



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

**Aldermanic Chambers, 2<sup>nd</sup> Floor City Hall, 93 Highland Avenue, Somerville, MA**  
**Wednesday, August 16, 2017**  
**6:00 P.M.**

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

<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
Staff Recommendation:	None at this time.
ZBA Action:	Voted on August 2, 2017 to continue the application to August 16, 2017.
Current Status:	Staff anticipates that the Applicant will submit a written request to continue the application to September 6, 2017.



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<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, 6/21, 7/12, 8/2, 8/16
Staff Recommendation:	None at this time.
ZBA Action:	Voted on August 2, 2017 to continue the application to August 16, 2017.
Current Status:	Staff anticipates that the Applicant will submit a written request to continue the application to September 6, 2017.

<b>51 McGrath Highway: (Case #ZBA 2017-46)</b>	
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, 8/2, 8/16
Staff Recommendation:	Recommends Denial
ZBA Action:	Voted on August 2, 2017 to continue the application to August 16, 2017.
Current Status:	Staff anticipates that the Applicant will submit a written request to continue the application to September 6, 2017.

<b>21 Henderson Street: (Case #ZBA 2017-66)</b>	
Applicant:	Nick Aalerud, Trustee of the Hepplewhite Realty Trust
Property Owner:	Nick Aalerud, Trustee of the Hepplewhite Realty Trust
Agent:	N/A
Legal Notice:	Applicant and Owner, Nick Aalerud being the Trustee of the Hepplewhite Realty Trust, seeks a Special Permit under §4.4.1 of the Somerville Zoning Ordinance (SZO) to construct a dormer on the rear of the structure within the required rear yard setback of the nonconforming structure. RB zone. Ward 5.
Date(s) of Hearing(s):	8/2, 8/16
Staff Recommendation:	None at this time.
ZBA Action:	Voted on August 2, 2017 to continue the application to August 16, 2017.
Current Status:	The Applicant has submitted a written request to continue the application to September 6, 2017.



<b>88 Irving Street: (Case #ZBA 2017-56)</b>	
Applicant:	88 Irving, LLC
Property Owner:	88 Irving, LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant and Owner, 88 Irving, LLC, seeks a Special Permit under §4.4.1 of the Somerville Zoning Ordinance (SZO) to construct an addition to the structure to add a dwelling unit and a Special Permit under §9.13 for parking relief. RA zone. Ward 6.
Date(s) of Hearing(s):	8/2, 8/16
Staff Recommendation:	None at this time.
ZBA Action:	Voted on August 2, 2017 to continue the application to August 16, 2017.
Current Status:	Staff anticipates that the Applicant will submit a written request to continue the application to September 6, 2017.

<b>38 Oliver Street: (Case #ZBA 2017-41)</b>	
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 Special Permits under §4.4.1 of the SZO to renovate a non-conforming 4-unit residential structure. RB zone. Ward 1.
Date(s) of Hearing(s):	7/12, 8/2, 8/16
Staff Recommendation:	Conditional Approval
ZBA Action:	Voted on August 2, 2017 to continue the application to August 16, 2017.
Current Status:	Staff anticipates that the Applicant will submit a written request to continue the application to September 6, 2017.

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

<b>195 School Street: (Case #ZBA 2017-67)</b>	
Applicant:	195 School Real Estate Trust
Property Owner:	195 School Real Estate Trust
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant and Owner, 195 School Real Estate Trust, seeks Special Permits under §4.4.1 of the SZO to renovate a 3-family dwelling. RA zone. Ward 4.
Date(s) of Hearing(s):	8/16
Staff Recommendation:	None at this time.
ZBA Action:	---
Current Status:	Staff anticipates that the Applicant will submit a written request to continue the application to September 6, 2017.



**Previously Opened Cases to be Heard**

<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, 6/21, 7/12, 8/2, 8/16
Staff Recommendation:	Special Permit – Recommends conditional approval Variance – Unable to recommend approval
ZBA Action:	Voted on August 2, 2017 to continue the application to August 16, 2017.
Current Status:	Will be heard

<b>21 Lake Street: (Case #ZBA 2017-69)</b>	
Applicant:	Yeongcheon Baek
Property Owner:	Yeongcheon Baek
Agent:	N/A
Legal Notice:	Applicant and Owner, Yeongcheon Baek, seeks a Special Permit under §4.4.1 of the Somerville Zoning Ordinance (SZO) to construct an addition on the right of the structure within the required right side yard setback of the nonconforming structure. RC zone. Ward 2.
Date(s) of Hearing(s):	8/2, 8/16
Staff Recommendation:	None at this time.
ZBA Action:	Voted on August 2, 2017 to continue the application to August 16, 2017.
Current Status:	Will be heard

<b>75 Washington Street: (Case #ZBA 2017-27)</b>	
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 1.
Date(s) of Hearing(s):	7/12, 8/2
Staff Recommendation:	None at this time.
ZBA Action:	Voted on July 12, 2017 to continue the application to August 16, 2017.
Current Status:	Will be heard



<b>131 Orchard Street: (Case #ZBA 2017-48)</b>	
Applicant:	Mouhab Rizkallah
Property Owner:	LaCourt Enterprises
Agent:	N/A
Legal Notice:	Owner, LaCourt Enterprises, and Applicant, Mouhab Rizkallah, Manager of LaCourt Enterprises, seeks a Special Permit under §4.4.1 of the Somerville Zoning Ordinance (SZO) to alter a nonconforming structure by decreasing the requirement for lot area per dwelling unit and increasing the floor area ratio (FAR), a Special Permit under §9.13 for parking relief, and a Special Permit with Site Plan Review under §7.3 to add an additional four units in the basement of the existing 24 unit apartment building. RB Zone. Ward 6.
Date(s) of Hearing(s):	8/2, 8/16
Staff Recommendation:	None at this time.
ZBA Action:	Voted on August 2, 2017 to continue the application to August 16, 2017.
Current Status:	Will be heard

**New Cases to be Opened and Heard**

<b>343, 345, 359 &amp; 351 Summer Street: (Case #ZBA 2017-81)</b>	
Applicant:	Mary Gray
Property Owner:	351 Summer LLC
Agent:	N/A
Legal Notice:	Applicant Mary Gray seeks an Administrative Appeal per SZO §3.1.9, 3.2, and 3.2.3 and MGL c. 40A §8 from a decision by the Inspectional Services Department to issue a building permit (B16-001971) for construction of a structure at 343-351 Summer Street per ZBA Decision 2011-54. The property owner is 351 Summer LLC. CBD and RA Zones. Ward 6.
Date(s) of Hearing(s):	8/16
Staff Recommendation:	Recommendation forthcoming
ZBA Action:	---
Current Status:	Will be heard

**Other Business:**

*Plans and reports are available at the City of Somerville website at the following link:*  
[www.somervillema.gov/planningandzoning/reports](http://www.somervillema.gov/planningandzoning/reports)



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