



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
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POOJA PHALTANKAR, *ALT.*

ZONING BOARD OF APPEALS AGENDA

Aldermanic Chambers, Somerville City Hall, 93 Highland Avenue, Somerville, MA
Wednesday, August 22, 2018
6:00 P.M.

Previously Opened Cases that have been Continued to a Future Meeting

51 McGrath Highway (ZBA 2017-46) (re-advertisement)	
Applicant:	Life Storage Limited Partnership
Property Owner:	Sovran Acquisition Limited Partnership
Agent:	Richard G. Di Girolamo, Esq.
Legal Notice:	Applicant, Life Storage Limited Partnership, and Owner, Sovran Acquisition Limited Partnership, seek a Special Permit with Design Review (SPSR) under §7.11.12.4.c and §5.2 of the Somerville Zoning Ordinance (SZO) to construct a self-storage facility of 28,520 gross square feet. IA Zone. Ward 2.
Date(s) of Hearing(s):	7/12, 8/2, 8/16, 9/6, 9/27, 10/4, 10/18, 11/8, 11/29, 1/3, 1/17, 1/31, 2/14, 3/7, 3/21, 4/4, 4/18, 5/2, 6/6, 6/20, 7/18, 8/8
Staff Recommendation:	Denial
ZBA Action:	Voted on August 8, 2018 to continue the application to September 5, 2018.
Current Status:	Previously continued to September 5, 2018



Previously Opened Cases that are Requesting a Continuance

312 R Beacon Street (aka 25 Harris Street, Cambridge, MA) (ZBA 2018-08)	
Applicant:	Robert Gillig and Christine Cuttitta
Property Owner:	Robert Gillig and Christine Cuttitta
Agent:	n/a
Legal Notice:	Applicants / Owners, Robert Gillig and Christine Cuttitta, seek a Special Permit pursuant to conditions of a previous ZBA Decision (ZBA 2005-53) and under SZO §7.11.a.c, §4.4.1, and §9.13 for parking relief to make alterations to a nonconforming structure by constructing an addition and establishing a sixth residential unit on the site. RC Zone. Ward 2.
Date(s) of Hearing(s):	2/14, 3/7, 3/21, 4/4, 5/2, 5/16, 6/6, 6/20, 7/18, 8/8, 8/22
Staff Recommendation:	None at this time
ZBA Action:	Voted on August 8, 2018 to continue the application to August 22, 2018.
Current Status:	Staff anticipates that the Applicant will continue to October 17, 2018.

150 Hudson Street (ZBA 2018-71)	
Applicant:	Michael Santangelo
Property Owner:	Michael Santangelo
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant and Owner, Michael Santangelo, seeks a Special Permit with Site Plan Review (SPSR) to build a second principle structure on the same lot. Proposal includes increasing the number of dwelling units from two to three, remove existing garage structure and renovate existing residential dwelling. RC & RB zones. Ward 5.
Date(s) of Hearing(s):	7/18, 8/8, 8/22
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on August 8, 2018 to continue the application to August 22, 2018.
Current Status:	Staff anticipates that the Applicant will continue to September 5, 2018.

24 Dane Avenue (ZBA 2018-75)	
Applicant:	24 Dane Ave., LLC
Property Owner:	24 Dane Ave., LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant and Owner, 24 Dane Ave., LLC, seeks Special Permits under §4.4.1 of the SZO to alter a non-conforming structure by extending the non-conforming left and right side yard setbacks, increasing the GFA by more than 25%. Unit count to increase from one to three. Parking relief under Article 9.RB zone. Ward 2.
Date(s) of Hearing(s):	7/18, 8/8, 8/22
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on August 8, 2018 to continue the application to August 22, 2018.
Current Status:	Staff anticipates that the Applicant will continue to September 5, 2018.



12 Quincy Street (ZBA 2018-90)	
Applicant:	Jennifer Park, Eric Shea, and Tatum Smigliski
Property Owner:	Jennifer Park, Eric Shea, and Tatum Smigliski
Agent:	n/a
Legal Notice:	Applicants and Owners, Jennifer Park, Eric Shea, and Tatum Smigliski, seek a Special Permit under SZO §4.4.1 to alter a nonconforming structure by adding two decks off of the existing rear stairs. RB Zone. Ward 2.
Date(s) of Hearing(s):	8/8, 8/22
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on August 8, 2018 to continue the application to August 22, 2018.
Current Status:	Staff anticipates that the Applicant will continue to September 5, 2018.

New Cases to be Opened that are Requesting a Continuance

45 Kent Street (ZBA 2017-90) (re-advertise)	
Applicant:	Angela Schifano
Property Owner:	Angela Schifano
Agent:	
Legal Notice:	Owner and Applicant, Angela Schifano, seeks Special Permits under §7.11 of the SZO to increase the number of units from two to three; under §4.4.1 to increase the non-conforming left side yard setback, and for an upward extension of both the non-conforming rear and non-conforming left side yard setbacks by increasing the height of the building by approximately 10 feet; to increase the FAR and GFA by more than 25%; Parking relief under Article 9 of the SZO. RC zone. Ward 2.
Date(s) of Hearing(s):	8/22
Staff Recommendation:	None at this time
ZBA Action:	--
Current Status:	Staff anticipates that the Applicant will continue to September 5, 2018.

Previously Opened Cases to be Heard

104 Beacon Street (ZBA 2016-78-R1(6-2018) (remand)	
Applicant:	Stephen Whalen, Trustee of Treat Realty Trust
Property Owner:	Stephen Whalen, Trustee of Treat Realty Trust
Agent:	Richard G. DiGirolamo, Esq
Legal Notice:	Applicant and Owner, Stephen Whalen, Trustee of Treat Realty Trust, seeks a Revision to a Special Permit under §5.3.8 of the SZO that was granted, along with variances, for the following proposal approved in 2017 to Moons Realty Trust, Treat Realty Trust, and Richard Mauser: Variances for rear yard setback and parking under SZO §5.5, §9.5, and §4.4.1, a Special Permit with Site Plan Review (SPSR) to increase the number of dwelling units under SZO §7.11.c**, and Special Permits under SZO §4.4.1 for pervious area, left and right side yard setbacks and to alter an existing, non-conforming structure. RC zone. Ward 2.
Date(s) of Hearing(s):	7/18, 8/8, 8/22
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on July 18, 2018 to continue the application to August 22, 2018.
Current Status:	Will be heard



41 Thorndike Street (ZBA 2018-81)	
Applicant:	Robert J. Granara, Jr.
Property Owner:	Robert J. Granara, Jr.
Agent:	N/A
Legal Notice:	Applicant and Owner, Robert J. Granara, Jr. seeks special permits to construct dormers within the side yard setbacks under §4.4.1 and §8.5 of the SZO. RB zone. Ward 6.
Date(s) of Hearing(s):	8/8, 8/22
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on August 8, 2018 to continue the application to August 22, 2018.
Current Status:	Will be heard

14 Pearl Street (ZBA 2018-23) (re-advertised)	
Applicant:	Adragna Dedic, LLC
Property Owner:	Adragna Dedic, LLC
Agent:	Richard G. DiGirolamo
Legal Notice:	Applicant and Owner, Adragna Dedic, LLC, seeks Special Permits under §4.4.1 of the SZO to substantially alter a non-conforming structure through additions and raising the roofline. GFA will increase by more than 25%. Number of units will increase from one to three. Parking relief requested under §9.13 of the SZO. RB zone. Ward 1.
Date(s) of Hearing(s):	8/8, 8/22
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on August 8, 2018 to continue the application to August 22, 2018.
Current Status:	Will be heard

New Cases to be Opened and Heard

8-10 Ware Street (ZBA 2018-80)	
Applicant:	Sara Lehrhoff Gehling and Victor Gehling
Property Owner:	Sara Lehrhoff Gehling and Victor Gehling
Agent:	
Legal Notice:	Applicant's and Owner's, Sara Lehrhoff Gehling and Victor Gehling, seek a Variance under §5.5 and §8.5 to construct an addition to the side and rear of the existing structure. RA Zone. Ward 7.
Date(s) of Hearing(s):	8/22
Staff Recommendation:	Unable to recommend
ZBA Action:	--
Current Status:	Will be heard



46 Laurel Street (ZBA 2018-98)	
Applicant:	Christopher Burgholzer
Property Owner:	Warren L. Hirst and Catherine A. Hirst, Trustees of the Hirst Realty Trust
Agent:	
Legal Notice:	Applicant, Christopher Burgholzer, and Owner, Warren L. Hirst and Catherine A. Hirst, Trustees of the Hirst Realty Trust, seek a Special Permit under SZO §4.4.1 to alter a nonconforming structure by constructing an addition in the rear of the four-unit dwelling and A Special Permit under SZO §9.13 for parking relief. RB Zone. Ward 2.
Date(s) of Hearing(s):	8/22
Staff Recommendation:	Conditional approval
ZBA Action:	--
Current Status:	Will be heard

12 Avon Street (ZBA 2018-96)	
Applicant:	Donal Waide
Property Owner:	Donal Waide
Agent:	
Legal Notice:	Applicant and Owner, Donal Waide, seeks a special Permit under §4.4.1 of the SZO to add a dormer within the non-conforming right side yard setback as part of a project to finish the attic. RA zone. Ward 3.
Date(s) of Hearing(s):	8/22
Staff Recommendation:	Conditional approval
ZBA Action:	--
Current Status:	Will be heard

Other Business:

Approve minutes from August 8, 2018 meeting.

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>

