | Applicant and Owner, 40 Harvard Street, LLC, seeks Special Permits under §4.4.1 of the SZO to alter a non-conforming structure including by finishing the basement. Special Permit for parking under Article 9 of the SZO. RZ zone. Ward 3. |
| Date(s) of Hearing(s): | 6/6, 6/20 |
| Staff Recommendation: | Conditonal approval |
| ZBA Action: | Voted on June 6, 2018 to continue the application to June 20, 2018. |
| Current Status: | To be heard |

New Cases to be Opened and Heard

| 176-182 Broadway (ZBA 2018-79) | |
|---------------------------------------|---|
| Applicant: | Yihe Patsy's Corporation |
| Property Owner: | Yihe Patsy's Corporation |
| Agent: | Richard G. DiGirolamo, Esq. |
| Legal Notice: | Applicant and Owner, Yihe Patsy's Corporation, proposes to construct a 26-unit, mixed-use structure with commercial space along the street front and residences above. The Applicant/Owner seeks Variances to reduce the lot area per dwelling unit ratio and for parking relief. CCD-55. Ward 1. |
| Date(s) of Hearing(s): | 6/20 |
| Staff Recommendation: | Accept the request |
| ZBA Action: | -- |
| Current Status: | Staff anticipates that the Applicant will submit a written request to withdraw the application without prejudice. |



| 165 Cedar Street (ZBA 2018-32) | |
|---------------------------------------|---|
| Applicant: | CEDWAR, LLC |
| Property Owner: | Royal Environ Services Inc. |
| Agent: | Sean T. O'Donovan, Esq. |
| Legal Notice: | Applicant, CEDWAR, LLC, and Owner, Royal Environ Services Inc., seek a special permit under SZO §7.11 to establish four residential units, §4.4.1 to substantially alter a nonconforming structure by modifying the existing footprint and constructing four stories that will be greater than 25% of the existing gross floor area (GFA), and §9.13 for parking relief. BB Zone. Ward 5. |
| Date(s) of Hearing(s): | 6/20 |
| Staff Recommendation: | Conditional Approval |
| ZBA Action: | -- |
| Current Status: | Will be heard |

| 22 Newbury Street (ZBA 2018-67) | |
|--|---|
| Applicant: | North America Development LLC |
| Property Owner: | Edmund Gildea |
| Agent: | N/A |
| Legal Notice: | Applicant, North America Development LLC, and Owner, Edmund Gildea, seek Special Permits under §4.4.1 of the SZO to alter a non-conforming structure, including, but not limited to the linear extension of the left side yard setback and increasing the GFA by more than 25%. Parking relief under Article 9 of the SZO. RB zone. Ward 7. |
| Date(s) of Hearing(s): | 6/20 |
| Staff Recommendation: | Conditional Approval |
| ZBA Action: | -- |
| Current Status: | Will be heard |

| 75 Rush Street (ZBA 2018-66) | |
|-------------------------------------|---|
| Applicant: | Elan Sassoon |
| Property Owner: | Firojkhan and Azmeena Pathan |
| Agent: | N/A |
| Legal Notice: | Applicant, Elan Sassoon, and Owners, Firojkhan and Azmeena Pathan, seek Special Permits under §4.4.1 of the SZO to alter a non-conforming structure by increasing the GFA by more than 25%, extending the non-conforming rear yard setback along the length of the lot, among others. The number of units on the property will increase from one unit to three. Parking relief under Article 9 of the SZO. RB zone. Ward 1. |
| Date(s) of Hearing(s): | 6/20 |
| Staff Recommendation: | Conditional Approval |
| ZBA Action: | -- |
| Current Status: | Will be heard |



| 22 Berkeley Street (ZBA 2018-54) | |
|---|---|
| Applicant: | John Comerford |
| Property Owner: | John Comerford |
| Agent: | Terrance P. Morris, Esq. |
| Legal Notice: | Applicant and Owner, John Comerford, seeks a Special Permit to revise a condition of a previously-executed special permit granted in 2009. RA zone. Ward 3. |
| Date(s) of Hearing(s): | 6/20 |
| Staff Recommendation: | Denial |
| ZBA Action: | -- |
| Current Status: | Will be heard |

| 20 Adrian Street (ZBA 2018-53) (re-advertisement) | |
|--|--|
| Applicant: | Elliot M. Cohen and Marjory A. Bravard |
| Property Owner: | Elliot M. Cohen and Marjory A. Bravard |
| Agent: | Richard G. DiGirolamo, Esq. |
| Legal Notice: | Applicants and Owners, Elliot M. Cohen and Marjory A. Bravard, seek Special Permits under §4.4.1 of the SZO to alter a non-conforming property in part by extending the non-conforming right side yard setback and increasing the GFA by more than 25%. Parking relief under Article 9. RB zone. Ward 2. |
| Date(s) of Hearing(s): | 6/20 |
| Staff Recommendation: | Conditional Approval |
| ZBA Action: | -- |
| Current Status: | Will be heard |

| 11 Robinson Street (ZBA 2018-17) | |
|---|---|
| Applicant: | Michael Browne |
| Property Owner: | Michael Browne |
| Agent: | N/A |
| Legal Notice: | Applicant and Owner, Michael Browne, seeks Special Permits/Variance to legalize a rear deck under §4.4.1 and §5.5 of the SZO . RA zone. Ward 4. |
| Date(s) of Hearing(s): | 6/20 |
| Staff Recommendation: | Forthcoming |
| ZBA Action: | -- |
| Current Status: | Will be heard |



| 93 Raymond Ave #2 (ZBA 2018-56) | |
|--|---|
| Applicant: | Harvey Remodeling, LLC |
| Property Owner: | Joon Pahk and Caroline Troy Pahk |
| Agent: | Timothy Fitzgerald, Harvey Remodeling |
| Legal Notice: | Applicant, Harvey Remodeling, LLC, and Owners, Joon Pahk and Caroline Troy Pahk, seek a special permit under SZO §4.4.1 to alter a nonconforming structure by extending the length of the roof backward and constructing a new dormer on either side of the ridge. RA Zone. Ward 7. |
| Date(s) of Hearing(s): | 6/20 |
| Staff Recommendation: | Conditional Approval |
| ZBA Action: | -- |
| Current Status: | Will be heard |

| 12 Glen Street (ZBA 2018-68) | |
|-------------------------------------|---|
| Applicant: | North America Development LLC |
| Property Owner: | Dana Iacopucci |
| Agent: | N/A |
| Legal Notice: | Applicant, North America Development LLC, and Owner, Dana Iacopucci, seek a special permit under §4.4.1 to alter a nonconforming three-family residential structure through a renovation and rear addition. The proposal also includes adding roof decks to the second floor of the building. A special permit for parking relief is also requested under §9.13. RB Zone. Ward 1. |
| Date(s) of Hearing(s): | 6/20 |
| Staff Recommendation: | Conditional Approval |
| ZBA Action: | -- |
| Current Status: | Will be heard |

| 10 Smith Avenue (ZBA 2018-62) | |
|--------------------------------------|--|
| Applicant: | RCG Smith Renewal LLC |
| Property Owner: | RCG Smith Renewal LLC |
| Agent: | Nized Hariprasad |
| Legal Notice: | Applicant and Owner, RCG Smith Renewal LLC, seeks a Special Permit under §4.4.1 of the SZO to construct an exterior egress stair per order of the Fire Department. Egress stair is proposed within the right side yard setback. RC zone. Ward 2. |
| Date(s) of Hearing(s): | 6/20 |
| Staff Recommendation: | Conditional Approval |
| ZBA Action: | -- |
| Current Status: | Will be heard |



| 285-291 Beacon Street (ZBA 2018-63) | |
|--|---|
| Applicant: | David Lewis and Julian Lewis |
| Property Owner: | David Lewis and Julian Lewis |
| Agent: | N/A |
| Legal Notice: | Applicants/Owners, David Lewis and Julian Lewis, seek a special permit under SZO §4.4.1 to alter a nonconforming structure by constructing a new dormer, extending an existing dormer, and constructing a second story deck. RC Zone. Ward 2. |
| Date(s) of Hearing(s): | 6/20 |
| Staff Recommendation: | Unable to recommend |
| ZBA Action: | -- |
| Current Status: | Will be heard |

| 41 Myrtle Street (ZBA 2018-65) | |
|---------------------------------------|---|
| Applicant: | 41 Myrtle Street LLC |
| Property Owner: | 41 Myrtle Street LLC |
| Agent: | Nicole Starck, Esq. |
| Legal Notice: | Applicant/Owner, 41 Myrtle Street LLC, seeks a special permit under SZO §4.4.1 to alter a nonconforming structure by constructing an addition greater than 25% of the existing gross floor area (GFA) to the left of the existing structure and converting the structure into a three-family dwelling. A special permit under §9.13 is also being sought for parking relief. RB Zone. Ward 1. |
| Date(s) of Hearing(s): | 6/20 |
| Staff Recommendation: | Conditional Approval |
| ZBA Action: | -- |
| Current Status: | Will be heard |

| 70 Inner Belt Road (ZBA 2018-74) | |
|---|---|
| Applicant: | CoreSite Real Estate 70 Innerbelt, LLC |
| Property Owner: | CoreSite Real Estate 70 Innerbelt, LLC |
| Agent: | Justin Adams, Blume Energy |
| Legal Notice: | Applicant/Owner, CoreSite Real Estate 70 Innerbelt, LLC, seeks a special permit to revise the site plan and conditions of a previously approved permit (ZBA 2007-63-R3 (2/2016)) to modify the site design/layout by adding new mechanical equipment (fuel cells) to the site. IA Zone. Ward 1. |
| Date(s) of Hearing(s): | 6/20 |
| Staff Recommendation: | Conditional 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>



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