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**ZONING BOARD OF APPEALS AGENDA**

*Revised on July 31, 2017 at 4:02 PM*

**Visting Nurse Association 259 Lowell Street, Somerville, MA**  
**Wednesday, August 2, 2017**  
**6:00 P.M.**

**Previously Continued Cases to a Future Date**

<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 2.
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:	Previously continued to August 16, 2017.



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**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
Staff Recommendation:	None at this time.
ZBA Action:	Voted on July 12, 2017 to continue the application to August 2, 2017.
Current Status:	The Applicant has submitted a written request to continue the application to August 16, 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, 6/21, 7/12, 8/2
Staff Recommendation:	None at this time.
ZBA Action:	Voted on July 12, 2017 to continue the application to August 2, 2017.
Current Status:	The Applicant has submitted a written request to continue the application to August 16, 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
Staff Recommendation:	Recommends Denial
ZBA Action:	Voted on July 12, 2017 to continue the application to August 2, 2017.
Current Status:	The Applicant has submitted a written request to continue the application to August 16, 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, 6/21, 7/12, 8/2
Staff Recommendation:	Special Permit – Recommends conditional approval Variance – Unable to recommend approval
ZBA Action:	Voted on July 12, 2017 to continue the application to August 2, 2017.
Current Status:	Staff anticipates that the Applicant will submit a written request to continue the application to August 16, 2017.

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

<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
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.

<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
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.



<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
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.

<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
Staff Recommendation:	Conditional Approval
ZBA Action:	---
Current Status:	The Applicant has submitted a written request to continue the application to August 16, 2017.

<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
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.



### Previously Opened Cases to be Heard

<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, 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, 8/2
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on July 12, 2017 to continue the application to August 2, 2017.
Current Status:	Will be heard.

<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, 6/21, 7/12, 8/2
Staff Recommendation:	Conditional Approval
ZBA Action:	Voted on June 21, 2017 to continue the application to August 2, 2017.
Current Status:	Will be heard.

### New Cases to be Opened and Heard

<b>620 Broadway: (Case #ZBA 2014-69-E1-0617)</b>	
Applicant:	Gaseus Maximums, LLC
Property Owner:	Gaseus Maximums, LLC
Agent:	Sean T. O'Donovan, Esq.
Legal Notice:	Applicant and Owner, Gaseus Maximums, LLC, seeks a time extension of a Special Permit and a Special Permit with Site Plan Review under SZO §5.3.10 for Case No. ZBA 2014-69, approved on August 5, 2015, which was granted to construct an 11 unit apartment building. NB zone. Ward 5.
Date(s) of Hearing(s):	8/2
Staff Recommendation:	Conditional Approval
ZBA Action:	---
Current Status:	Will be heard



<b>42 Princeton Street: (Case #ZBA 2015-50-E1-0617)</b>	
Applicant:	Kenneth and Alexandra Greene
Property Owner:	Kenneth and Alexandra Greene
Agent:	N/A
Legal Notice:	Applicants and Owners, Kenneth and Alexandra Greene, seeks a time extension of a Special Permit under SZO §5.3.10 for Case No. ZBA 2015-50, approved on August 5, 2015, which was granted to alter a nonconforming structure by adding a dormer. RB zone. Ward 5.
Date(s) of Hearing(s):	8/2
Staff Recommendation:	Approval
ZBA Action:	---
Current Status:	Will be heard

<b>47 Oxford Street: (Case #ZBA 2017-61)</b>	
Applicant:	Antonin & Susan Tutter
Property Owner:	Antonin & Susan Tutter
Agent:	N/A
Legal Notice:	Applicant and Owners, Antonin & Susan Tutter, seek Special Permits under §4.4.1 of the SZO to extend existing non-conforming setbacks by enlarging a front porch. RA zone. Ward 3.
Date(s) of Hearing(s):	8/2
Staff Recommendation:	Conditional Approval
ZBA Action:	---
Current Status:	Will be heard

<b>62 Albion Street: (Case #ZBA 2017-65)</b>	
Applicant:	Mark Mascaro & Jessica Destamp
Property Owner:	Mark Mascaro & Jessica Destamp
Agent:	N/A
Legal Notice:	Applicants and Owners, Mark Mascaro & Jessica Destamp seek Special Permits under §4.4.1 of the SZO to expand a single-story addition off the rear of the building, construct a new rear deck and reconstruct the front porch with deck above. RA zone. Ward 5.
Date(s) of Hearing(s):	8/2
Staff Recommendation:	Conditional Approval
ZBA Action:	---
Current Status:	Will be heard



<b>133 Hudson Street: (Case #ZBA 2017-64)</b>	
Applicant:	William & Karen Oemier
Property Owner:	William & Karen Oemier
Agent:	
Legal Notice:	Applicants and Owners, William & Karen Oemier seek Special Permits under §4.4.1 of the SZO to replace and enlarge an existing front porch and replace and enlarge an existing rear porch along with adding a second floor deck and trellis above. RB zone. Ward 5.
Date(s) of Hearing(s):	8/2
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:*  
[www.somervillema.gov/planningandzoning/reports](http://www.somervillema.gov/planningandzoning/reports)



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