



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

ZONING BOARD OF APPEALS MINUTES

Danielle Evans and Josh Safdie absent. Drew Kane voting on behalf of Josh Safdie.
Visiting Nurse Association 3rd Floor Community Room, 259 Lowell Street, Somerville MA
Wednesday, June 5, 2019
6:00 P.M.

Previously Opened Cases Continued to a Future Date

16 Whipple Street (ZBA 2018-173):	
Applicant:	David Feeney
Property Owner:	David Feeney
Agent:	N/A
Legal Notice:	Applicant and Owner, David Feeney, seeks a Special Permit under §4.4.1 to construct a dormer within the left side yard setback. RC zone. Ward 6.
Date(s) of Hearing(s):	4/3, 4/17, 5/1, 5/15, 6/5
Staff Recommendation:	See Staff Report Recommendation
ZBA Action:	Voted on May 1, 2019 to continue to the application to June 19, 2019.
Current Status:	Continued to June 19, 2019.



40 Columbus Avenue (ZBA 2018-147)	
Applicant:	Vincent Spadea
Property Owner:	Vincent Spadea
Agent:	Sean T. O'Donovan
Legal Notice:	Applicant and Owner, Vincent Spadea, seeks a special permit under SZO §7.11.2.b to convert an existing two-family dwelling into three-dwelling units, special permits under SZO §4.4.1 to alter the nonconforming lot area per dwelling unit requirement of the property and the nonconforming floor area ratio (FAR) requirement, and a special permit under SZO §9.13 for parking relief. RA Zone. Ward 3.
Date(s) of Hearing(s):	1/9, 1/23, 2/6, 2/20, 3/6, 3/20, 4/3, 4/17, 5/1, 5/15, 6/5
Staff Recommendation:	None at this time.
ZBA Action:	Voted on May 1, 2019 to continue the application to June 19, 2019.
Current Status:	Continued to June 19, 2019.

118-124 College Avenue (ZBA 2018-166)	
Applicant:	Havurat Shalom Community Seminary, Inc
Property Owner:	Lacourt Realty, LLC
Agent:	Meredith Porter
Legal Notice:	Applicant, Havurat Shalom Community Seminary, Inc., through their representative, Meredith Porter, seeks an Administrative Appeal per SZO §3.1.9, §3.2, and §3.2.3 of building permit No. B18-001184 issued by the Inspectional Services Department (ISD). The property for which the building permit was issued is owned by LaCourt Realty, LLC. RB zone. Ward 6.
Date(s) of Hearing(s):	12/12, 1/23, 2/6, 2/20, 3/6, 3/20, 4/3, 4/17, 5/1, 5/15, 6/5
Staff Recommendation:	Deny administrative appeal and uphold ISD decision.
ZBA Action:	Voted on May 15, 2019 to continue to June 19, 2019.
Current Status:	Continued to June 19, 2019.

14 Cutler Street (ZBA 2018-180)	
Applicant:	Margaret O'Meara
Property Owner:	Margaret O'Meara
Agent:	N/A
Legal Notice:	Applicant and Owner, Margaret O'Meara, seeks a special permit under SZO §4.4.1 to alter a nonconforming structure by constructing a rear deck within the required right side yard setback. RB Zone. Ward 5.
Date(s) of Hearing(s):	4/3, 4/17, 5/1, 5/15, 6/5
Staff Recommendation:	None at this time.
ZBA Action:	Voted on May 15, 2019 to continue to June 19, 2019.
Current Status:	Continued to June 19, 2019.



39 Tennyson Street (ZBA 2018-149)	
Applicant:	Derick Snare
Property Owner:	Eddie and Dulce Giron
Agent:	N/A
Legal Notice:	Applicant, Derick Snare, and Owner, Eddie and Dulce Giron, seek a special permit under SZO §4.4.1 to alter a nonconforming structure to alter the roof with a rear gable and dormers and constructing decks in the right side yard. RB Zone. Ward 4.
Date(s) of Hearing(s):	5/15
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on May 15, 2019 to continue to June 19, 2019.
Current Status:	Continued to June 19, 2019.

10-12 Ward Street (ZBA 2017-122-E-12/18)	
Applicant:	Block Properties, LLC
Property Owner:	14 Ward Street, LLC
Agent:	N/A
Legal Notice:	Applicant, Block Properties, LLC, and owner, 14 Ward Street, LLC, seek a revision to a special permit under §5.3.8 of the SZO. Proposed changes include window arrangement.
Date(s) of Hearing(s):	5/1, 5/15, 6/5
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on May 15, 2019 to continue to June 19, 2019.
Current Status:	Continued to June 19, 2019.

96 Wheatland Street (ZBA 2018-175):	
Applicant:	Xia Li
Property Owner:	Xia Li
Agent:	N/A
Legal Notice:	Applicant / Owner, Xia Li, seeks a special permit under SZO §4.4.1 to alter a nonconforming structure to construct a rear addition. RB Zone. Ward 4.
Date(s) of Hearing(s):	5/15, 6/5
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on May 15, 2019 to continue to June 19, 2019.
Current Status:	Continued to June 19, 2019.



Previously Opened Cases to Request a Continuance

346 Somerville Avenue (ZBA 2019-19) Re-Advertised:	
Applicant:	346 Somerville Avenue, LLC
Property Owner:	Palmac Realty Corp
Agent:	N/A
Legal Notice:	Applicant, 346 Somerville Ave., LLC, and Owner, Palmac Realty Corp proposes a project that requires zoning relief from two boards: the Planning Board and the ZBA. All special permitting for this project falls under the purview of the Planning Board. The ZBA is the only board that can grant variances. The Applicant seeks variances from the ZBA including lot area per dwelling unit, height, and number of stories. CCD-55. Ward 2.
Date(s) of Hearing(s):	3/6, 3/20, 4/3, 4/17, 5/1, 5/15, 6/5
Staff Recommendation:	None at this time.
ZBA Action:	Voted on June 5, 2019 to continue the application to June 19, 2019.
Minutes:	No discussion.

171 Cedar Street (ZBA 2018-191)	
Applicant:	171 Cedar Street, LLC
Property Owner:	171 Cedar Street, LLC
Agent:	Sean T. O'Donovan
Legal Notice:	Applicant and Owner, 171 Cedar Street, LLC, seeks special permits under §4.4.1 of the SZO for alterations to a non-conforming property including increasing the gross floor area of more than 25%. Number of units to increase from two to five. Special Permit with Site Plan Review (SPSR). Parking relief under Article 9 of the SZO. BB zone. Ward 5.
Date(s) of Hearing(s):	2/20, 3/6, 3/20, 4/3, 4/17, 5/1, 5/15, 6/5
Staff Recommendation:	None at this time.
ZBA Action:	Voted on June 5, 2019 to continue the application to June 19, 2019.
Minutes:	No discussion.

169 Tremont St: (ZBA 2019-17)	
Applicant:	Santino Ferrante
Property Owner:	Tremont 2000, LLC
Agent:	N/A
Legal Notice:	Applicant. Santino Ferrante, and Owner, Tremont 2000, LLC), seek Special Permits under §4.4.1 of the SZO to enclose rear porches within the right side yard setback. RB zone. Ward 2.
Date(s) of Hearing(s):	4/3, 4/17, 5/1, 5/15, 6/5
Staff Recommendation:	None at this time.
ZBA Action:	Voted on June 5, 2019 to continue the application to June 19, 2019.
Minutes:	No discussion.



74 Winslow Avenue: (ZBA 2019-11)	
Applicant:	Jamie Maguire & Michael Hovanec
Property Owner:	Jamie Maguire & Michael Hovanec
Agent:	N/A
Legal Notice:	Applicants, Jamie Maguire & Michael Hovanec, seek special permits under §4.4.1 of the SZO to reconstruct a deck within the rear and right side yard setbacks. RA zone. Ward 6.
Date(s) of Hearing(s):	4/3, 4/17, 5/1, 5/15, 6/5
Staff Recommendation:	None at this time.
ZBA Action:	Voted on June 5, 2019 to continue the application to June 19, 2019.
Minutes:	No discussion.

42 Henderson Street (ZBA 2018-189)	
Applicant:	Gary J. Lopresti
Property Owner:	MaryAnn Rapoza
Agent:	Richard DiGiralomo
Legal Notice:	Applicant and Owner, XYZ32MP, Inc., seeks Special Permits under §4.4.1 for alterations to a non-conforming property including adding a dormer and deck within the left side yard setback, increasing the non-conforming FAR through renovations. Parking relief under Article 9 of the SZO. RB zone. Ward 5.
Date(s) of Hearing(s):	4/3, 4/17, 5/1, 5/15, 6/5
Staff Recommendation:	None at this time.
ZBA Action:	Voted on June 5, 2019 to continue the application to June 19, 2019.
Minutes:	No discussion.

24 Hanson Street (ZBA 2018-161)	
Applicant:	BruceDharma, LLC
Property Owner:	BruceDharma, LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant and Owner, BruceDharma, LLC, seeks a special permit with site plan review under SZO §7.2 to construct a second principal structure on the lot (a single family dwelling) and a special permit under SZO §9.13 for parking relief. RB Zone. Ward 2.
Date(s) of Hearing(s):	1/9, 2/6, 2/20, 3/6, 3/20, 4/3, 4/17, 5/1, 5/15, 6/5
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on June 5, 2019 to continue the application to July 17, 2019.
Minutes:	No discussion.



New Cases to Request a Continuance

31 Heath Street (ZBA 2019-39):	
Applicant:	Sunnia Ko Davis & Marlon Davis
Property Owner:	Sunnia Ko Davis & Marlon Davis
Agent:	
Legal Notice:	Applicants and Owners, Sunnia Ko Davis & Marlon Davis, seek Variances under §5.5 of the SZO and Special Permits under § 4.4.1, 8.5 to convert an existing two-story accessory structure into two floors of finished living space with a bathroom on each floor. RB zone. Ward 4.
Date(s) of Hearing(s):	6/5
Staff Recommendation:	Denial
ZBA Action:	Voted on June 5, 2019 to continue the application to June 19, 2019.
Minutes:	No discussion.

187 Central Street (ZBA 2019-29):	
Applicant:	Nora, LLC
Property Owner:	Nora, LLC
Agent:	Richard D. Giralamo
Legal Notice:	Applicant and Owner, Nora, LLC, seeks a Special Permit with Site Plan Review (SPSR) under §7.3.3 of the SZO to increase the number of dwelling units from one to four where one of these units will be affordable. Parking relive under Article 9 of the SZO. RA zone. Ward 4.
Date(s) of Hearing(s):	6/5
Staff Recommendation:	None at this time.
ZBA Action:	Voted on June 5, 2019 to continue the application to June 19, 2019.
Minutes:	No discussion.

106 Bromfield Road (ZBA 2019-44):	
Applicant:	Cristian dos Santos
Property Owner:	David L. Jennings, III
Agent:	N/A
Legal Notice:	Applicant, Cristian dos Santos, and owner, David L. Jennings, III, seek Special Permits under §4.4.1 of the SZO to alter a non-conforming property. Alterations may include rear egress stairs and changes to a non-conforming rear deck.
Date(s) of Hearing(s):	6/5
Staff Recommendation:	None at this time.
ZBA Action:	Voted on June 5, 2019 to continue the application to June 19, 2019.
Minutes:	No discussion.



7 Summer Street (ZBA 2018-107-R1-5/19):	
Applicant:	35atSummer, LLC
Property Owner:	35atSummer, LLC
Agent:	Adam Dash, Esq.
Legal Notice:	Applicant / Owner, 35atSummer, LLC, seeks a revision to a previously approved special permit (ZBA 2018-107) under SZO §5.3.8 to make changes to the building including raising the height by 2.8 feet, adding rear entry stairs, an ADA compliant ramp, stone retaining wall, and added/removed windows. NB Zone. Ward 3.
Date(s) of Hearing(s):	6/5
Staff Recommendation:	None at this time.
ZBA Action:	Voted on June 5, 2019 to continue the application to June 19, 2019.
Minutes:	No discussion.

50-54 Murdock Street (ZBA 2018-19-R1-4/19):	
Applicant:	Roberto Grieco
Property Owner:	Alida Elena Grieco, Trustee of the Fifty Murdock Investment Trust
Agent:	Adam Dash, Esq.
Legal Notice:	Applicant, Roberto Grieco, and Owner, Alida Elena Grieco, Trustee of the Fifty Murdock Investment Trust, seek a revision to a previously approved special permit (ZBA 2018-19) under SZO §5.3.8 to make changes to the right side of the building. RB Zone. Ward 5.
Date(s) of Hearing(s):	6/5
Staff Recommendation:	None at this time.
ZBA Action:	Voted on June 5, 2019 to continue the application to June 19, 2019.
Minutes:	No discussion.

137 Summer Street (ZBA 2019-40):	
Applicant:	137 Summer Street, LLC
Property Owner:	137 Summer Street, LLC
Agent:	Adam Dash, Esq.
Legal Notice:	Applicant and Owner, 137 Summer Street, LLC, seeks special permits under §4.4.1 of the SZO to alter a non-conforming structure by increasing the GFA by more than 25% and constructing a 3-story addition within the left side yard setback. Parking relief under Article 9 of the SZO. Number of units will increase from two to three. RB zone. Ward 3.
Date(s) of Hearing(s):	6/5
Staff Recommendation:	None at this time.
ZBA Action:	Voted on June 5, 2019 to continue the application to June 19, 2019.
Minutes:	No discussion.



60 Vernon Street (ZBA 2019-38):	
Applicant:	Joel Luis
Property Owner:	Avelino Luis
Agent:	N/A
Legal Notice:	Applicant, Joel Luis, and Owner, Avelino Luis, seek special permits to alter a non-conforming property by adding an addition within the setbacks for a second living unit. GFA increase of more than 25%. Parking relief under Article 9 of the SZO. RB zone. Ward 5.
Date(s) of Hearing(s):	6/5
Staff Recommendation:	None at this time.
ZBA Action:	Voted on June 5, 2019 to continue the application to June 19, 2019.
Minutes:	No discussion.

Previously Opened Cases to be Heard

241 Summer Street (ZBA 2019-18)	
Applicant:	Gary J. Lopresti
Property Owner:	MaryAnn Rapoza
Agent:	N/A
Legal Notice:	Applicant, Gary J. Lopresti, and Owner, MaryAnn Rapoza, see Special Permits under §4.4.1 of the SZO to enclose a first floor rear porch within the left and rear yard setbacks. RB zone. Ward 5.
Date(s) of Hearing(s):	4/3, 4/17, 5/, 5/15, 6/5
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on June 5, 2019 to continue to June 19, 2019.
Minutes:	<p>The Contractor provided an overview of the project.</p> <p>Susan Fontano: What will you use for materials?</p> <p>The Contractor: The siding is double hung. It's vinyl.</p> <p>Anne Brockelman: The left side, are the abutters okay in the back. What about the openings? It's less than 5 ft? The right side setback complies?</p> <p>Sarah White: It has to be 3 ft or less.</p> <p>The Board had not received the plan set in their packets.</p> <p>Anne Brockelman made a motion to continue to June 19, 2019. Seconded by Elaine Severino. Motion approved 4-0.</p>

47 Oliver Street (ZBA 2018-194)	
Applicant:	North America Development
Property Owner:	Selma P. Damasceno
Agent:	N/A



Legal Notice:	Applicant, North America Development, and Owner, Selma P. Damasceno, seek special permits under §4.4.1 of the SZO to alter a non-conforming property including increasing the Gross Floor Area (GFA) by more than 25%, upward and linear extension of the non-conforming left side yard setback through the construction of a large rear addition. Number of units to increase from two to three. Parking relief under Article 9 of the SZO. RB zone. Ward 1.
Date(s) of Hearing(s):	2/20, 3/6, 3/20, 4/3, 4/17, 5/1, 5/15, 6/5
Staff Recommendation:	No recommendation at this time.
ZBA Action:	Voted on June 5, 2019 to continue the case to June 19, 2019.
Minutes:	<p>The Applicant provided an overview of the project.</p> <p>Susan Fontano: One of our members has not listened to the tape from the previous meeting this case was discussed. We will have to continue this case.</p> <p>Elaine Severino: I'm happy with head houses gone. The trees look weird on the roof. Are parking spaces dedeed?</p> <p>The Applicant: The tees are for buffering for privacy. The rending is misleading however there will be some type of planter boxes or greenery.</p> <p>Drew Kane: Are grass pavers in the driveway?</p> <p>The Applicant: No the current proposal is gravel or a pervious surface.</p> <p>Drew Kane: What was the reason for the change?</p> <p>The Applicant: We initially thought the residences would park in the driveway and have the entire green area as green space. The comments from the Board were that they wanted to see more green.</p> <p>The Board discussed how the voting during ZBA meetings generally works to inform the Applicant and public.</p> <p>Anne Brockelman made a motion to continue to June 19, 2019. Seconded by Elaine Severino. Motion approved 4-0.</p>

81-83 Alpine Street (ZBA 2018-141)	
Applicant:	Elan Sassoon
Property Owner:	Catherine A. DeStefano, Trustee of the Francis J. Bucca Family Trust
Agent:	N/A
Legal Notice:	Applicant, Elan Sassoon, and Owner, Catherine A. DeStefano, Trustee of the Francis J. Bucca Family Trust, seek special permits under §4.4.1 to alter a non-conforming property by increasing the GFA by more than 25%, extending the non-conforming front yard setback to the right and into the side yard. Parking relief under Article 9 of the SZO. RB zone. Ward 5.
Date(s) of Hearing(s):	11/28, 12/12, 1/9, 1/23, 2/6, 2/20, 3/6, 3/20, 4/3, 4/17, 5/1, 5/15, 6/5
Staff Recommendation:	Recommendation forthcoming.
ZBA Action:	Voted on June 5, 2019 continue the application to June 19, 2019.



Minutes:	<p>Richard D. Giralamo provided an overview of the project.</p> <p><u>Public Comment:</u></p> <p>Tim Dineedn 239 Lowell Street:</p> <p>Elaine Severino: Sad to see the yard disappear but the neighborhood is not in opposition. The landscaping that they've added is attractive.</p> <p>Anne Brockelman: Not opposed to the project. She's not crazy about the proportion of the gap between the anchoring masses. It's a matter of aesthetics.</p> <p>Susan Fontano: It has changed a lot. There is no one here, we can assume there are no objections. The materials and the green are great. Has there been a presentation before?</p> <p>Richard G. Diralamo: It was not ready for the Board as the neighbors did not approve.</p> <p>Drew Kane: I am not ready to vote on this case.</p> <p>Anne Brockelman made a motion to continue the application to June 19, 2019. Seconded by Elaine Severino. Motion approved 4-0.</p>
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<u>48 Cameron Avenue (ZBA 2019-30)</u>	
Applicant:	Joanna London
Property Owner:	Joanna London
Agent:	N/A
Legal Notice:	Applicant / Owner, Joanna London, seeks a special permit under SZO §4.4.1 to alter a nonconforming structure by constructing a rear addition above an existing one-story portion of the structure and dormers on both sides of the roof. RB Zone. Ward 7.
Date(s) of Hearing(s):	5/1, 5/15, 6/5
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on June 5, 2019 to conditionally approve the request for special permit.
Minutes:	<p>Joana London, the Applicant, provided an overview of the project.</p> <p>Susan Fontano: I am okay with the changes.</p> <p>Drew Kane: The windows don't look dramatically different.</p> <p>Anne Brockelman: The window sill is lowered. I'm okay with the changes.</p> <p>Susan Fontano: Are these sliders? All single pane?</p> <p>Joanna: Yes.</p> <p>Anne Brockelman made a motion to conditionally approve the request for Special Permit. Seconded by Elaine Severino. Motion approved 4-0.</p>



90 Morrison Avenue (ZBA 2019-35):	
Applicant:	Cindy Siyuan He
Property Owner:	Siyuan He Trustee of 90 Morrison Realty Trust
Agent:	N/A
Legal Notice:	Applicant, Cindy Siyuan He, and Owner, Siyuan He Trustee of 90 Morrison Realty Trust, seeks a special permit under SZO §4.4.1 to alter a nonconforming structure to construct a dormer on the left side of the roof. RA Zone. Ward 6.
Date(s) of Hearing(s):	5/15, 6/5
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on June 5, 2019 to
Minutes:	<p>The Applicant provided an overview of the property.</p> <p>Alex Mello: Usually we have design preferences for dormers. Given the location of the stair, there's really no other place the dormer could go. There are no visual impacts from the street.</p> <p>Anne Brockelman: In an attempt to build minimally, the existing dormer is built to ridge. Generally, they are built to match.</p> <p>The Applicant: It's a stairway, therefore you can not reach the ceiling to change lightbulbs. The dormer doesn't need to match.</p> <p>Elaine Severino: She agrees with Anne. But it won't be seen.</p> <p>Drew Kane: The changes are fairly minor.</p> <p>Anne Brockelman made a motion to conditionally approve the request for special permit. Seconded by Elaine Severino. Motion approved 4-0.</p>

New Cases to be Opened and Heard

44-46 Prescott Street (ZBA 2019-48):	
Applicant:	Mitrano Erasmo G & Lisa Trustees
Property Owner:	Mitrano Realty Trust
Agent:	N/A
Legal Notice:	Applicant, Mitrano Erasmo G & Lisa Trustees, and Owner, Mitrano Realty Trust, seek a special permit under SZO §4.4.1 to alter a nonconforming structure by constructing a ground-level vestibule in the rear. RA Zone. Ward 3.
Date(s) of Hearing(s):	6/5
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on June 5, 2019 to conditionally approve the request for special permit.



Minutes:	<p>The Applicant provided an overview of the project.</p> <p>Drew Kane: It says in the Staff Report that this is not consistent with the SZO. Is that a typo?</p> <p>Monique Baldwin: That is an error. It should say “The project is consistent with the general intent of the SZO”. I will make those changes.</p> <p>Anne Brockelman made a motion to conditionally approve the request for special permit. Seconded by Elaine Severino. Motion approved 4-0.</p>
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<u>337 Somerville Avenue (ZBA 2016-116 R2-04/2019):</u>	
Applicant:	BwB-Square & Owner, GNJ Real Estate Holdings, LLC
Property Owner:	BwB-Square & Owner, GNJ Real Estate Holdings, LLC
Agent:	N/A
Legal Notice:	Applicant, BwB-Square & Owner, GNJ Real Estate Holdings, LLC, seek to revise Special Permit #ZBA 2016-116 under §5.3.8 of the SZO. The applicant seeks to amend condition #5 (a condition that corresponds only to the NB-zoned portion of the property) such that the brewing establishment ceases outside activities at 12am, which coincides with their liquor license restrictions. NB zone. Ward 2.
Date(s) of Hearing(s):	6/5
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on June 5, 2019 to continue to June 19, 2019
Minutes:	No discussion

<u>419 Broadway (ZBA 2017-06-E1-4/19):</u>	
Applicant:	Thomas Sullivan & Maria del Carmen Sullivan
Property Owner:	Thomas Sullivan & Maria del Carmen Sullivan
Agent:	Richard D. Giralomo
Legal Notice:	Applicants and Owners, Thomas Sullivan & Maria del Carmen Sullivan, request a one-year extension under §5.3.10 of the SZO to extend their previously-granted special permits. RC zone. Ward 5.
Date(s) of Hearing(s):	6/5
Staff Recommendation:	Approval
ZBA Action:	Voted on June 5, 2019 to approve the request for the extension of the special permit.
Minutes:	<p>Richard D. Giralomo provided an overview of the project.</p> <p>Anne Brockelman made a motion to approve the request for Extension of the Special Permit. Seconded by Elaine Severino. Motion approved 4-0.</p>



65 Bailey Road (ZBA 2019-27):	
Applicant:	Jose F. and Ligia L. Couto
Property Owner:	Jose F. and Ligia L. Couto
Agent:	N/A
Legal Notice:	Applicants and Owners, Jose F. and Ligia L. Couto, seek Special Permits under §4.4.1 of the SZO to alter a non-conforming structure by constructing a dormer within the left side yard setback. Parking relief under Article 9. RA zone. Ward 4.
Date(s) of Hearing(s):	6/5
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on June 5, 2019 to continue to July 17, 2019.
Minutes:	<p>The Applicant provided an overview of the proposal.</p> <p>Sarah White: Bailey road is challenging area. It looks directly on the concrete decks of 93. Normally I would argue the Board and Staff is challenged by dormers like this and would not support wings. Unless those upper decks are removed, we are never going to see the front of this house. I am content with this. I would like to let the applicant know that once you take out the kitchen, it will be a single family.</p> <p>The Applicant: That is not what I petitioned for. The submission is for a dormer. It's not to do additional work. There are no changes to the second floor at all.</p> <p>Sarah White: This is not clear, what your plans say when you look at FP2, shows you are removing the kitchen. This will change the staff report. We will have to continue the case.</p> <p>The Applicant: I see how that could be misinterpreted. We can work with the changes.</p> <p>Anne Brockelman: On FP-2 the attic plan of what is north of the attic, is that a drafting error? This line shows the wall continuing. Where it says "storage". The attic is finished down the middle. I can't tell where the envelope is. The roof plan should be consistent as well. On page E2 of plans, there's an outside roof then an exterior attic space. Are you doing a plan cut of 3feet? All three roof conditions should be reflected in the attic plan.</p> <p>The Applicant: The other change to the second floor, the bedroom will be the tv room.</p> <p>Sarah White: We need to see existing and proposed. Changing a bedroom could change parking count.</p> <p>Anne Brockelman made a motion to continue to July 17, 2019. Seconded by Elaine Severino. Motion approved 4-0.</p>



156 Hudson Street (ZBA 2019-36):	
Applicant:	North America Development
Property Owner:	Hudson and Lisa Santana
Agent:	N/A
Legal Notice:	Applicant, North America Development, and Owners, Hudson and Lisa Santana, seek a special permit under SZO §4.4.1 to alter a nonconforming structure by constructing an addition, adding a third story, and converting it into a two-family dwelling. A special permit for parking relief is also being sought under SZO §9.13. RB Zone. Ward 5.
Date(s) of Hearing(s):	6/5
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on June 5, 2019 to June 19, 2019.
Minutes:	No discussion.

29 Ward Street (ZBA 2019-42):	
Applicant:	Scott Flanagan
Property Owner:	Scott Flanagan
Agent:	N/A
Legal Notice:	Applicant / Owner, Scott Flanagan, seeks a special permit under SZO §4.4.1 to alter a nonconforming structure by constructing a third story and adding a third dwelling unit. A special permit is also being sought under SZO §9.13 for parking relief. BA Zone. Ward 2.
Date(s) of Hearing(s):	6/5
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on June 5, 2019 to continue to July 17, 2019.



Minutes:	<p>The Applicant provided an overview of the project.</p> <p>Susan Fontano: I'm not typically in favor of a pitched roof however, the rest of the houses on this street have them so, I'm okay with this.</p> <p>Anne Brockelman: Why didn't you make it a flat roof, or triple decker?</p> <p>The Applicant: I wanted to create the third apartment. I would like to keep it in line with the rest of the neighborhood, which it pitched.</p> <p>Anne Brockelman: I think it's strange aesthetically. Is this in line with the height requirements? It almost clips the windows on the east elevation. The drawing is off.</p> <p>Alex Mello: The modifications to the structure are by-right but the added unit increases the parking requirement by two spaces (1.5 but we round to 2). They are provided one space on sight but they are requesting relief for one spot.</p> <p>Drew Kane: I would like to see an actual landscape plan. What has been submitted is not sufficient.</p> <p>Alex Mello: The BA zone does not have a landscape requirement, that's why the quality of the landscape plan is not showing as much accuracy and detail. The dimensional requirements in this district are quite forgiving. From a zoning standpoint it doesn't really matter.</p> <p>Drew Kane: If they are making changes, a landscape plan should be submitted. We need to see what we are looking at.</p> <p>The ZBA will need to see drawings that are accurate with respect to both the plan set and an updated landscape plan.</p> <p>Anne Brockelman made a motion to continue to July 17, 2019. Seconded by Elaine Severino. Motion approved 4-0.</p>
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Other Business: There was no other business discussed.

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