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MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
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ZONING BOARD OF APPEALS AGENDA

Aldermanic Chambers, 2nd Floor, City Hall, 93 Highland Avenue
Wednesday, May 21, 2014
DECISIONS 6:00 P.M. followed by New HEARINGS

Previously Continued Cases to Future Dates

0 South Street (a/k/a 16 South Street) (Case #ZBA 2013-88)	
Applicant:	18 South Street Condominium Trust
Property Owner:	Patrycja Missiuro & Dmitry Vasilyev
Agent:	Adam Dash, Esq.
Legal Notice:	Applicant, 18 South Street Condominium Trust, seek an administrative appeal per SZO §3.1.9 from a decision from the Inspectional Services Division that issued building permits to construct a 3-family dwelling at 0 aka 16 South Street, Owners Patrycja Missiuro and Dmitry Vasilyev. BA Zone. Ward 2.
Date(s) of Hearing(s):	1/8, 1/22, 2/5, 2/19, 3/5, 7/17
Staff Recommendation:	See Staff Report.
ZBA Action:	Voted on March 5, 2014 to continue the application to July 17, 2014.
Current Status:	Previously continued to July 17, 2014.

44 Park St: (Case #ZBA 2014-03)	
Applicant:	Claudia Murrow
Property Owner:	Belam, II
Agent:	N/A
Legal Notice:	Applicant, Claudia Murrow, seeks an Administrative Appeal per SZO §3.1.9, 3.2, and 3.2.3 from a decision from the Inspectional Services Division that issued a temporary certificate of occupancy for a School for Instruction in Arts at 44 Park Street, Owner, Belam II LLC . RC Zone. Ward 2.
Date(s) of Hearing(s):	5/7, 6/18
Staff Recommendation:	N/A
ZBA Action:	Voted on May 7, 2014 to continue the application to June 18, 2014.
Current Status:	Previously continued to June 18, 2014.

Previously Opened Cases that are Requesting Continuance

457 Medford Street (Case #ZBA 2014-09)	
Applicant:	Henry Donaldson
Property Owner:	Henry Donaldson
Agent:	N/A
Legal Notice:	Applicant and Owner, Henry Donaldson, seek a Special Permit per SZO §4.4.1 to alter a nonconforming structure by changing the building type from a side gable to 3-story flat roof structure and expanding rear additions. RB Zone. Ward 5.
Date(s) of Hearing(s):	3/19, 4/2, 4/16, 5/7, 5/21
Staff Recommendation:	None at this time.
ZBA Action:	Voted on May 7, 2014 to continue the application to May 21, 2014.
Current Status:	The Applicant will submit a written request to continue the application to June 4, 2014.

240 Elm Street (Case #ZBA 2014-06)	
Applicant:	Fitness Holdings Somerville, LLC (d/b/a Crunch Fitness)
Property Owner:	Davis Square Realty Ventures, Nominee Trust, Michael Argiros, Trustee
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant, Fitness Holdings Somerville, LLC, d/b/a Crunch Fitness, seek a Special Permit under SZO §7.11.6.3.b to establish a exercise facility over 10,000 sf and a Special Permit under SZO §9.13.a to modify parking space requirements for approx 2 parking spaces. Zone CBD. Ward 6.
Date(s) of Hearing(s):	3/19, 4/2, 4/16, 5/7, 5/21
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on May 7, 2014 to continue the application to May 21, 2014.
Current Status:	The Applicant will submit a written request to continue the application to June 4, 2014.

40 Pitman St: (Case #ZBA 2014-19)	
Applicant:	40 Pitman, LLC
Property Owner:	Caroline & Aaron Becker
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant, 40 Pitman, LLC, and Owner Caroline & Aaron Becker, seek a Special Permit to establish 5 residential units per SZO §7.11.1.c and parking relief and parking design standards per SZO §9.13 BA Zone. Ward 3.
Date(s) of Hearing(s):	5/7, 5/21
Staff Recommendation:	None at this time.
ZBA Action:	Voted on May 7, 2014 to continue the application to May 21, 2014.
Current Status:	The Applicant will submit a written request to continue the application to June 4, 2014.

19 Cambria St: (Case #ZBA 2014-21)	
Applicant:	Willard D. Cunningham
Property Owner:	Willard D. Cunningham
Agent:	N/A
Legal Notice:	Applicant and Owner, Willard D. Cunningham, seeks a Variance under SZO §5.5, to increase the number of stories of the two-family structure from 2 ½ to 3 stories, and a Special Permit under §4.4.1 to alter the nonconforming structure by adding an approx 180sf addition and a rear deck. RA zone. Ward 3.
Date(s) of Hearing(s):	5/7, 5/21
Staff Recommendation:	Recommends denial.
ZBA Action:	Voted on May 7, 2014 to continue the application to May 21, 2014.
Current Status:	The Applicant will submit a written request to continue the application to June 4, 2014.

Previously Opened Cases that will be Heard

206 Summer St: (Case #ZBA 2014-31)	
Applicant:	Mark Silva
Property Owner:	Silva Realty, LLC
Agent:	N/A
Legal Notice:	Applicant, Mark Silva, and Owner, Silva Realty, LLC, seek a Special Permit under SZO §4.4.1 to alter a nonconforming three-family structure by expanding and adding a dormer, adding a rear deck and altering window and door locations. RB zone. Ward 3.
Date(s) of Hearing(s):	5/7, 5/21
Staff Recommendation:	None at this time.
ZBA Action:	Voted on May 7, 2014 to continue the application to May 21, 2014.
Current Status:	Will be heard on May 21, 2014.

50-52 Whitman Street (Case #ZBA 2013-90)	
Applicant:	Deborah Flaschen
Property Owner:	Deborah Flaschen
Agent:	N/A
Legal Notice:	Applicant and Owner, Deborah Flaschen, seek a Special Permit per SZO §4.4.1 to expand a nonconforming FAR by finishing the basement. RA Zone. Ward 7.
Date(s) of Hearing(s):	1/22, 2/5, 2/19, 3/5, 3/19, 4/2, 4/16, 5/7, 5/21
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on May 7, 2014 to continue the application to May 21, 2014.
Current Status:	Will be heard on May 21, 2014.

25 Auburn Ave: (Case #ZBA 2014-12)	
Applicant:	Steven Teixeira
Property Owner:	Steven Teixeira
Agent:	N/A
Legal Notice:	Applicant and Owner, Steven Teixeira, seeks a Special Permit under SZO §4.4.1 to alter a nonconforming dwelling to add a by-right second unit, which includes a rear addition, a dormer, and modifications to windows and doors. The Applicant also seeks a Variance under SZO §9.5.1.a for two spaces of parking relief. RB zone. Ward 1.
Date(s) of Hearing(s):	4/16, 5/7, 5/21
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on May 7, 2014 to continue the application to May 21, 2014.
Current Status:	Will be heard on May 21, 2014.

New Cases to be Opened and Heard

6 Marion Street (Case #ZBA 2013-68)	
Applicant:	Jason Calvert & Lorraine McGuinness
Property Owner:	Jason Calvert & Lorraine McGuinness
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant and Owners, Jason Calvert and Lorraine McGuinness, seek a Special Permit under SZO §4.4.1 to alter a nonconforming structure by adding dormers and making window and door alterations. RB zone. Ward 2.
Date(s) of Hearing(s):	5/21
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on May 21, 2014.

237 Elm Street (Case #ZBA 2014-32)	
Applicant:	KE Tea Davis Square, LLC
Property Owner:	Dana Family Realty Trust
Agent:	Paul Yu
Legal Notice:	Applicant, KE Tea Davis Square, LLC, and Owner, Dana Family Realty Trust, seek a Special Permit with Design Review to establish a fast order food establishment under SZO §7.11.10.2.a to open an approx 550 sf tea shop and a special permit under §9.13.a for parking relief. CBD zone. Ward 6.
Date(s) of Hearing(s):	5/21
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on May 21, 2014.

80 Properzi Way (Case #ZBA 2014-34)	
Applicant:	N. John Hallam & Teresa Swartzel
Property Owner:	N. John Hallam & Teresa Swartzel
Agent:	N/A
Legal Notice:	Applicant and Owners, N. John Hallam & Teresa Swartzel, seek a Special Permit under SZO §4.4.1 to alter a nonconforming single-family dwelling through the addition of a third floor in the existing rear addition. RB zone. Ward 2.
Date(s) of Hearing(s):	5/21
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on May 21, 2014.

Other Business

None

Plans and reports are available at the City of Somerville website at the following link:
www.somervillema.gov/planningandzoning/reports