



**CITY OF SOMERVILLE, MASSACHUSETTS**  
**MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT**  
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*PLANNING DIVISION*

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**ZONING BOARD OF APPEALS AGENDA**

City Council Chambers, 2<sup>nd</sup> floor, 93 Highland Avenue, Somerville MA  
Wednesday, August 7, 2019  
6:00 P.M.

**Previously Opened Cases Continued to a Future Date**

| <b><u>11 Rossmore Street (ZBA 2019-41)</u></b> |  |
|--|--|
| 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   |
| Staff Recommendation:                          | Conditional approval   |
| ZBA Action:                                    | Voted on July 17, 2019 to continue the application to August 21, 2019.   |
| Current Status:                                | Voted on July 17, 2019 to continue the application to August 21, 2019.   |

| <b>42 Henderson Street (ZBA 2018-189)</b> |  |
|---|--|
| 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  |
| Staff Recommendation:                     | Conditional approval.  |
| ZBA Action:                               | Voted on July 17, 2019 to continue the application to August 21, 2019.   |
| Current Status:                           | Voted on July 17, 2019 to continue the application to August 21, 2019.   |

| <b>40 Columbus Avenue (ZBA 2018-147)</b> |  |
|--|--|
| 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  |
| Staff Recommendation:                    | None at this time.   |
| ZBA Action:                              | Voted on July 17, 2019 to continue the application to August 21, 2019.   |
| Current Status:                          | Voted on July 17, 2019 to continue the application to August 21, 2019.   |

### **Previously Opened Cases to Request a Continuance**

| <b>24 Hanson Street (ZBA 2018-161)</b> |  |
|--|--|
| 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  |
| Staff Recommendation:                  | Conditional approval   |
| ZBA Action:                            | Voted on June 19, 2019 to continue the application to August 7, 2019.  |
| Current Status:                        | The Staff anticipates the Applicant will request to continue to August 21, 2019.   |



| <b>27 Tufts Street (ZBA 2018-195):</b> |  |
|--|--|
| 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  |
| Staff Recommendation:                  | Conditional approval   |
| ZBA Action:                            | Voted on July 17, 2019 to continue the application to August 7, 2019.  |
| Current Status:                        | The Staff anticipates the Applicant will request to continue to August 21, 2019.   |

| <b>171 Cedar Street (ZBA 2018-191)</b> |   |
|--|---|
| 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   |
| Staff Recommendation:                  | None at this time.  |
| ZBA Action:                            | Voted on July 17, 2019 to continue the application to August 7, 2019.   |
| Current Status:                        | The Staff anticipates the Applicant will request to continue to August 21, 2019.  |

| <b>346 Somerville Avenue (ZBA 2019-19)</b> |   |
|--|---|
| 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   |
| Staff Recommendation:                      | None at this time.  |
| ZBA Action:                                | Voted on July 17, 2019 to continue the application to August 7, 2019.   |
| Current Status:                            | The Staff anticipates the Applicant will request to continue to August 21, 2019.  |



| <b>169 Tremont St: (ZBA 2019-17)</b> |   |
|--------------------------------------|---|
| 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  |
| Staff Recommendation:                | None at this time.  |
| ZBA Action:                          | Voted on July 17, 2019 to continue the application to August 7, 2019.   |
| Current Status:                      | The Staff anticipates the Applicant will request to continue to August 21, 2019.  |

| <b>187 Central Street (ZBA 2019-29):</b> |  |
|--|--|
| 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   |
| Staff Recommendation:                    | None at this time.   |
| ZBA Action:                              | Voted on July 17, 2019 to continue the application to August 7, 2019.  |
| Current Status:                          | The Staff anticipates the Applicant will request to continue to August 21, 2019.   |

| <b>25 Ivaloo Street (ZBA 2019-66)</b> |  |
|---------------------------------------|--|
| 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 §4.4.1 of the SZO to substantially alter a non-conforming structure by razing the structure and rebuilding a single-family residence. *The Applicants/Owners received ZBA approval for this project in 2017 under project number ZBA 2016-145. The special permits have since expired and the Applicants/Owners seek to re-activate those special permits. RB zone. Ward 2. |
| Date(s) of Hearing(s):                | 7/17, 8/7  |
| Staff Recommendation:                 | Conditional approval   |
| ZBA Action:                           | Voted on July 17, 2019 to continue the application to August 7, 2019.  |
| Current Status:                       | The Staff anticipates the Applicant will request to continue to August 21, 2019.   |



| <b>74 Winslow Avenue: (ZBA 2019-11)</b> |  |
|---|--|
| 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   |
| Staff Recommendation:                   | None at this time.   |
| ZBA Action:                             | Voted on July 17, 2019 to continue the application to August 7, 2019.  |
| Current Status:                         | The Staff anticipates the Applicant will request to continue to August 21, 2019.   |

| <b>117 Summer Street (ZBA 2019-65)</b> |  |
|--|--|
| 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  |
| Staff Recommendation:                  | Variance: Unable to recommend.<br>Special Permit: Conditional approval   |
| ZBA Action:                            | Voted on July 17, 2019 to continue the application to August 7, 2019.  |
| Current Status:                        | The Staff anticipates the Applicant will request to continue to August 21, 2019.   |

| <b>11 Cedar Street (ZBA 2018-84):</b> |  |
|---------------------------------------|--|
| 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 June 19, 2019 to continue the application to August 7, 2019.  |
| Current Status:                       | The Staff anticipates the Applicant will request to continue to September 4, 2019.   |



| <b>16 Whipple Street (ZBA 2018-173):</b> |  |
|--|--|
| 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 July 17, 2019 to continue the application to August 7, 2019.  |
| Current Status:                          | The Applicant has submitted a request to continue the application to September 4, 2019.  |

### **New Cases to be Opened and Requesting a Continuance**

| <b>515 Somerville Avenue (ZBA 2018-122-R1-7/19)</b> |   |
|---|---|
| Applicant:  | YEM Somerville Ave LLC  |
| Property Owner:                                     | DEVB LLC  |
| Agent:  | Adam Dash, Esq.   |
| Legal Notice:                                       | Applicant, Douglas Okun, and Owner, Robert W. Sinnott, seek a special permit under SZO §4.4.1 to alter a nonconforming structure by constructing a dormer on each side of the roof. RA Zone. Ward 7.<br><i>*The legal notice inadvertently describes another case and will be re-advertised properly for the August 21, 2019 meeting.</i> |
| Date(s) of Hearing(s):                              | 8/7   |
| Staff Recommendation:                               | None at this time.  |
| ZBA Action:   | --  |
| Current Status:                                     | The Applicant has submitted a request to continue the application to August 21, 2019.   |

### **Previously Opened Cases to be Heard**

| <b>29 Ward Street (ZBA 2019-42):</b> |  |
|--------------------------------------|--|
| Applicant:                           | Scott Flanagan   |
| Property Owner:                      | Scott Flanagan   |
| Agent:                               | N/A  |
| Legal Notice:                        | Applicant / Owner, Scott Flanagan, seeks a special permit under SZO §4.4.1 to alter a nonconforming structure by constructing a third story and adding a third dwelling unit. A special permit is also being sought under SZO §9.13 for parking relief. BA Zone. Ward 2. |
| Date(s) of Hearing(s):               | 6/5, 6/19, 7/17, 8/7   |
| Staff Recommendation:                | Conditional approval   |
| ZBA Action:                          | Voted on July 17, 2019 to continue the application to August 7, 2019.  |
| Current Status:                      | Will be heard.   |



| <b>156 Hudson Street (ZBA 2019-36):</b> |  |
|---|--|
| Applicant:                              | North America Development  |
| Property Owner:                         | Hudson and Lisa Santana  |
| Agent:                                  | N/A  |
| Legal Notice:                           | Applicant, North America Development, and Owners, Hudson and Lisa Santana, seek a special permit under SZO §4.4.1 to alter a nonconforming structure by constructing an addition, adding a third story, and converting it into a two-family dwelling. A special permit for parking relief is also being sought under SZO §9.13. RB Zone. Ward 5. |
| Date(s) of Hearing(s):                  | 6/5, 6/19, 7/17, 8/7   |
| Staff Recommendation:                   | Conditional approval   |
| ZBA Action:                             | Voted on July 17, 2019 to continue the application to August 7, 2019.  |
| Current Status:                         | Will be heard.   |

| <b>7 Oak Street (ZBA 2019-01)</b> |   |
|-----------------------------------|---|
| Applicant:                        | Dalfior Development, Inc.   |
| Property Owner:                   | Joseph Trofimow, Trustee of the Trofimow Family Realty Trust  |
| Agent:                            | Adam Dash, Esq.   |
| Legal Notice:                     | Applicant, Dalfior Development, Inc., and Owner, Joseph Trofimow, Trustee of the Trofimow Family Realty Trust, seeks a special permit with site plan review under SZO §7.2 to erect a second principal structure on the lot. The existing structure is proposed to become a single family dwelling and the proposed structure is proposed to be 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, 8/7   |
| Staff Recommendation:             | Conditional approval  |
| ZBA Action:                       | Voted on July 17, 2019 to continue the application to August 7, 2019.   |
| Current Status:                   | Will be heard.  |

| <b>50-54 Murdock Street (ZBA 2018-19-R1-4/19):</b> |   |
|--|---|
| 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  |
| Staff Recommendation:                              | Conditional approval  |
| ZBA Action:  | Voted on July 17, 2019 to continue the application to August 7, 2019.   |
| Current Status:                                    | Will be heard.  |



| <b>65 Bailey Road (ZBA 2019-27):</b> |  |
|--------------------------------------|--|
| 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   |
| Staff Recommendation:                | Conditional approval   |
| ZBA Action:                          | Voted on July 17, 2019 to continue the application to August 7, 2019.  |
| Current Status:                      | Will be heard.   |

| <b>137 Summer Street (ZBA 2019-40):</b> |   |
|---|---|
| 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  |
| Staff Recommendation:                   | Conditional approval  |
| ZBA Action:                             | Voted on July 17, 2019 to continue the application to August 7, 2019.   |
| Current Status:                         | Will be heard.  |

| <b>365 Somerville Avenue (ZBA 2019-50):</b> |  |
|---|--|
| 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  |
| Staff Recommendation:                       | Conditional approval   |
| ZBA Action:                                 | Voted on July 17, 2019 to continue the application to August 7, 2019.  |
| Current Status:                             | Will be heard.   |





| <b>241 Summer Street (ZBA 2019-18)</b> |  |
|--|--|
| Applicant:                             | Gary J. Lopresti   |
| Property Owner:                        | MaryAnn Rapoza   |
| Agent:                                 | N/A  |
| Legal Notice:                          | Applicant, Gary J. Lopresti, and Owner, MaryAnn Rapoza, see Special Permits under §4.4.1 of the SZO to enclose a first floor rear porch within the left and rear yard setbacks. RB zone. Ward 5. |
| Date(s) of Hearing(s):                 | 4/3, 4/17, 5/, 5/15, 6/5, 6/19, 7/17, 8/7  |
| Staff Recommendation:                  | Conditional approval   |
| ZBA Action:                            | Voted on July 17, 2019 to continue the application to August 7, 2019.  |
| Current Status:                        | Will be heard.   |

### **New Cases to be Opened and Heard**

| <b>65-69 Adams Street (ZBA 2019-64)</b> |  |
|---|--|
| Applicant:                              | Martin Cafasso   |
| Property Owner:                         | 65 Adams LLC   |
| Agent:                                  | N/A  |
| Legal Notice:                           | Applicant, Martin Cafasso, and Owner, 65 Adams LLC, seek a special permit under SZO §4.4.1 to alter a nonconforming six-unit structure by constructing an exterior rear stair within the rear yard setback and increasing the floor area ratio (FAR). RA Zone. Ward 4. |
| Date(s) of Hearing(s):                  | 8/7  |
| Staff Recommendation:                   | Conditional approval   |
| ZBA Action:                             | --   |
| Current Status:                         | Will be heard.   |

| <b>260 Beacon Street (ZBA 2019-75)</b> |  |
|--|--|
| Applicant:                             | Pfaff Wellness LLC dba Barre3 c/o Simone Bernstein   |
| Property Owner:                        | Highland CBD 260 Beacon LLC  |
| Agent:                                 | N/A  |
| Legal Notice:                          | Applicant, Pfaff Wellness LLC dba Barre3 c/o Simone Bernstein, and Owner, Highland CBD 260 Beacon LLC, seek a special permit under SZO §7.11.6.3.a to establish a commercial exercise facility in one of the storefronts of the newly constructed building. A special permit for parking relief under SZO §9.13 is also being sought. RC Zone. Ward 2. |
| Date(s) of Hearing(s):                 | 8/7  |
| Staff Recommendation:                  | Conditional approval   |
| ZBA Action:                            | --   |
| Current Status:                        | Will be heard.   |



| <b>9 Clifton Street (ZBA 2019-57)</b> |  |
|---------------------------------------|--|
| Applicant:                            | Sherry Noel Geldersma  |
| Property Owner:                       | Sherry Noel Geldersma  |
| Agent:                                | N/A  |
| Legal Notice:                         | Applicant and Owner, Sherry Noel Geldersma, seeks a special permit with site plan review (SPSR) under SZO §7.2 to construct a second principal structure on the lot and a special permit for parking under SZO §9.13. The existing structure will become one dwelling unit and the proposed structure will include one dwelling unit. RA Zone. Ward 6. |
| Date(s) of Hearing(s):                | 8/7  |
| Staff Recommendation:                 | Conditional approval   |
| ZBA Action:                           | --   |
| Current Status:                       | Will be heard.   |

| <b>17 Dartmouth Street (ZBA 2019-63)</b> |   |
|--|---|
| Applicant:                               | Alvaro and Eduarda Carvalho   |
| Property Owner:                          | Alvaro and Eduarda Carvalho   |
| Agent:                                   | N/A   |
| Legal Notice:                            | Applicants and Owners, Alvaro and Eduarda Carvalho, seek a special permit under SZO §4.4.1 to alter a nonconforming three-family dwelling by constructing an exterior stair in the rear. RA Zone. Ward 4. |
| Date(s) of Hearing(s):                   | 8/7   |
| Staff Recommendation:                    | Conditional approval  |
| ZBA Action:                              | --  |
| Current Status:                          | Will be heard.  |

| <b>5B Evergreen Avenue (ZBA 2019-70)</b> |  |
|--|--|
| Applicant:                               | Our House Contracting  |
| Property Owner:                          | Luce Petringa and Davis Yanolis  |
| Agent:                                   | N/A  |
| Legal Notice:                            | Applicant, Our House Contracting, and Owners, Luce Petringa and Davis Yanolis, seek a special permit under SZO §4.4.1 to alter a nonconforming structure by increasing the floor area ratio (FAR) by finishing the attic. RA Zone. Ward 4. |
| Date(s) of Hearing(s):                   | 8/7  |
| Staff Recommendation:                    | Conditional approval   |
| ZBA Action:                              | --   |
| Current Status:                          | Will be heard.   |



| <b>298 Lowell Street (ZBA 2019-69)</b> |   |
|--|---|
| Applicant:                             | Claire Brickell and Elie Dolgin   |
| Property Owner:                        | Claire Brickell and Elie Dolgin   |
| Agent:                                 | N/A   |
| Legal Notice:                          | Applicants and Owners, Claire Brickell and Elie Dolgin, seek a special permit under SZO §4.4.1 to alter a nonconforming structure by constructing a dormer on each side of the roof. RA Zone. Ward 5. |
| Date(s) of Hearing(s):                 | 8/7   |
| Staff Recommendation:                  | Conditional approval  |
| ZBA Action:                            | --  |
| Current Status:                        | Will be heard.  |

| <b>43-47 Pennsylvania Avenue (ZBA 2019-71)</b> |  |
|--|--|
| Applicant:                                     | Brian Tamm   |
| Property Owner:                                | Brian Tamm   |
| Agent:   | N/A  |
| Legal Notice:                                  | Applicant and Owner, Brian Tamm, seeks a special permit under SZO §4.4.1 to alter a nonconforming structure to enclose a second story rear porch. RA Zone. Ward 1. |
| Date(s) of Hearing(s):                         | 8/7  |
| Staff Recommendation:                          | Conditional approval   |
| ZBA Action:                                    | --   |
| Current Status:                                | Will be heard.   |

| <b>30-32 Whitman Street (ZBA 2019-59)</b> |  |
|---|--|
| Applicant:                                | Douglas Okun   |
| Property Owner:                           | Robert W. Sinnott  |
| Agent:                                    | N/A  |
| Legal Notice:                             | Applicant, Douglas Okun, and Owner, Robert W. Sinnott, seek a special permit under SZO §4.4.1 to alter a nonconforming structure by constructing a dormer on each side of the roof. RA Zone. Ward 7. |
| Date(s) of Hearing(s):                    | 8/7  |
| Staff Recommendation:                     | Conditional approval   |
| ZBA Action:                               | --   |
| Current Status:                           | Will be heard.   |



| <b>71 Bow Street (ZBA 2019-52)</b> |  |
|------------------------------------|--|
| 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<br>V: Unable to recommend  |
| ZBA Action:                        | --   |
| Current Status:                    | Will be heard.   |

| <b>124 Highland Avenue (ZBA 2018-93)</b> |   |
|--|---|
| 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<br>V: Unable to recommend   |
| ZBA Action:                              | --  |
| Current Status:                          | Will be heard.  |

| <b>48 Berkeley Street (ZBA 2019-49)</b> |  |
|---|--|
| Applicant:                              | Kevin Gorham / Goodwin Berkeley, LLC   |
| Property Owner:                         | Kevin Gorham / Goodwin Berkeley, LLC   |
| Agent:                                  | N/A  |
| Legal Notice:                           | Applicant and Owner, Kevin Gorham / Goodwin Berkeley, LLC, seeks special Permits to alter a non-conforming property including constructing a dormer within the right side yard setback. Parking relief under Article 9. RA zone. Ward 3. |
| Date(s) of Hearing(s):                  | 8/7  |
| Staff Recommendation:                   | Conditional approval   |
| ZBA Action:                             | --   |
| Current Status:                         | Will be heard.   |

**Other Business:**

Approval of minutes from: May 1, 2019, May 15, 2019, June 5, 2019, June 19, 2019, and July 17, 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>



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