



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

Aldermanic Chambers, Somerville City Hall, 93 Highland Avenue, Somerville, MA  
Wednesday, September 5, 2018  
6:00 P.M.

**Previously Continued to a Future Date**

<b>312 R Beacon Street (aka 25 Harris Street, Cambridge, MA) (ZBA 2018-08)</b>	
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 22, 2018 to continue the application to October 17, 2018.
Current Status:	Voted on August 22, 2018 to continue the application to October 17, 2018.



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<b>41 Thorndike Street (ZBA 2018-81)</b>	
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, 9/5
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on August 22, 2018 to continue the application to October 17, 2018.
Current Status:	Voted on August 22, 2018 to continue the application to October 17, 2018.

**Previously Opened Cases that are Requesting a Continuance**

<b>51 McGrath Highway (ZBA 2017-46)</b>	
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, 9/5
Staff Recommendation:	Denial
ZBA Action:	Voted on August 22, 2018 to continue the application to September 5, 2018.
Current Status:	Staff anticipates that the Applicant will submit a written request to continue the application to October 3, 2018.

<b>150 Hudson Street (ZBA 2018-71)</b>	
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, 9/5
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on August 22, 2018 to continue the application to September 5, 2018.
Current Status:	Staff anticipates that the Applicant will submit a written request to continue the application to September 17, 2018.



<b>24 Dane Avenue (ZBA 2018-75)</b>	
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, 9/5
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on August 22, 2018 to continue the application to September 5, 2018.
Current Status:	Staff anticipates that the Applicant will submit a written request to continue the application to September 17, 2018.

<b>45 Kent Street (ZBA 2017-90)</b>	
Applicant:	Angela Schifano
Property Owner:	Angela Schifano
Agent:	Richard G. DiGirolamo, Esq.
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, 9/5
Staff Recommendation:	None at this time
ZBA Action:	Voted on August 22, 2018 to continue the application to September 5, 2018.
Current Status:	Staff anticipates that the Applicant will submit a written request to continue the application to September 17, 2018.

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

<b>144 Highland Avenue (ZBA 2018-97)</b>	
Applicant:	Matthew McCarthy and Gregory McCarthy
Property Owner:	Matthew McCarthy and Gregory McCarthy
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicants and Owners, Matthew McCarthy and Gregory McCarthy, seek a Special Permit per SZO §4.4.1 and §7.11.1.C to construct an addition greater than 25% of the existing gross floor area to a nonconforming structure in order to establish a fifth dwelling unit on the site. A Special Permit per SZO 9.13 is also being sought for parking relief. RC Zone. Ward 3.
Date(s) of Hearing(s):	9/5
Staff Recommendation:	Conditional approval
ZBA Action:	--
Current Status:	Staff anticipates that the Applicant will submit a written request to continue the application to September 17, 2018.



<b>1 Munroe St (ZBA 2018-88)</b>	
Applicant:	Enzo J. Orellana and Wesley J. Esser, III
Property Owner:	Enzo J. Orellana and Wesley J. Esser, III
Agent:	N/A
Legal Notice:	Applicants and Owners, Enzo J. Orellana and Wesley J. Esser, III, seek Special Permits under §4.4.1 of the SZO to alter a non-conforming structure. Variance for wall/fence height. Unit count will increase from one to two. RA zone. Ward 3.
Date(s) of Hearing(s):	9/5
Staff Recommendation:	Conditional approval
ZBA Action:	--
Current Status:	Staff anticipates that the Applicant will submit a written request to continue the application to September 17, 2018.

<b>11 Sanborn Avenue (ZBA 2018-83)</b>	
Applicant:	Anthony Dopazo
Property Owner:	Anthony Dopazo
Agent:	N/A
Legal Notice:	Applicant and Owner, Anthony Dopazo, sees special permits to alter an existing, non-conforming structure including, but not limited to, relief under §4.4.1 of the SZO for non-conforming front and side yard setbacks, Article 9 for parking. RB zone. Ward 3.
Date(s) of Hearing(s):	9/5
Staff Recommendation:	Conditional approval
ZBA Action:	--
Current Status:	Staff anticipates that the Applicant will submit a written request to continue the application to September 17, 2018.

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

<b>12 Quincy Street (ZBA 2018-90)</b>	
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, 9/5
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on August 8, 2018 to continue the application to September 5, 2018.
Current Status:	Will be heard.



<b>14 Pearl Street (ZBA 2018-23)</b>	
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, 9/5
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on August 22, 2018 to continue the application to September 5, 2018.
Current Status:	Will be heard

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

<b>76 School Street (ZBA 2018-103)</b>	
Applicant:	Summer Living, LLC
Property Owner:	Summer Living, LLC
Agent:	Adam Dash, Esq.
Legal Notice:	Applicant/Owner, Summer Living, LLC, seeks a Special Permit under SZO §4.5.1 to convert a portion (approximately 987 sf) of the previously approved (ZBA 2018-34) residential space back into commercial office space. As a result, the property will have three commercial office units totaling about 4,518 sf and one residential unit of 1,012 sf with two-bedrooms. RA Zone. Ward 3.
Date(s) of Hearing(s):	9/5
Staff Recommendation:	Conditional approval
ZBA Action:	--
Current Status:	Will be heard

<b>5 Greene Street (ZBA 2018-104)</b>	
Applicant:	Shelly Ziegelman, SWZ Architects LLC
Property Owner:	Stefan McDonough
Agent:	N/A
Legal Notice:	Applicant, Shelly Ziegelman, SWZ Architects LLC, and Owner, Stefan McDonough, seek a Special Permit under SZO §4.4.1 to alter nonconforming rear decks that were previously approved by the ZBA in November 2013 (ZBA 2013-70) by renovating the railing types and adding a pergola. RB Zone. Ward 2.
Date(s) of Hearing(s):	9/5
Staff Recommendation:	Conditional approval
ZBA Action:	--
Current Status:	Will be heard



<b>125 Lowell Street (ZBA 2018-89)</b>	
Applicant:	125 Lowell Somerville LLC
Property Owner:	125 Lowell Somerville LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant/Owner, 125 Lowell Somerville LLC, seeks a Special Permit with Site Plan Review under SZO §5.2 and §4.5 to change one non-conforming use to another (office to 20 residential units - 4 of which are inclusionary units) in an existing non-conforming 7-story structure, and a Variance under SZO §5.5 and §7.3 for reduction of the lot area per dwelling unit. RA Zone. Ward 3.
Date(s) of Hearing(s):	9/5
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:*  
<https://www.somervillema.gov/departments/ospcd/planning-and-zoning/reports-and-decisions>

