



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

Visiting Nurse Association, 259 Lowell Street, 3rd Floor, Community Room, Somerville, MA
Wednesday, June 21, 2017
6:00 P.M.

Previously Opened Cases that are Requesting a Continuance

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, 6/21
Staff Recommendation:	None at this time.
ZBA Action:	Voted on June 7, 2017 to continue the application to June 21, 2017.
Current Status:	The Applicant has submitted a written request to continue the application to July 12, 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, 6/21
Staff Recommendation:	None at this time.
ZBA Action:	Voted on June 7, 2017 to continue the application to June 21, 2017.
Current Status:	The Applicant has submitted a written request to continue the application to July 12, 2017.

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
Staff Recommendation:	None at this time.
ZBA Action:	Voted on June 7, 2017 to continue the application to June 21, 2017.
Current Status:	The Applicant has submitted a written request to continue the application to July 12, 2017.

263 Washington Street: (Case #ZBA 2017-40)	
Applicant:	261-263 Washington Somerville, LLC
Property Owner:	Michael E. & Constance O'Connor
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant, 261-263 Washington Somerville, LLC, and Owners, Michael E. & Constance O'Connor, seek Special Permits under the SZO Section 4.4.1 to increase the height of the building from three stories to four, increase the FAR to 2.0 and add an addition in the rear. Parking relief is sought under Section 9.13 of the SZO. NB zone. Ward 2.
Date(s) of Hearing(s):	6/7, 6/21
Staff Recommendation:	None at this time.
ZBA Action:	Voted on June 7, 2017 to continue the application to June 21, 2017.
Current Status:	The Applicant has submitted a written request to continue the application to July 12, 2017.

41 Heath Street: (Case #ZBA 2017-32)	
Applicant:	Olga Bassa
Property Owner:	Francisco P. & Joana M. Barbosa
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant, Olga Bassa, and Owners, Francisco P. & Joana M. Barbosa, seek Special Permits under Section 4.4.1 of the SZO to extend existing non-conformities along the left side yard setback, increase the building height, upward extension of the existing, non-conforming left and right side yard setbacks, and increase the FAR. Relief under Section 7.11 is sought to increase the number of units from one to three. Parking relief is sought under Section 9.13 of the SZO. RB zone. Ward 4.
Date(s) of Hearing(s):	6/7, 6/21
Staff Recommendation:	None at this time.
ZBA Action:	Voted on June 7, 2017 to continue the application to June 21, 2017.
Current Status:	The Applicant has submitted a written request to continue the application to July 12, 2017.

51 Boston Street: (Case #ZBA 2017-39)	
Applicant:	Ji Shi
Property Owner:	Ji Shi
Agent:	N/A
Legal Notice:	Applicant and Owner, Ji Shi, seeks Special Permits to increase the non-conforming FAR, add a bedroom and bathroom to the attic and finish the basement. Parking relief is sought under Section 9.13 of the SZO.
Date(s) of Hearing(s):	6/7, 6/21
Staff Recommendation:	None at this time.
ZBA Action:	Voted on June 7, 2017 to continue the application to June 21, 2017.
Current Status:	The Applicant has submitted a written request to continue the application to August 2, 2017.

Previously Opened Cases to be Heard

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, 6/21
Staff Recommendation:	None at this time.
ZBA Action:	Voted on June 7, 2017 to continue the application to June 21, 2017.
Current Status:	Will be heard on June 21, 2017 requesting to Withdraw the Application without Prejudice.

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, 6/7, 6/21
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on June 7, 2017 to continue the application to June 21, 2017.
Current Status:	Will be heard on June 21, 2017.

34 & 38 Dane Street: (Case #ZBA 2017-31)	
Applicant:	Paulo Dasilva & Cassia Silva
Property Owner:	Paulo Dasilva & Cassia Silva
Agent:	Adam Dash, Esq.
Legal Notice:	Applicant/Owner, Paulo Dasilva and Cassia Silva, seek a Special Permit under Sections 7.11.1.c, 4.4.1, and 9.13 of the Somerville Zoning Ordinance (SZO) to renovate an existing nonconforming two-family dwelling, construct a new three-family dwelling, and parking relief to establish a total of five dwelling units on the site. RC Zone. Ward 3.
Date(s) of Hearing(s):	6/7, 6/21
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on June 7, 2017 to continue the application to June 21, 2017.
Current Status:	Will be heard on June 21, 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, 6/7, 6/21
Staff Recommendation:	Special Permit – Recommends conditional approval Variance – Unable to recommend approval
ZBA Action:	Voted on June 7, 2017 to continue the application to June 21, 2017.
Current Status:	Will be heard on June 21, 2017.

22 Linden Avenue: (Case #ZBA 2017-33)	
Applicant:	Domicile, LLC
Property Owner:	Domicile, LLC
Agent:	Adam Dash, Esq.
Legal Notice:	Applicant and Owner, Domicile, LLC, seeks Special Permits under Section 4.4.1 of the SZO to increase the FAR and raise the building height by 2.5 feet, thereby creating an upward extension of the non-conforming rear and right setbacks. Parking relief is sought under Section 9.13 of the SZO. RB zone. Ward 5.
Date(s) of Hearing(s):	6/7, 6/21
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on June 7, 2017 to continue the application to June 21, 2017.
Current Status:	Will be heard on June 21, 2017.

New Cases to be Opened and Heard

27 Belmont Street: (Case ZBA #2017-51)	
Applicant:	Allison Ellis
Property Owner:	Allison Ellis
Agent:	N/A
Legal Notice:	Applicant and Owner, Allison Ellis, seeks a Variance under Section 5.5 and 9.8.d of the Somerville Zoning Ordinance (SZO) to locate/legalize a parking space within the front yard of the property. RB Zone. Ward 3.
Date(s) of Hearing(s):	6/21
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on June 21, 2017.

33 Walnut Street: (Case #ZBA 2017-44)	
Applicant:	Kevin Kee
Property Owner:	Kevin Kee
Agent:	Andrea Morton
Legal Notice:	Applicant / Owner Name, Kevin Kee, seeks a Special Permit under Section 4.4.1 of the Somerville Zoning Ordinance (SZO) to alter a nonconforming structure by constructing a three-story open deck off the rear of the structure. RA Zone. Ward 3.
Date(s) of Hearing(s):	6/21
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on June 21, 2017.

240 Elm Street: (Case #ZBA 2016-143-R1-0517)	
Applicant:	Sage Naturals, Inc.
Property Owner:	Davis Square Realty Ventures Nominee Trust
Agent:	Sean T. O'Donovan, Esq.
Legal Notice:	Applicant, Sage Naturals, Inc., and Owner, Davis Square Realty Ventures Nominee Trust, seek a revision to a Special Permit under SZO §5.3.8 to allow for entry via an Elm Street entrance to the previously approved Medical Marijuana Facility in the basement of the building. CBD Zone and Medical Marijuana Overlay District. Ward 6.
Date(s) of Hearing(s):	6/21
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on June 21, 2017.

132 Perkins Street: (Case #ZBA 2017-42)	
Applicant:	132 Perkins, LLC
Property Owner:	132 Perkins, LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant and Owner, 132 Perkins, LLC seeks Special Permits under §4.4.1 of the SZO to make exterior changes to an existing 6-unit residential property, including adding an addition with will increase the FAR by more than 25%. RB zone. Ward 1.
Date(s) of Hearing(s):	6/21
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on June 21, 2017.

Other Business: