



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

**Somerville High School Auditorium, 81 Highland Avenue, Somerville, MA**  
**Wednesday, June 7, 2017**  
**6:00 P.M.**

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

<b>17 Porter Street: (Case #ZBA 2016-90)</b>	
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
Staff Recommendation:	None at this time.
ZBA Action:	Voted on May 3, 2017 to continue the application to June 7, 2017.
Current Status:	The Applicant submitted a written request to continue the application to June 21, 2017.

<b>31 Porter Street: (Case #ZBA 2016-119)</b>	
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
Staff Recommendation:	None at this time.
ZBA Action:	Voted on May 3, 2017 to continue the application to June 7, 2017.
Current Status:	The Applicant submitted a written request to continue the application to June 21, 2017.

<b>13 Alpine Street: (Case #ZBA 2016-75)</b>	
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
Staff Recommendation:	None at this time.
ZBA Action:	Voted on May 3, 2017 to continue the application to June 7, 2017.
Current Status:	The Applicant submitted a written request to continue the application to June 21, 2017.

<b>85-87 Gilman Street: (Case #ZBA 2017-26)</b>	
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
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on May 17, 2017 to continue the application to June 7, 2017.
Current Status:	The Applicant submitted a written request to continue the application to June 21, 2017.

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

<b>34 &amp; 38 Dane Street: (Case #ZBA 2017-31)</b>	
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
Staff Recommendation:	None at this time.
ZBA Action:	---
Current Status:	The Applicant submitted a written request to continue the application to June 21, 2017.

<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
Staff Recommendation:	None at this time.
ZBA Action:	---
Current Status:	The Applicant submitted a written request to continue the application to June 21, 2017.

<b>263 Washington Street: (Case #ZBA 2017-40)</b>	
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
Staff Recommendation:	None at this time.
ZBA Action:	---
Current Status:	The Applicant submitted a written request to continue the application to June 21, 2017.

<b>41 Heath Street: (Case #ZBA 2017-32)</b>	
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
Staff Recommendation:	None at this time.
ZBA Action:	---
Current Status:	The Applicant submitted a written request to continue the application to June 21, 2017.

<b>51 Boston Street: (Case #ZBA 2017-39)</b>	
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
Staff Recommendation:	None at this time.
ZBA Action:	---
Current Status:	The Applicant submitted a written request to continue the application to June 21, 2017.

**Previously Opened Cases to be Heard**

<b>275A Highland Avenue: (Case #ZBA 2017-28)</b>	
Applicant:	Lennie Alickman
Property Owner:	Stacy Alickman Trust
Agent:	N/A
Legal Notice:	Applicant, Lennie Alickman, and Owner, Stacy Alickman Trust, seek a special permit under 4.4.1 of the Somerville Zoning Ordinance to perform alterations to a nonconforming structure that include relocating a door and windows. RC zone. Ward 5.
Date(s) of Hearing(s):	5/3, 5/17, 6/7
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on May 17, 2017 to continue the application to June 7, 2017.
Current Status:	Will be heard on June 7, 2017.

<b>292 Beacon Street: (Case #ZBA 2007-11-R3-3/2017)</b>	
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
Staff Recommendation:	Special Permit – Recommends conditional approval Variance – Unable to recommend approval
ZBA Action:	Voted on May 17, 2017 to continue the application to June 7, 2017.
Current Status:	Will be heard on June 7, 2017.

### **New Cases to be Opened and Heard**

<b>120 Washington Street: (Case #ZBA 2017-35)</b>	
Applicant:	Mark Food Enterprises, Inc.
Property Owner:	ITS Realty, LLC
Agent:	Sean T. O'Donovan, Esq.
Legal Notice:	Applicant, Mark Food Enterprises, Inc., and Owner, ITS Realty LLC, seek a Special Permit under Section 9.13 of the Somerville Zoning Ordinance (SZO) for parking relief to construct a patio to locate twenty-four outdoor dining seats. IA Zone. Ward 1.
Date(s) of Hearing(s):	6/7
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on June 7, 2017.

<b>51 Central Street: (Case #ZBA 2017-36)</b>	
Applicant:	51 Central Development, LLC
Property Owner:	51 Central Development, LLC
Agent:	N/A
Legal Notice:	Applicants/Owners, 51 Central Development, LLC, seeks a Special Permit under Sections 4.4.1 of the Somerville Zoning Ordinance (SZO) to perform renovations of a nonconforming structure to a three-family residence with parking relief under Sections 9.4 and 9.13 of the SZO. RA Zone. Ward 3.
Date(s) of Hearing(s):	6/7
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on June 7, 2017.

<b>22 Linden Avenue: (Case #ZBA 2017-33)</b>	
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
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on June 7, 2017.

**Other Business:**