



**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), 3<sup>rd</sup> floor Community Room, 259 Lowell Street, Somerville, MA  
Wednesday, June 6, 2018  
6:00 P.M.

**Previously Opened Cases that are Requesting a Continuance**

| <b>265 Washington Street (ZBA 2018-04)</b> |   |
|--|---|
| 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  |
| Staff Recommendation:                      | None at this time   |
| ZBA Action:                                | Voted on May 2, 2018 to continue the application to June 6, 2018.   |
| Current Status:                            | The Applicant has submitted a written request to continue the application to June 20, 2018.   |



| <b>51 McGrath Highway (ZBA 2017-46) (re-advertisement)</b> |   |
|--|---|
| 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   |
| Staff Recommendation:                                      | Denial  |
| ZBA Action:  | Voted on May 2, 2018 to continue the application to June 6, 2018.   |
| Current Status:  | Staff anticipates that the Applicant will submit a written request to continue the application to June 20, 2018.  |

| <b>45 Kent Street: (Case #ZBA 2017-90)</b> |   |
|--|---|
| 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   |
| Staff Recommendation:                      | None at this time.  |
| ZBA Action:                                | Voted on May 16, 2018 to continue the application to June 6, 2018.  |
| Current Status:                            | Staff anticipates that the Applicant will submit a written request to continue the application to June 20, 2018.  |

| <b>312 R Beacon Street (aka 25 Harris Street, Cambridge, MA) (ZBA 2018-08)</b> |   |
|--|---|
| 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  |
| Staff Recommendation:  | None at this time   |
| ZBA Action:  | Voted on May 16, 2018 to continue the application to June 6, 2018.  |
| Current Status:  | The Applicant has submitted a written request to continue the application to June 20, 2018.   |



| <b>14 Pearl Street (ZBA 2018-23)</b> |   |
|--------------------------------------|---|
| 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   |
| Staff Recommendation:                | None at this time   |
| ZBA Action:                          | Voted on May 16, 2018 to continue the application to June 6, 2018.  |
| Current Status:                      | Staff anticipates that the Applicant will submit a written request to continue the application to June 20, 2018.  |

| <b>24-28 Mount Pleasant Street: (Case #ZBA 2017-11)</b> |   |
|---|---|
| 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  |
| Staff Recommendation:                                   | None at this time.  |
| ZBA Action:   | Voted on May 16, 2018 to continue the application to June 6, 2018.  |
| Current Status:   | Staff anticipates that the Applicant will submit a written request to continue the application to June 20, 2018.  |

| <b>114 Broadway (ZBA 2018-51)</b> |  |
|-----------------------------------|--|
| 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   |
| Staff Recommendation:             | None at this time  |
| ZBA Action:                       | Voted on May 16, 2018 to continue the application to June 6, 2018.   |
| Current Status:                   | Staff anticipates that the Applicant will submit a written request to continue the application to June 20, 2018.   |



| <b>134 Holland Avenue (ZBA 2018-48)</b> |   |
|---|---|
| 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   |
| Staff Recommendation:                   | Conditonal approval   |
| ZBA Action:                             | Voted on May 16, 2018 to continue the application to June 6, 2018.  |
| Current Status:                         | Staff anticipates that the Applicant will submit a written request to continue the application to June 20, 2018.  |

**New Cases to be Opened that are Requesting a Continuance**

| <b>74 Mount Vernon Street (ZBA 2017-89)</b> |  |
|---|--|
| 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  |
| Staff Recommendation:                       | None at this time  |
| ZBA Action:                                 | --   |
| Current Status:                             | The Applicant has submitted a written request to continue the application to June 20, 2018.  |

| <b>40 Harvard Street (ZBA 2018-36)</b> |   |
|--|---|
| 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   |
| Staff Recommendation:                  | Conditonal approval   |
| ZBA Action:                            | --  |
| Current Status:                        | The Applicant has submitted a written request to continue the application to June 20, 2018.   |



| <b>33 Hancock Street (ZBA 2018-57)</b> |  |
|--|--|
| 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  |
| Staff Recommendation:                  | Conditonal approval  |
| ZBA Action:                            | --   |
| Current Status:                        | Staff anticipates that the Applicant will submit a written request to continue the application to June 20, 2018.   |

| <b>20 Adrian Street (ZBA 2018-53)</b> |   |
|---------------------------------------|---|
| Applicant:                            | Elliot M. Cohen and Marjory A. Bravard  |
| Property Owner:                       | Elliot M. Cohen and Marjory A. Bravard  |
| Agent:                                | Richard G. Di Girolamo, 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, §7.2 of the SZO to have more than one principal structure on the property, and parking relief under Article 9. RB zone. Ward 2. |
| Date(s) of Hearing(s):                | 6/6   |
| Staff Recommendation:                 | Conditonal approval   |
| ZBA Action:                           | --  |
| Current Status:                       | Staff anticipates that the Applicant will submit a written request to continue the application to June 20, 2018.  |

### **Previously Opened Cases to be Heard**

| <b>140 &amp; 150 Line Street (Case #: ZBA 2017-83)</b> |   |
|--|---|
| 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, 6/6   |
| Staff Recommendation:                                  | Accept the Applicant's request to withdraw the petition without prejudice.  |
| ZBA Action:  | Voted on April 18, 2018 to continue the application to June 6, 2018.  |
| Current Status:  | The Applicant has submitted a written request to withdraw the petition without prejudice.   |



| <b>54-56A Elm Street (ZBA 2018-47)</b> |  |
|--|--|
| 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, 5/16, 6/6   |
| Staff Recommendation:                  | Conditonal approval  |
| ZBA Action:                            | Voted on May 16, 2018 to continue the application to June 6, 2018.   |
| Current Status:                        | The Applicant has submitted a written request to withdraw the petition without prejudice.  |

| <b>45 Dane Street (ZBA 2018-26)</b> |  |
|-------------------------------------|--|
| 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, 5/16, 6/6   |
| Staff Recommendation:               | Conditonal approval  |
| ZBA Action:                         | Voted on May 16, 2018 to continue the application to June 6, 2018.   |
| Current Status:                     | Will be heard  |

| <b>130 Walnut Street (ZBA 2018-39)</b> |  |
|--|--|
| 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, 5/16, 6/6  |
| Staff Recommendation:                  | Uphold ISD Decision  |
| ZBA Action:                            | Voted on May 16, 2018 to continue the application to June 6, 2018.   |
| Current Status:                        | Will be heard  |



**New Cases to be Opened and Heard**

| <b>56 Bonair Street (ZBA 2018-41)</b> |  |
|---------------------------------------|--|
| Applicant:                            | LaCourt Holdings, LLC c/o Mouhab Rizkallah   |
| Property Owner:                       | LaCourt Holdings, LLC c/o Mouhab Rizkallah   |
| Agent:                                | N/A  |
| Legal Notice:                         | Applicant/Owner, LaCourt Holdings, LLC c/o Mouhab Rizkallah, seeks a special permit under §4.4.1, §4.5.1, and §7.11 to alter a nonconforming structure by converting space used as a former auto body shop into an office space and two residential units. The proposal also includes adding roof decks to the top of the single-story building. A special permit for parking relief is also requested under §9.13. RB Zone. Ward 1. |
| Date(s) of Hearing(s):                | 6/6  |
| Staff Recommendation:                 | Conditional Approval   |
| ZBA Action:                           | --   |
| Current Status:                       | Will be heard  |

| <b>37-39 Harrison Street (ZBA 2018-55)</b> |   |
|--|---|
| Applicant:                                 | Fan Wang and Marc Wagner  |
| Property Owner:                            | Fan Wang and Marc Wagner  |
| Agent:                                     | N/A   |
| Legal Notice:                              | Applicants / Owners, Fan Wang and Marc Wagner, seek a special permit under SZO §4.4.1 to alter a nonconforming structure by constructing a deck off of the second floor above the front porch. RB Zone. Ward 2. |
| Date(s) of Hearing(s):                     | 6/6   |
| Staff Recommendation:                      | Conditional Approval  |
| ZBA Action:                                | --  |
| Current Status:                            | Will be heard   |

| <b>132-134 Heath Street (ZBA 2018-60)</b> |  |
|---|--|
| Applicant:                                | 132-134 Heath St LLC c/o Cyril Hughes  |
| Property Owner:                           | 132-134 Heath St LLC c/o Cyril Hughes  |
| Agent:                                    | N/A  |
| Legal Notice:                             | Applicant / Owner, 132-134 Heath St LLC c/o Cyril Hughes, seeks a special permit under SZO §4.4.1 to alter a nonconforming structure by constructing rear decks off of the second and third floors and a roof deck. RB Zone. Ward 4. |
| Date(s) of Hearing(s):                    | 6/6  |
| Staff Recommendation:                     | Conditional Approval   |
| ZBA Action:                               | --   |
| Current Status:                           | Will be heard  |



| <b>7 Russell Road (ZBA 2018-59)</b> |  |
|-------------------------------------|--|
| Applicant:                          | KTA Construction LLC c/o Frank Amato   |
| Property Owner:                     | KTA Construction LLC c/o Frank Amato   |
| Agent:                              | N/A  |
| Legal Notice:                       | Applicant / Owner, KTA Construction LLC c/o Frank Amato, seek a special permit under SZO §4.4.1 to alter a nonconforming structure to finish a portion of the basement. RA Zone. Ward 7. |
| Date(s) of Hearing(s):              | 6/6  |
| Staff Recommendation:               | Conditional Approval   |
| ZBA Action:                         | --   |
| Current Status:                     | Will be heard  |

| <b>19 Wesley Park (ZBA 2018-58)</b> |  |
|-------------------------------------|--|
| 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  |
| Staff Recommendation:               | Denial   |
| ZBA Action:                         | --   |
| Current Status:                     | Will be heard  |

| <b>40 College Avenue (ZBA 2018-69)</b> |  |
|--|--|
| Applicant:                             | City of Somerville   |
| Property Owner:                        | City of Somerville   |
| Agent:                                 | N/A  |
| Legal Notice:                          | Applicant and Owner, City of Somerville, seeks Special Permits and Special Permit with Site Plan Review (SPSR) to construct an addition to the Somerville West Branch Library under §4.4.1 of the SZO and Variance/Special Permit for parking under §5.5 and Article 9 of the SZO. CBD zone. Ward 6. |
| Date(s) of Hearing(s):                 | 6/6  |
| Staff Recommendation:                  | Conditional Approval   |
| ZBA Action:                            | --   |
| Current Status:                        | Will be heard  |





| <b>56 Franklin Street (ZBA 2018-46)</b> |   |
|---|---|
| Applicant:                              | Victor Moreira  |
| Property Owner:                         | Victor Moreira  |
| Agent:                                  | Richard G. Di Girolamo, Esq.  |
| Legal Notice:                           | Applicant and Owner, Victor Moreira, seeks Special Permits under §4.4.1 of the SZO to alter a non-conforming structure and under Article 9 of the SZO for parking relief. The Applicant proposes increasing the number of units on the site from one to three. RB zone. Ward 1. |
| Date(s) of Hearing(s):                  | 6/6   |
| Staff Recommendation:                   | Conditional Approval  |
| ZBA Action:                             | --  |
| Current Status:                         | Will be heard   |

| <b>26-28 Upland Road (ZBA 2018-43) (re-advertisement)</b> |  |
|---|--|
| Applicant:  | Upland Road, LLC   |
| Property Owner:   | Upland Road, LLC   |
| Agent:  | N/A  |
| Legal Notice:   | Applicant and Owner, Upland Road, LLC, seeks Special Permits under §4.4.1 of the SZO to alter a non-conforming structure which is to include finishing the basement. Parking relief under Article 9 of the SZO. RA zone. Ward 7. |
| Date(s) of Hearing(s):                                    | 5/16, 6/6  |
| Staff Recommendation:                                     | Conditional approval   |
| ZBA Action:   | Voted on May 16, 2018 to continue the application to June 6, 2018.   |
| Current Status:   | Will be heard.   |

| <b>60-62 Hall Avenue (ZBA 2018-52)</b> |  |
|--|--|
| Applicant:                             | Lois C. Russell  |
| Property Owner:                        | Lois C. Russell  |
| Agent:                                 | N/A  |
| Legal Notice:                          | Applicant and Owner, Lois C. Russell, seeks Special Permits under §4.4.1 of the SZO to alter a non-conforming property by modifying the front and rear porches and adding a small side porch. RA zone. Ward 6. |
| Date(s) of Hearing(s):                 | 6/6  |
| 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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