



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
JOSEPH A. CURTATONE
MAYOR

MICHAEL F. GLAVIN
EXECUTIVE DIRECTOR

PLANNING DIVISION

STAFF

GEORGE PROAKIS, *DIRECTOR OF PLANNING*
SARAH LEWIS, *SENIOR PLANNER*
SARAH WHITE, *CITY PLANNER / PRESERVATION PLANNER*
ALEX MELLO, *PLANNER*
DAWN PEREIRA, *ADMINISTRATIVE ASSISTANT*

MEMBERS

ORSOLA SUSAN FONTANO, *CHAIR*
RICHARD ROSSETTI, *CLERK*
DANIELLE EVANS
ELAINE SEVERINO
JOSH SAFDIE
ANNE BROCKELMAN, *ALT.*
POOJA PHALTANKAR, *ALT.*

ZONING BOARD OF APPEALS AGENDA

Somerville High School Auditorium, 81 Highland Avenue, Somerville, MA
Wednesday, July 12, 2017
6:00 P.M.

Previously Continued Cases to a Future Date

| 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, 7/12 |
| Staff Recommendation: | None at this time. |
| ZBA Action: | Voted on June 21, 2017 to continue the application to August 2, 2017. |
| Current Status: | Previously continued to August 2, 2017. |

Previously Opened Cases that are Requesting a Continuance

| 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 |
| Staff Recommendation: | None at this time. |
| ZBA Action: | Voted on June 21, 2017 to continue the application to July 12, 2017. |
| Current Status: | The Applicant has submitted a written request to continue the application to August 2, 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, 7/12 |
| Staff Recommendation: | None at this time. |
| ZBA Action: | Voted on June 21, 2017 to continue the application to July 12, 2017. |
| Current Status: | The Applicant has submitted a written request to continue the application to August 2, 2017. |

Previously Opened Cases to be Heard

| 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, 7/12 |
| Staff Recommendation: | None at this time. |

| | |
|-----------------|---|
| ZBA Action: | Voted on June 21, 2017 to continue the application to July 12, 2017. |
| Current Status: | Will be heard on July 12, 2017. The Applicant wishes to Withdraw the Application without Prejudice. |

| | |
|---|---|
| 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, 7/12 |
| Staff Recommendation: | Special Permit – Recommends conditional approval Variance – Unable to recommend approval |
| ZBA Action: | Voted on June 21, 2017 to continue the application to July 12, 2017. |
| Current Status: | Will be heard on July 12, 2017. |

| | |
|---|--|
| 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, 7/12 |
| Staff Recommendation: | Recommends conditional approval. |
| ZBA Action: | Voted on June 21, 2017 to continue the application to July 12, 2017. |
| Current Status: | Will be heard on July 1, 2017. |

New Cases to be Opened that are Requesting a Continuance

| | |
|--|---|
| 38 Oliver Street: (Case #ZBA 2017-41) | |
| Applicant: | Mark J. Ahern & Polly Chin-Ahern |
| Property Owner: | Mark J. Ahern & Polly Chin-Ahern |
| Agent: | Richard G. DiGirolamo, Esq. |
| Legal Notice: | Applicants and Owners, Mark. J. Ahern & Polly Chin-Ahern seek s Special Permit with Site Plan Review under Section7.3 of the SZO to add a fourth unit to a property where a maximum of three units per lot is allowed unless affordable housing is provided. RB zone. Ward 1. |
| Date(s) of Hearing(s): | 7/12 |
| Staff Recommendation: | None at this time. |

| | |
|-----------------|--|
| ZBA Action: | --- |
| Current Status: | The Applicant has submitted a written request to continue the application to August 2, 2017. |

| | |
|--|---|
| 75 Washington Street: (Case #ZBA 2017-27) | |
| Applicant: | Somerville 75 Washington St, LLC |
| Property Owner: | Somerville 75 Washington St, LLC |
| Agent: | Richard G. DiGirolamo, Esq. |
| Legal Notice: | Applicant/Owner, Somerville 75 Washington St. LLC, seeks a Special Permit under Section 4.4.1 of the Somerville Zoning Ordinance (SZO) to alter a nonconforming structure (auto-body shop) to a 3-story mixed-use building with a request for parking relief under Section 9.13. RC Zone. Ward 2. |
| Date(s) of Hearing(s): | 7/12 |
| Staff Recommendation: | None at this time. |
| ZBA Action: | --- |
| Current Status: | The Applicant has submitted a written request to continue the application to August 16, 2017. |

New Cases to be Opened and Heard

| | |
|---|--|
| 46-48 Boston Avenue: (Case #ZBA 2017-49) | |
| Applicant: | 46-48 Boston Avenue, LLC |
| Property Owner: | 46-48 Boston Avenue, LLC |
| Agent: | Richard G. DiGirolamo, Esq. |
| Legal Notice: | Applicant and Owner, 46-48 Boston Avenue LLC, seeks a Special Permit under Section 4.4.1 of the Somerville Zoning Ordinance (SZO) to renovate a nonconforming two-family structure. RA Zone. Ward 5. |
| Date(s) of Hearing(s): | 7/12 |
| Staff Recommendation: | Recommends conditional approval. |
| ZBA Action: | --- |
| Current Status: | Will be heard on July 12, 2017. |

| | |
|--|--|
| 30 Putnam Street: (Case #ZBA 2017-54) | |
| Applicant: | Hudson Santana |
| Property Owner: | Doris Garvey |
| Agent: | Richard G. DiGirolamo, Esq. |
| Legal Notice: | Applicant, Hudson Santana, and Owner, Doris Garvey, seek a Special Permit under Section 4.4.1 of the Somerville Zoning Ordinance (SZO) to alter a nonconforming 3-family structure to a 2-family residential building with a rear addition and new dormers. RA Zone. Ward 3. |
| Date(s) of Hearing(s): | 7/12 |
| Staff Recommendation: | Recommends conditional approval. |
| ZBA Action: | --- |
| Current Status: | Will be heard on July 12, 2017. |

| 103 Washington Street: (Case #ZBA 2017-50) | |
|---|--|
| Applicant: | WashDev, LLC |
| Property Owner: | WashDev, LLC |
| Agent: | Sean T. O'Donovan, Esq. |
| Legal Notice: | Applicant/Owner, WashDev. LLC, seeks a Special Permit under Section 7.11 to alter a nonconforming use (auto-body shop) and Section 4.4.1 to alter a nonconforming structure of the Somerville Zoning Ordinance (SZO) structure to a 3-story mixed-use building, containing a commercial space and 6 dwelling units, with a request for parking relief under Section 9.13. RC Zone. Ward 2. |
| Date(s) of Hearing(s): | 7/12 |
| Staff Recommendation: | Recommends conditional approval. |
| ZBA Action: | --- |
| Current Status: | Will be heard on July 12, 2017. |

| 51 McGrath Highway: (Case #ZBA 2017-46) | |
|--|---|
| Applicant: | Life Storage Limited Partnership |
| Property Owner: | Sovran Acquisition Limited Partnership |
| Agent: | Richard G. DiGirolamo, Esq. |
| Legal Notice: | Applicant, Life Storage Limited Partnership, and Owner, Sovran Acquisition Limited Partnership, seek a Special Permit with Design Review (SPSR) under Section 7.11.12.4.c and Section 5.2 of the Somerville Zoning Ordinance (SZO) to construct a self-storage facility of 28,880 gross square feet. The Applicant and Owner also seek a Variance under Article 12 of the SZO for signage. IA Zone. Ward 2. |
| Date(s) of Hearing(s): | 7/12 |
| Staff Recommendation: | Recommends Denial |
| ZBA Action: | --- |
| Current Status: | Will be heard on July 12, 2017. |

| 8 Spring Hill Terrace: (Case #ZBA 2017-58) | |
|---|--|
| Applicant: | Mae Joyce B. Gay & Daniel T. Kettler |
| Property Owner: | Mae Joyce B. Gay & Daniel T. Kettler |
| Agent: | N/A |
| Legal Notice: | Applicants / Owners, Mae Joyce B. Gay and Daniel T. Kettler, seek a Special Permit under Section 4.4.1 of the Somerville Zoning Ordinance (SZO) to increase the floor area ratio (FAR) of the nonconforming single family dwelling to finish the third floor attic space. RA Zone. Ward 3. |
| Date(s) of Hearing(s): | 7/12 |
| Staff Recommendation: | Recommends conditional approval. |
| ZBA Action: | --- |
| Current Status: | Will be heard on July 12, 2017. |

| 24 Liberty Avenue: (Case #ZBA 2017-59) | |
|---|--|
| Applicant: | Joshua L. McCarthy & Sangwha Hong |
| Property Owner: | Joshua L. McCarthy & Sangwha Hong |
| Agent: | N/A |
| Legal Notice: | Applicants / Owners, Joshua L. McCarthy and Sangwha Hong, seek a Special Permit under Section 4.4.1 of the Somerville Zoning Ordinance (SZO) to construct a dormer within the nonconforming left side yard of the single family dwelling. RA Zone. Ward 6. |
| Date(s) of Hearing(s): | 7/12 |
| Staff Recommendation: | Recommends conditional approval. |
| ZBA Action: | --- |
| Current Status: | Will be heard on July 12, 2017. |

| 9 Pearson Road: (Case #ZBA 2017-60) | |
|--|---|
| Applicant: | Robert J. Hoey & Jacalyn Anne Crowe |
| Property Owner: | Robert J. Hoey & Jacalyn Anne Crowe |
| Agent: | N/A |
| Legal Notice: | Applicants / Owners, Robert J. Hoey and Jacalyn Anne Crowe, seek a Special Permit under Section 4.4.1 of the Somerville Zoning Ordinance (SZO) to alter a nonconforming three-family dwelling by constructing a three-story open porch on the rear of the structure. RA Zone. Ward 6. |
| Date(s) of Hearing(s): | 7/12 |
| Staff Recommendation: | Recommends conditional approval. |
| ZBA Action: | --- |
| Current Status: | Will be heard on 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, 2-13 Alpine St., LLC, seeks a Special Permit with Site Plan Review (SPSR) under Sections 7.11 and 5.2 of the SZO to construct seven residential units and Special Permits under Section 4.4.1 of the SZO to alter a non-conforming structure. The Applicant seeks Special Permits under Article 9 of the SZO for parking relief and to provide compact spaces. BB zone. Ward 5. |
| Date(s) of Hearing(s): | 7/12 |
| Staff Recommendation: | Recommends conditional approval. |
| ZBA Action: | --- |
| Current Status: | Will be heard on July 12, 2017. |

| 5-7 Parker Place: (Case #ZBA 2017-62) | |
|--|---|
| Applicant: | Louis & Millie Busi |
| Property Owner: | Louis & Millie Busi |
| Agent: | N/A |
| Legal Notice: | Applicant and Owners, Louis & Millie Busi, seek a Special Permit under Section 4.4.1 of the Somerville Zoning Ordinance (SZO) to replace a first floor rear deck with stairs and add a deck at the second floor. RB Zone. Ward 5. |
| Date(s) of Hearing(s): | 7/12 |
| Staff Recommendation: | Recommends conditional approval. |
| ZBA Action: | --- |
| Current Status: | Will be heard on July 12, 2017. |

| 415 Medford Street: (Case #ZBA 2017-52) | |
|--|---|
| Applicant: | Matt Gray, Neighborhood Produce, LLC |
| Property Owner: | Marc S. Resnick, Trustee |
| Agent: | Michelle Baratta, Esq. |
| Legal Notice: | Applicant, Matt Gray of Neighborhood Produce, LLC, and Owner, Marc S. Resnick Trustee, seek special permits under Article 4 of the SZO to change from one non-conforming use to another non-conforming use, and Article 9 of the SZO for parking relief. RB zone. Ward 4. |
| Date(s) of Hearing(s): | 7/12 |
| Staff Recommendation: | Recommends conditional approval. |
| ZBA Action: | --- |
| Current Status: | Will be heard on July 12, 2017. |

| 17 Porter Street: (Case #ZBA 2016-90) | |
|--|--|
| Applicant: | Daniel & Amanda Casparriello |
| Property Owner: | Daniel & Amanda Casparriello |
| Agent: | Richard G. DiGirolamo, Esq. |
| Legal Notice: | Applicants and Owners, Daniel & Amanda Casparriello, seek a Special Permit with Site Plan Review under Section 7.2 of the SZO to have more than one principal structure on a lot, increase the number of units from two to three, Special Permits under Section 4.4.1 of the SZO to alter a non-conforming structure and parking relief under Article 9 of the SZO. RB zone. Ward 3. |
| Date(s) of Hearing(s): | 7/12 |
| Staff Recommendation: | Recommends conditional approval. |
| ZBA Action: | --- |
| Current Status: | Will be heard on July 12, 2017. |

Other Business: