



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

City Council Chambers, 2nd floor, 93 Highland Avenue, Somerville MA
Wednesday, August 21, 2019
6:00 P.M.

Previously Opened Cases Continued to a Future Date

71 Bow Street (ZBA 2019-52)	
Applicant:	Scott Zink
Property Owner:	Leins Family Realty Trust with Luis E. Leins, Trustee
Agent:	Peter Quinn
Legal Notice:	Applicant, Scott Zink, and Owner, Leins Family Realty Trust with Luis E. Leins, Trustee, seek Special Permits under §4.4.1 of the SZO to alter a non-conforming structure, a Special Permit with Site Plan Review (SPSR) to construct a mixed-use building with 24 residential units and ground floor commercial space, Variances including height, number of stories, FAR, and parking relief under Article 9. NB zone. Ward 3.
Date(s) of Hearing(s):	8/7
Staff Recommendation:	SP and SPSR: Conditional approval V: Unable to recommend
ZBA Action:	Voted on August 7, 2019 to continue the application to September 4, 2019
Current Status:	Voted on August 7, 2019 to continue the application to September 4, 2019

124 Highland Avenue (ZBA 2018-93)	
Applicant:	Barros Properties, LLC
Property Owner:	Somerville Post 19 American Legion
Agent:	Sean T. O'Donovan, Esq.
Legal Notice:	Applicant, Barros Properties, LLC, and Owner, Somerville Post 19 American Legion, seeks Special Permits under §4.4.1 of the SZO to alter a non-conforming structure, parking relief under Article 9, a Special Permit with Site Plan Review (SPSR) to construct 19 residential units, Variances include lot area per dwelling unit, FAR. Existing building to be demolished. Somerville Post 19 to be relocated to rear of the building. NB zone. Ward 3.
Date(s) of Hearing(s):	8/7
Staff Recommendation:	SP and SPSR: Conditional approval V: Unable to recommend
ZBA Action:	Voted on August 7, 2019 to continue the application to September 4, 2019
Current Status:	Voted on August 7, 2019 to continue the application to September 4, 2019

11 Cedar Street (ZBA 2018-84):	
Applicant:	John D. Barry, Esq.,
Property Owner:	Cheryl A. Hurley and Carl A. Hurley
Agent:	N/A
Legal Notice:	Applicant, John D. Barry, Esq., and Owners, Cheryl A. Hurley and Carl A. Hurley, seek a special permit with site plan review under SZO §7.2 and §7.3 to erect a second principal structure on the lot and to have five dwelling units on the lot. The proposal is to demolish the existing garage structure and erect a new three-unit dwelling in the rear of the site. A special permit under SZO §4.4.1 to alter the existing nonconforming structure by constructing a rear deck and under SZO §9.13 for parking relief is also required. RB Zone. Ward 5.
Date(s) of Hearing(s):	6/19, 7/17, 8/7
Staff Recommendation:	Revisions recommended
ZBA Action:	Voted on August 7, 2019 to continue the application to September 4, 2019
Current Status:	Voted on August 7, 2019 to continue the application to September 4, 2019

16 Whipple Street (ZBA 2018-173):	
Applicant:	David Feeney
Property Owner:	David Feeney
Agent:	N/A
Legal Notice:	Applicant and Owner, David Feeney, seeks a Special Permit under §4.4.1 to construct a dormer within the left side yard setback. RC zone. Ward 6.
Date(s) of Hearing(s):	4/3, 4/17, 5/1, 5/15, 6/5, 6/19, 7/17, 8/7
Staff Recommendation:	See Staff Report Recommendation
ZBA Action:	Voted on August 7, 2019 to continue the application to September 4, 2019
Current Status:	Voted on August 7, 2019 to continue the application to September 4, 2019



Previously Opened Cases to Request a Continuance

50-54 Murdock Street (ZBA 2018-19-R1-4/19):	
Applicant:	Roberto Grieco
Property Owner:	Alida Elena Grieco, Trustee of the Fifty Murdock Investment Trust
Agent:	Adam Dash, Esq.
Legal Notice:	Applicant, Roberto Grieco, and Owner, Alida Elena Grieco, Trustee of the Fifty Murdock Investment Trust, seek a revision to a previously approved special permit (ZBA 2018-19) under SZO §5.3.8 to make changes to the right side of the building. RB Zone. Ward 5.
Date(s) of Hearing(s):	6/5, 6/19, 7/17, 8/7, 8/21
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on August 7, 2019 to continue the application to August 21, 2019.
Current Status:	The Applicant has submitted a written request to continue to September 4, 2019.

27 Tufts Street (ZBA 2018-195):	
Applicant:	Pulin and Katai Wang
Property Owner:	Pulin and Katai Wang
Agent:	N/A
Legal Notice:	Applicants and Owners, Pulin and Katai Wang, seek a special permit under SZO §4.4.1 and §7.11.1.c to alter a nonconforming structure by constructing a large addition to the existing structure that will add three dwelling units making it a five-unit dwelling. Parking relief under Article 9 is also required. RC Zone. Ward 1.
Date(s) of Hearing(s):	6/19, 7/17, 8/7, 8/21
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on August 7, 2019 to continue the application to August 21, 2019.
Current Status:	The Applicant has submitted a written request to continue to September 4, 2019.

171 Cedar Street (ZBA 2018-191)	
Applicant:	171 Cedar Street, LLC
Property Owner:	171 Cedar Street, LLC
Agent:	Sean T. O'Donovan
Legal Notice:	Applicant and Owner, 171 Cedar Street, LLC, seeks special permits under §4.4.1 of the SZO for alterations to a non-conforming property including increasing the gross floor area of more than 25%. Number of units to increase from two to five. Special Permit with Site Plan Review (SPSR). Parking relief under Article 9 of the SZO. BB zone. Ward 5.
Date(s) of Hearing(s):	2/20, 3/6, 3/20, 4/3, 4/17, 5/1, 5/15, 6/5, 6/19, 7/17, 8/7, 8/21
Staff Recommendation:	None at this time.
ZBA Action:	Voted on August 7, 2019 to continue the application to August 21, 2019.
Current Status:	The Applicant has submitted a request to continue to September 4, 2019.



346 Somerville Avenue (ZBA 2019-19)	
Applicant:	346 Somerville Avenue, LLC
Property Owner:	Palmac Realty Corp
Agent:	N/A
Legal Notice:	Applicant, 346 Somerville Ave., LLC, and Owner, Palmac Realty Corp proposes a project that requires zoning relief from two boards: the Planning Board and the ZBA. All special permitting for this project falls under the purview of the Planning Board. The ZBA is the only board that can grant variances. The Applicant seeks variances from the ZBA including lot area per dwelling unit, height, and number of stories. CCD-55. Ward 2.
Date(s) of Hearing(s):	3/6, 3/20, 4/3, 4/17, 5/1, 5/15, 6/5, 6/19, 7/17, 8/7, 8/21
Staff Recommendation:	None at this time.
ZBA Action:	Voted on August 7, 2019 to continue the application to August 21, 2019.
Current Status:	The Staff anticipates the Applicant will request to continue to September 4, 2019.

169 Tremont St: (ZBA 2019-17)	
Applicant:	Santino Ferrante
Property Owner:	Tremont 2000, LLC
Agent:	N/A
Legal Notice:	Applicant. Santino Ferrante, and Owner, Tremont 2000, LLC), seek Special Permits under §4.4.1 of the SZO to enclose rear porches within the right side yard setback. RB zone. Ward 2.
Date(s) of Hearing(s):	4/3, 4/17, 5/1, 5/15, 6/5, 6/19, 7/17, 8/7, 8/21
Staff Recommendation:	None at this time.
ZBA Action:	Voted on August 7, 2019 to continue the application to August 21, 2019.
Current Status:	The Staff anticipates the Applicant will request to continue to September 4, 2019.

187 Central Street (ZBA 2019-29):	
Applicant:	Nora, LLC
Property Owner:	Nora, LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant and Owner, Nora, LLC, seeks a Special Permit with Site Plan Review (SPSR) under §7.3.3 of the SZO to increase the number of dwelling units from one to four where one of these units will be affordable. Parking relive under Article 9 of the SZO. RA zone. Ward 4.
Date(s) of Hearing(s):	6/5, 6/19, 7/17, 8/7, 8/21
Staff Recommendation:	None at this time.
ZBA Action:	Voted on August 7, 2019 to continue the application to August 21, 2019.
Current Status:	The Staff anticipates the Applicant will request to continue to September 4, 2019.



74 Winslow Avenue: (ZBA 2019-11)	
Applicant:	Jamie Maguire & Michael Hovanec
Property Owner:	Jamie Maguire & Michael Hovanec
Agent:	N/A
Legal Notice:	Applicants, Jamie Maguire & Michael Hovanec, seek special permits under §4.4.1 of the SZO to reconstruct a deck within the rear and right side yard setbacks. RA zone. Ward 6.
Date(s) of Hearing(s):	4/3, 4/17, 5/1, 5/15, 6/5, 6/19, 7/17, 8/7, 8/21
Staff Recommendation:	None at this time.
ZBA Action:	Voted on August 7, 2019 to continue the application to August 21, 2019.
Current Status:	The Staff anticipates the Applicant will request to continue to September 4, 2019.

117 Summer Street (ZBA 2019-65)	
Applicant:	Riverside Community Care
Property Owner:	Riverside Community Care
Agent:	N/A
Legal Notice:	Applicant and Owner, Riverside Community Care, seeks a Special Permit under §4.4.1 of the SZO to increase the non-conforming FAR and a Variance for parking relief. RA and RB zones. Ward 3.
Date(s) of Hearing(s):	7/17, 8/7, 8/21
Staff Recommendation:	Variance: Unable to recommend. Special Permit: Conditional approval
ZBA Action:	Voted on August 7, 2019 to continue the application to August 21, 2019.
Current Status:	The Applicant has submitted a request to continue to September 4, 2019

24 Hanson Street (ZBA 2018-161)	
Applicant:	BruceDharma, LLC
Property Owner:	BruceDharma, LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant and Owner, BruceDharma, LLC, seeks a special permit with site plan review under SZO §7.2 to construct a second principal structure on the lot (a single family dwelling) and a special permit under SZO §9.13 for parking relief. RB Zone. Ward 2.
Date(s) of Hearing(s):	1/9, 2/6, 2/20, 3/6, 3/20, 4/3, 4/17, 5/1, 5/15, 6/5, 6/19, 8/7, 8/21
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on August 7, 2019 to continue the application to August 21, 2019.
Current Status:	The Staff anticipates the Applicant will request to continue to September 18, 2019.



40 Columbus Avenue (ZBA 2018-147)	
Applicant:	Vincent Spadea
Property Owner:	Vincent Spadea
Agent:	Sean T. O'Donovan
Legal Notice:	Applicant and Owner, Vincent Spadea, seeks a special permit under SZO §7.11.2.b to convert an existing two-family dwelling into three-dwelling units, special permits under SZO §4.4.1 to alter the nonconforming lot area per dwelling unit requirement of the property and the nonconforming floor area ratio (FAR) requirement, and a special permit under SZO §9.13 for parking relief. RA Zone. Ward 3.
Date(s) of Hearing(s):	1/9, 1/23, 2/6, 2/20, 3/6, 3/20, 4/3, 4/17, 5/1, 5/15, 6/5, 6/19, 7/17, 8/7, 8/21
Staff Recommendation:	None at this time.
ZBA Action:	Voted on July 17, 2019 to continue the application to August 21, 2019.
Current Status:	The Applicant has submitted a written request to continue to October 2, 2019.

New Cases to be Opened and Requesting a Continuance

Previously Opened Cases to be Heard

365 Somerville Avenue (ZBA 2019-50):	
Applicant:	Nikhilsh Rao Goruknati
Property Owner:	Riggins Holdings, LLC
Agent:	N/A
Legal Notice:	Applicant, Nikhilsh Rao Goruknati, and Property Owner, Riggins Holdings, LLC, seek special permits to convert from a café use to dentist office. Parking relief under Article 9. Ward 2.
Date(s) of Hearing(s):	6/19, 7/17, 8/7, 8/21
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on August 7, 2019 to continue the application to August 21, 2019.
Current Status:	This is a Planning Board-only case due to the property being in the CCD55 zone. Therefore, it is anticipated that the applicant will submit a request to withdraw their ZBA application without prejudice.

11 Rossmore Street (ZBA 2019-41)	
Applicant:	The Rossmore LLC
Property Owner:	The Rossmore LLC
Agent:	Adam Dash, Esq.
Legal Notice:	Applicant / Owner, The Rossmore LLC, seeks a special permit with site plan review under SZO §7.2 to erect a second principal structure on the lot. The proposal is to demolish the existing structure and build a new single family dwelling and a two-family dwelling. A special permit under SZO §9.13 for parking relief is also required. RB Zone. Ward 2.
Date(s) of Hearing(s):	7/17, 8/21
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on July 17, 2019 to continue the application to August 21, 2019.
Current Status:	Will be heard.



42 Henderson Street (ZBA 2018-189)	
Applicant:	XYZ32MP, Inc
Property Owner:	XYZ32MP, Inc
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant and Owner, XYZ32MP, Inc., seeks Special Permits under §4.4.1 for alterations to a non-conforming property including adding a dormer and deck within the left side yard setback, increasing the non-conforming FAR through renovations. Parking relief under Article 9 of the SZO. RB zone. Ward 5.
Date(s) of Hearing(s):	4/3, 4/17, 5/1, 5/15, 6/5, 6/19, 7/17, 8/21
Staff Recommendation:	Conditional approval.
ZBA Action:	Voted on July 17, 2019 to continue the application to August 21, 2019.
Current Status:	Will be heard.

65 Bailey Road (ZBA 2019-27):	
Applicant:	Jose F. and Ligia L. Couto
Property Owner:	Jose F. and Ligia L. Couto
Agent:	N/A
Legal Notice:	Applicants and Owners, Jose F. and Ligia L. Couto, seek Special Permits under §4.4.1 of the SZO to alter a non-conforming structure by constructing a dormer within the left side yard setback. Parking relief under Article 9. RA zone. Ward 4.
Date(s) of Hearing(s):	6/5, 6/19, 7/17, 8/7, 8/21
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on July 17, 2019 to continue the application to August 21, 2019.
Current Status:	Will be heard.

137 Summer Street (ZBA 2019-40):	
Applicant:	137 Summer Street, LLC
Property Owner:	137 Summer Street, LLC
Agent:	Adam Dash, Esq.
Legal Notice:	Applicant and Owner, 137 Summer Street, LLC, seeks special permits under §4.4.1 of the SZO to alter a non-conforming structure by increasing the GFA by more than 25% and constructing a 3-story addition within the left side yard setback. Parking relief under Article 9 of the SZO. Number of units will increase from two to three. RB zone. Ward 3.
Date(s) of Hearing(s):	6/5, 6/19, 7/17, 8/7, 8/21
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on July 17, 2019 to continue the application to August 21, 2019.
Current Status:	Will be heard.



New Cases to be Opened and Heard

34-38 Dane Street (ZBA 2017-31-R1-07/19)	
Applicant:	Paulo DaSilva and Cassia Silva
Property Owner:	Paulo DaSilva and Cassia Silva
Agent:	N/A
Legal Notice:	Applicants and Owner, Paulo DaSilva and Cassia Silva, seeks a special permit under SZO §5.3.8 to revise a previously approved special permit (ZBA 2017-31) to construct a roof deck on the rear of the proposed three family dwelling. RC Zone. Ward 3.
Date(s) of Hearing(s):	8/21
Staff Recommendation:	Conditional approval
ZBA Action:	--
Current Status:	Will be heard.

515 Somerville Avenue (ZBA 2018-122-R1-7/19) (re-advertisement)	
Applicant:	YEM Somerville Ave LLC
Property Owner:	DEVB LLC
Agent:	Adam Dash, Esq.
Legal Notice:	Applicant, YEM Somerville Ave LLC, and Owner, DEVB LLC, seek a revision under SZO §5.3.8 to a previously approved (ZBA 2018-122) Special Permit with Site Plan Review and Variance to construct a hotel. Revisions include changes to the parking layout, floor plans, site plan, and architecture. The Applicant also seeks a six-month time extension of the Variance under M.G.L Ch. 40A Sect. 10 to extend the time for exercising such rights. BA and RB Zones. Ward 2.
Date(s) of Hearing(s):	8/7, 8/21 (re-advertisement)
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on August 7, 2019 to continue the application to August 21, 2019.
Current Status:	Will be heard.

25 Ivaloo Street (ZBA 2019-66) (re-advertisement)	
Applicant:	Tuesday Thomas & Can Keskin
Property Owner:	Tuesday Thomas & Can Keskin
Agent:	N/A
Legal Notice:	Applicants and Owners, Tuesday Thomas & Can Keskin seek a Special Permit under §5.3.10 of the SZO to extend a previously-issued special permit (ZBA 2016-145) by one year from the original special permit expiration date. RB zone. Ward 2.
Date(s) of Hearing(s):	7/17, 8/7, 8/21 (re-advertisement)
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on August 7, 2019 to continue the application to August 21, 2019.
Current Status:	Will be heard.

Other Business:

Approval of minutes from: August 7. 2019

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>

