



**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 – *Revised\****  
**Council Chambers, 2<sup>nd</sup> floor of City Hall, 93 Highland Avenue, Somerville MA**  
**Wednesday, September 18, 2019**  
**6:00 P.M.**

*\*This agenda was revised to add an unanticipated item under "Other Business"*

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

<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, 8/21
Staff Recommendation:	None at this time.
ZBA Action:	Voted on August 21, 2019 to continue the application to October 2, 2019.
Current Status:	Voted on August 21, 2019 to continue the application to October 2, 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, 8/21, 9/4
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on September 4, 2019 to continue the application to October 2, 2019.
Current Status:	Voted on September 4, 2019 to continue the application to October 2, 2019.

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

<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, 8/21, 9/4, 9/18
Staff Recommendation:	None at this time.
ZBA Action:	Voted on September 4, 2019 to continue the application to September 18, 2019.
Current Status:	The Applicant has submitted a written request to continue the case to October 2, 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, 8/21, 9/4, 9/18
Staff Recommendation:	None at this time.
ZBA Action:	Voted on September 4, 2019 to continue the application to September 18, 2019.
Current Status:	Staff anticipates the applicant will submit a written request to continue the case to October 2, 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, 8/21, 9/4, 9/18
Staff Recommendation:	None at this time.
ZBA Action:	Voted on September 4, 2019 to continue the application to September 18, 2019.
Current Status:	The Applicant has submitted a written request to continue the case to October 2, 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, 8/21, 9/4, 9/18
Staff Recommendation:	None at this time.
ZBA Action:	Voted on September 4, 2019 to continue the application to September 18, 2019.
Current Status:	Staff anticipates the applicant will submit a written request to continue the case to October 2, 2019.

<b>14 Carlton Street (ZBA 2019-83)</b>	
Applicant:	North America Development
Property Owner:	Louis M. Carcon & Yvrose Merzeus
Agent:	N/A
Legal Notice:	Applicant, North America Development, and Owners, Louis M. Carcon & Yvrose Merzeus, seek Special Permits under §4.4.1 of the SZO to significantly alter a non-conforming property by creating an upward extension of the non-conforming front and left side yard setbacks, and increasing the GFA by more than 25%. Parking relief under Article 9. RC zone. Ward 2.
Date(s) of Hearing(s):	9/4, 9/18
Staff Recommendation:	None at this time.
ZBA Action:	Voted on September 4, 2019 to continue the application to September 18, 2019.



Current Status:	The Applicant has submitted a written request to continue the case to October 2, 2019.
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<b>346 Somerville Avenue (ZBA 2019-19)</b>	
Applicant:	346 Somerville Avenue, LLC
Property Owner:	Palmac Realty Corp
Agent:	Richard G. DiGirolamo, Esq.
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, 9/4, 9/18
Staff Recommendation:	Unable to recommend
ZBA Action:	Voted on September 4, 2019 to continue the application to September 18, 2019.
Current Status:	The Applicant has submitted a written request to continue the case to October 2, 2019.

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

<b>87 Jaques Street (ZBA 2019-82)</b>	
Applicant:	North America Development
Property Owner:	Nelia DaCova-Pissarra
Agent:	N/A
Legal Notice:	Applicant, North America Development, and Owner, Nelia DaCova-Pissarra, Trustee of the DaCova Family Trust, seek a special permit with site plan review under SZO §7.2 to construct a second principal structure on the lot and a special permit under SZO §9.13 for parking relief to add a third unit to the site. A Variance under SZO §5.5 and §8.5 is also required for a side yard setback violation. RB Zone. Ward 4.
Date(s) of Hearing(s):	9/18
Staff Recommendation:	None at this time.
ZBA Action:	--
Current Status:	Staff anticipates the applicant will submit a written request to continue the case to October 2, 2019.

<b>14 Farragut Avenue (ZBA 2019-81)</b>	
Applicant:	14 Farragut Avenue, LLC
Property Owner:	14 Farragut Avenue, LLC
Agent:	Adam Dash, Esq.
Legal Notice:	Applicant and Owner, 14 Farragut Avenue, LLC, seeks a special permit under SZO §4.4.1 to alter a nonconforming structure by constructing a two-story addition within the left side yard setback and greater than 25% of the existing gross floor area to add a third unit to the structure. A special permit for parking relief under SZO 9.13 is also being requested. RB Zone. Ward 7.
Date(s) of Hearing(s):	9/18
Staff Recommendation:	None at this time.



ZBA Action:	--
Current Status:	Staff anticipates the applicant will submit a written request to continue the case to October 2, 2019.

**12 Flint Avenue (ZBA 2019-60)**

Applicant:	Derek Snare
Property Owner:	Fiorillo Melares
Agent:	N/A
Legal Notice:	Applicant, Derek Snare, and Owner, Fiorillo Melares, seek Special Permits under §4.4.1 of the SZO to alter a non-conforming structure including an upward extension of non-conforming setbacks, 25% increase in GFA. Parking relief under Article 9 of the SZO. RB zone. Ward 1.
Date(s) of Hearing(s):	9/18
Staff Recommendation:	None at this time.
ZBA Action:	--
Current Status:	Staff anticipates the applicant will submit a written request to continue the case to October 2, 2019.

**8 Sycamore Street (ZBA 2019-61)**

Applicant:	Creative Property Solutions, LLC
Property Owner:	Eight Sycamore Trust
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant, Creative Property Solutions, LLC, and Owner, Eight Sycamore Trust, seek Special Permits under §4.4.1 of the SZO to alter a non-conforming property including increasing the GFA by more than 25%. Parking relief under Article 9 for number of spaces and providing compact spaces. RC zone. Ward 4.
Date(s) of Hearing(s):	9/18
Staff Recommendation:	None at this time.
ZBA Action:	--
Current Status:	Staff anticipates the applicant will submit a written request to continue the case to October 2, 2019.

**11R Dane (ZBA 2019-77)**

Applicant:	7 Dane Street
Property Owner:	11 R Dane Street
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant, 7 Dane Street, Somerville, MA 02143, and Owner, 11 R Dane Street, Somerville, MA 02143), seek special permits under §4.4.1 to substantially alter a non-conforming property including reducing the non-conforming landscaping area, increasing the GFA by more than 25%, further decrease the non-conforming pervious area, create an upward extension of the non-conforming left, right, and rear yard setbacks. Parking relief under Article 9 including shared drive. RC zone. Ward 2.
Date(s) of Hearing(s):	9/18
Staff Recommendation:	None at this time.



ZBA Action:	--
Current Status:	Staff anticipates the applicant will submit a written request to continue the case to October 2, 2019.

<b>7 Dane Street (ZBA 2019-78)</b>	
Applicant:	7 Dane Street
Property Owner:	7 Dane Street
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant and Owner, 7 Dane Street, Somerville, MA 02143, seek special permits under §4.4.1 to substantially alter a non-conforming property including increasing the GFA by more than 25%, creating an upward extension of the non-conforming right, left, and rear yard setbacks. Increase the number of units from three to four. Parking relief under Article 9, including shared access drive. RC zone. Ward 2.
Date(s) of Hearing(s):	9/18
Staff Recommendation:	None at this time.
ZBA Action:	--
Current Status:	Staff anticipates the applicant will submit a written request to continue the case to October 2, 2019.

<b>21 Laurel ZBA 2019-91)</b>	
Applicant:	Adam Panken
Property Owner:	Adam Panken
Agent:	N/A
Legal Notice:	Applicant and Owner, Adam Panken, seeks special permits under §4.4.1 of the SZO to alter a non-conforming property including constructing a left elevation dormer and altering the rear portion of the structure within the non-conforming rear yard setback. RB zone. Ward 2.
Date(s) of Hearing(s):	9/18
Staff Recommendation:	None at this time.
ZBA Action:	--
Current Status:	Staff anticipates the applicant will submit a written request to continue the case to October 2, 2019.

<b>48 Elm Street (ZBA 2019-79)</b>	
Applicant:	Balany Real Estate Group, LLC
Property Owner:	Balany Real Estate Group, LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicants and Owners, Balany Real Estate Group, LLC, seek special permits under §4.4.1 of the SZO to alter a non-conforming property by constructing dormers within the right side yard setback, and the upward extension of the non-conforming right side yard setback through the construction of a second story at the rear of the building. Parking relief under Article 9. RB zone. Ward 6.
Date(s) of Hearing(s):	9/4, 9/18
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on September 4, 2019 to continue the application to September 18, 2019.



Current Status:	Staff anticipates the applicant will submit a written request to continue the case to October 2, 2019.
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<b>10 Oak Street (ZBA 2018-10-R1-6/19)</b>	
Applicant:	10 Oak Street, LLC
Property Owner:	10 Oak Street, LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicants and Owners, 10 Oak Street, LLC, under §5.3.8 of the SZO, seek revisions to a previously-granted special permit. RC zone. Ward 2.
Date(s) of Hearing(s):	9/4, 9/18
Staff Recommendation:	Amend conditions as determined by ZBA.
ZBA Action:	Voted on September 4, 2019 to continue the application to September 18, 2019.
Current Status:	Staff anticipates the applicant will submit a written request to continue the case to October 2, 2019.

### Previously Opened Cases to be Heard

<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, 8/21, 9/18
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on August 21, 2019 to continue the application to September 18, 2019.
Current Status:	Will be heard

<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, 9/4, 9/18
Staff Recommendation:	Revisions recommended
ZBA Action:	Voted on September 4, 2019 to continue the application to September 18, 2019.



Current Status:	Will be heard
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<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, 9/4, 9/18
Staff Recommendation:	See Staff Report Recommendation
ZBA Action:	Voted on September 4, 2019 to continue the application to September 18, 2019.
Current Status:	Will be heard

<b>34-38 Dane Street (ZBA 2017-31-R1-07/19)</b>	
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, 9/4, 9/18
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on September 4, 2019 to continue the application to September 18, 2019.
Current Status:	Will be heard.

<b>12 Aldersey Street (ZBA 2019-80)</b>	
Applicant:	Vladimir & Lara Jaugust
Property Owner:	Vladimir & Lara Jaugust
Agent:	Adam Dash, Esq.
Legal Notice:	Applicants and Owners, Vladimir & Lara Jaugust, seek special permits under §4.4.1 of the SZO to alter a non-conforming structure (4-family in an RA zone) including exterior modifications, increasing the GFA by more than 25%. Parking relief under Article 9 of the SZO. RA zone. Ward 3.
Date(s) of Hearing(s):	9/4, 9/18
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on September 4, 2019 to continue the application to September 18, 2019.
Current Status:	Will be heard.



**New Cases to be Opened and Heard**

<b><u>21 Eastman Road (ZBA 2019-02)</u></b>	
Applicant:	F. Michael Byrnes
Property Owner:	F. Michael Byrnes
Agent:	Adam Dash, Esq.
Legal Notice:	Applicant and Owner, F. Michael Byrnes, seeks a special permit under the slope protection ordinance (agenda item 207122 ordained by the City Council on November 20, 2018) to perform necessary site work on a lot with a slope greater than 25% to construct a two-family dwelling and a variance for building height under SZO §5.5 and §8.5. RA Zone. Ward 5.
Date(s) of Hearing(s):	9/18
Staff Recommendation:	Conditional approval
ZBA Action:	--
Current Status:	Will be heard.

<b><u>124 Highland Avenue (ZBA 2018-93) (re-advertisement)</u></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 height, front yard setback. 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, 9/4 (re-advertisement), 9/18 (re-advertisement)
Staff Recommendation:	SP and SPSR: Conditional approval V: Unable to recommend
ZBA Action:	Voted on September 4, 2019 to continue the application to September 18, 2019.
Current Status:	Will be heard.

<b><u>15 Bartlett (ZBA 2019-73)</u></b>	
Applicant:	Sally & Margaret Klessens
Property Owner:	Margaret Klessens
Agent:	N/A
Legal Notice:	Applicants, Sally & Margaret Klessens, and Owner, Margaret Klessens, seek a Special Permit under §9.9.b of the SZO to create a handicapped parking space on a residential lot. RA zone. Ward 5.
Date(s) of Hearing(s):	9/18
Staff Recommendation:	No recommendation
ZBA Action:	--
Current Status:	Will be heard.



<b>75 Irving Street (ZBA 2019-76)</b>	
Applicant:	Erik L. Nygren & Ksenia R. Samokhvalova
Property Owner:	Erik L. Nygren & Ksenia R. Samokhvalova
Agent:	N/A
Legal Notice:	Applicants & Owners, Erik L. Nygren & Ksenia R. Samokhvalova, seek Special Permits under §4.4.1 of the SZO to alter a non-conforming property including constructing a dormer on the left elevation roof. RA zone. Ward 6.
Date(s) of Hearing(s):	9/18
Staff Recommendation:	Conditional approval
ZBA Action:	--
Current Status:	Will be heard.

<b>5 Lexington Avenue (ZBA 2019-94)</b>	
Applicant:	Fan Wang & Marc Wagner
Property Owner:	Fan Wang & Marc Wagner
Agent:	N/A
Legal Notice:	Applicants & Owners, Fan Wang & Marc Wagner, seek special permits under §4.4.1 of the SZO to alter a non-conforming property including constructing left elevation dormer. RA zone. Ward 5.
Date(s) of Hearing(s):	9/18
Staff Recommendation:	Conditional approval
ZBA Action:	--
Current Status:	Will be heard.

<b>10-12 Carver Street (ZBA 2019-89)</b>	
Applicant:	Kathleen Jurow
Property Owner:	Kathleen Jurow
Agent:	Adam Dash, Esq.
Legal Notice:	Applicant & Owner, Kathleen Jurow, seeks special permits under §4.4.1 of the SZO to alter a non-conforming property by the upward extension of the non-conforming left side yard setback, alterations to the non-conforming rear yard setback, change in roofline and the enlargement of a dormer within the non-conforming right side yard setback. Parking relief under Article 9. RB zone. Ward 5.
Date(s) of Hearing(s):	9/18
Staff Recommendation:	Conditional approval
ZBA Action:	--
Current Status:	Will be heard.



<b>2 Adrian Street (ZBA 2019-62)</b>	
Applicant:	2 Adrian Holdings, LLC, with Mahmood Firouzbakht, Manager
Property Owner:	2 Adrian Holdings, LLC, with Mahmood Firouzbakht, Manager
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant & Owner, 2 Adrian Holdings, LLC, with Mahmood Firouzbakht, Manager, seeks special permits under §4.4.1 of the SZO to alter a non-conforming property by adding an addition with a dormer within the right side yard setback. Parking relief under Article 9 of the SZO. RB zone. Ward 2.
Date(s) of Hearing(s):	9/18
Staff Recommendation:	Conditional approval
ZBA Action:	--
Current Status:	Will be heard.

<b>18 Glendale ( ZBA 2019-86) (re-advertisement)</b>	
Applicant:	Ji Shi
Property Owner:	Ji Shi & Yan Zhao
Agent:	N/A
Legal Notice:	Applicant, Ji Shi, and Owners, Ji Shi & Yan Zhao, seek special permits under §4.4.1 of the SZO to alter a non-conforming property including adding a dormette within the left side yard setback, extending the left elevation roofline to cover the third floor rear porch, and to construct a right elevation dormer within the right side yard setback. RB zone. Ward 7.
Date(s) of Hearing(s):	9/4, 9/18 (re-advertisement)
Staff Recommendation:	Conditional approval.
ZBA Action:	Voted on September 4, 2019 to continue the application to September 18, 2019.
Current Status:	Will be heard.

<b>23 Ash Avenue (ZBA 2019-87)</b>	
Applicant:	Kneeland Construction
Property Owner:	Pietro Coco
Agent:	N/A
Legal Notice:	Applicant, Kneeland Construction, and Owner, Pietro Coco, seek a special permit under SZO §4.4.1 to alter a nonconforming structure by enclosing a rear second story deck and constructing dormers. RA Zone. Ward 4.
Date(s) of Hearing(s):	9/18
Staff Recommendation:	Conditional approval
ZBA Action:	--
Current Status:	Will be heard.



<b>111 Cedar Street (ZBA 2019-88)</b>	
Applicant:	111 Cedar Street, LLC
Property Owner:	111 Cedar Street, LLC
Agent:	N/A
Legal Notice:	Applicant and Owner, 111 Cedar Street, LLC, seeks a special permit under SZO §9.13.c to allow a driveway to straddle the lot line to serve as a parking space. RB Zone. Ward 5.
Date(s) of Hearing(s):	9/18
Staff Recommendation:	Conditional approval
ZBA Action:	--
Current Status:	Will be heard.

<b>50 Inner Belt Road (ZBA 2019-93)</b>	
Applicant:	Commodore Builders
Property Owner:	Penna Realty Associates, LLC
Agent:	N/A
Legal Notice:	Applicant, Commodore Builders, and Owner, Penna Realty Associates, LLC, seeks a Variance under SZO §5.5 and §10.7 to construct an eight foot tall fence. IA Zone. Ward 1.
Date(s) of Hearing(s):	9/18
Staff Recommendation:	Conditional approval
ZBA Action:	--
Current Status:	Will be heard.

<b>23 Rush Street (ZBA 2019-82)</b>	
Applicant:	Electra Realty Corporation c/o Kevin Jackson
Property Owner:	Electra Realty Corporation c/o Kevin Jackson
Agent:	N/A
Legal Notice:	Applicant and Owner, Electra Realty Corporation c/o Kevin Jackson, seeks a special permit under SZO §4.5.3 to expand the nonconforming use (carpenters shop) and under §4.4.1 to alter the nonconforming structure by constructing two additional stories. A Variance under §5.5 and §8.5 is also required for exceeding the maximum floor area ratio (FAR). Parking relief under Article 9 is also required. RB Zone. Ward 1.
Date(s) of Hearing(s):	9/18
Staff Recommendation:	Denial
ZBA Action:	--
Current Status:	Will be heard.



<b>471 Somerville Ave (ZBA 2019-74)</b>	
Applicant:	471 Somerville Ave, LLC
Property Owner:	471 Somerville Ave, LLC
Agent:	N/A
Legal Notice:	Applicant and Owner, 471 Somerville Ave, LLC, seeks a special permit under SZO §7.11.1.c and parking relief under Article 9 to construct a four story mixed use building with five residential units and ground floor retail space. BA Zone. Ward 2.
Date(s) of Hearing(s):	9/18
Staff Recommendation:	Conditional approval
ZBA Action:	--
Current Status:	Will be heard.

**Other Business:**

- Review of Open Meeting Law complaint filed by Irving Fischer with the City Clerk on September 11, 2019.

*Plans and reports are available at the City of Somerville website at the following link:*  
<https://www.somervillema.gov/departments/osped/planning-and-zoning/reports-and-decisions>

