



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

Aldermanic Chambers, Somerville City Hall, 93 Highland Avenue, Somerville, MA
Wednesday, January 17, 2018
6:00 P.M.

18 Brook Street: (Case #ZBA 2017-43)	
Applicant:	Waemen Lung and Waelim Lung
Property Owner:	Waemen Lung and Waelim Lung
Agent:	N/A
Legal Notice:	Applicants and Owners, Waemen Lung and Waelim Lung, seek a Special Permit under SZO §4.4.1 to alter a nonconforming structure within the required front, left, and right side yard setbacks and to increase the nonconforming floor area ratio (FAR) by converting the roof type from a gable style to a flat roof and making interior renovations. RB Zone. Ward 1.
Date(s) of Hearing(s):	10/18, 11/8, 11/29, 1/3
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on January 3, 2018 to continue the application to January 31, 2018.
Previously continued to January 31, 2018.	

45 Kent Street: (Case #ZBA 2017-90)



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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):	10/18, 11/8, 11/29, 1/3
Staff Recommendation:	None at this time.
ZBA Action:	Voted on January 3, 2018 to continue the application to January 31, 2018.
Previously continued to January 31, 2018.	

3 Royce Place (ZBA 2017-74)

Applicant:	Black Wolf Special Opportunity II, LLC
Property Owner:	Black Wolf Special Opportunity II, LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant and Owner, Black Wolf Special Opportunity II, LLC, seeks a Special Permit under SZO §4.4.1 to alter an existing three-family structure and convert it into a two-family structure and a Special Permit with Site Plan Review (SPSR) under SZO §7.2 and a Variance under §5.5 and §8.5 to construct a single dwelling unit in a second principle structure on the lot within the required front yard setback. RB Zone. Ward 1.
Date(s) of Hearing(s):	11/8, 11/29, 12/13, 1/3
Staff Recommendation:	SP: Conditional approval V: Unable to recommend
ZBA Action:	Voted on January 3, 2018 to continue the application to January 31, 2018.
Previously continued to January 31, 2018.	

24-28 Mount Pleasant Street: (Case #ZBA 2017-11)

Applicant:	Warren A. Chaille, Trustee of the Chaille Trust
Property Owner:	Warren A. Chaille, Trustee of the Chaille Trust
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant/Owner, Warren A. Chaille, Trustee of the Chaille Trust, seeks a Special Permit under Section 7.3 of the Somerville Zoning Ordinance (SZO) to relocate, renovate, and construct an addition to the existing two-family dwelling to create a six-unit dwelling building. RB Zone. Ward 1.
Date(s) of Hearing(s):	6/7, 6/21, 7/12, 8/2, 8/16, 9/6, 10/4, 10/18, 11/8, 11/29, 1/3
Staff Recommendation:	None at this time.
ZBA Action:	Voted on January 3, 2018 to continue the application to January 31, 2018.
Previously continued to January 31, 2018.	



44 Broadway (ZBA 2017-95)	
Applicant:	Lower Broadway Development, LLC
Property Owner:	Lower Broadway Development, LLC
Agent:	Sean T. O'Donnovan
Legal Notice:	Applicant & Owner, Lower Broadway Development, LLC, seeks a Variance under SZO §5.5 to demolish existing one-story commercial structures and replace them with a 6-story mixed-use building containing 8,696sf of retail/restaurant, 9,800sf office, and 27 residential dwelling units with structured parking under SZO §6.5. Zone TOD-55. Ward 1.
Date(s) of Hearing(s):	11/8, 11/29, 1/17
Staff Recommendation:	Unable to recommend
ZBA Action:	Voted on November 29, 2017 to continue the application to January 17, 2018.
The Applicant has submitted a written request to continue the application to January 31, 2018. Richard Rossetti made a motion to continue the application to January 31, 2018. Elaine Severino seconded the motion. Upon a vote, the motion passed 5-0 with Anne Brockelman and Pooja Phalthankar absent.	

51 McGrath Highway: (Case #ZBA 2017-46)	
Applicant:	Life Storage Limited Partnership
Property Owner:	Sovran Acquisition Limited Partnership
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant, Life Storage Limited Partnership, and Owner, Sovran Acquisition Limited Partnership, seek a Special Permit with Design Review (SPSR) under Section 7.11.12.4.c and Section 5.2 of the Somerville Zoning Ordinance (SZO) to construct a self-storage facility of 28,880 gross square feet. The Applicant and Owner also seek a Variance under Article 12 of the SZO for signage. 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
Staff Recommendation:	Recommends denial
ZBA Action:	Voted on January 3, 2018 to continue the application to January 17, 2018.
The Applicant has submitted a written request to continue the application to January 31, 2018. Richard Rossetti made a motion to continue the application to January 31, 2018. Elaine Severino seconded the motion. Upon a vote, the motion passed 5-0 with Anne Brockelman and Pooja Phalthankar absent.	

118-124 College Avenue: (Case #ZBA 2017-88)	
Applicant:	Lacourt Realty, LLC c/o Mouhab Rizkallah
Property Owner:	Lacourt Realty, LLC c/o Mouhab Rizkallah
Agent:	N/A
Legal Notice:	Owner, Lacourt Realty, LLC, c/o Mouhab Rizkallah, seeks a Special Permit with Site Plan Review under §7.3 of the SZO to increase the number of dwelling units from four to seven (including one affordable unit), §4.4.1 to extend existing non-conformities, and relief under Article 9 including special permits for parking on a separate lot and shared driveway access to parking. RB zone. Ward 4.
Date(s) of Hearing(s):	9/6, 9/27, 10/4, 10/18, 11/8, 11/29, 12/13, 1/17
Staff Recommendation:	Recommendation forthcoming
ZBA Action:	Voted on December 13, 2017 to continue the application to January 17, 2018.
The Applicant has submitted a written request to continue the application to January 31, 2018. Richard Rossetti made a motion to continue the application to January 31, 2018. Elaine Severino seconded the motion. Upon a vote, the motion passed 5-0 with Anne Brockelman and Pooja Phalthankar absent.	



130 Walnut Street: (Case #ZBA 2017-70)	
Applicant:	David Einis
Property Owner:	Garrett Realty, LLC
Agent:	N/A
Legal Notice:	Applicant, David Einis, and Owner, Garrett Realty, LLC, seek Special Permits under §4.4.1 and §8.5 of the SZO for: the upward extension of the non-conforming right side yard setback by raising the rear portion of the existing structure to a height of 30' 10 ¼ inches; constructing dormers within the right side yard setback; increasing the FAR by more than 25% by adding a large addition to the rear of the structure; Special Permits under §7.11 to increase the number of units from two to three; Special Permits under §9.13 for parking relief. RB zone. Ward 4.
Date(s) of Hearing(s):	9/27, 10/4, 10/18, 11/8, 11/29, 12/13, 1/17
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on December 13, 2017 to continue the application to January 17, 2018.
The Applicant has submitted a written request to continue the application to January 31, 2018. Richard Rossetti made a motion to continue the application to January 31, 2018. Elaine Severino seconded the motion. Upon a vote, the motion passed 5-0 with Anne Brockelman and Pooja Phalthankar absent.	

8-10 Appleton Street (ZBA 2017-120)	
Applicant:	Trio Enterprises, LLC
Property Owner:	Trio Enterprises, LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant and Owner, Trio Enterprises, LLC, seeks a Special Permit under §4.4 to alter a nonconforming structure that had previously been damaged by a fire by modifying porches, windows, landings, and finishing a portion of the basement. RA Zone. Ward 6.
Date(s) of Hearing(s):	1/17
Staff Recommendation:	None at this time
ZBA Action:	--
The Applicant has submitted a written request to continue the application to January 31, 2018. Richard Rossetti made a motion to continue the application to January 31, 2018. Elaine Severino seconded the motion. Upon a vote, the motion passed 5-0 with Anne Brockelman and Pooja Phalthankar absent.	

314 Highland Avenue (ZBA 2017-111)	
Applicant:	Pet Stop Plus
Property Owner:	C T & M, LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant, Pet Stop Plus, and Owner, C T & M, LLC, seek approval from the ZBA pursuant to a prior Decision (Case # ZBA 2013-23) and a Variance under SZO §5.5 and §12.3 to install a signage awning for the veterinarian. RC Zone. Ward 6.
Date(s) of Hearing(s):	1/17
Staff Recommendation:	None at this time
ZBA Action:	--
The Applicant has submitted a written request to continue the application to January 31, 2018. Richard Rossetti made a motion to continue the application to January 31, 2018. Elaine Severino seconded the motion. Upon a vote, the motion passed 5-0 with Anne Brockelman and Pooja Phalthankar absent.	



140 & 150 Line Street (Case #: ZBA 2017-83)	
Applicant:	Inman Square Properties, LLC
Property Owner:	Inman Square Properties, LLC
Agent:	Sean T. O'Donnovan
Legal Notice:	Applicant & Owner, Inman Square Properties, LLC, seeks a Special Permit with Site Plan Review under SZO §5.2 to remove the existing non-conforming asphalt surface parking lot and replace with 8 residential dwelling units in two structures under SZO §7.2, §7.3, §7.5, and §7.10. Parking relief is also required under §9.13. Zone RB. Ward 2.
Date(s) of Hearing(s):	1/17
Staff Recommendation:	None at this time
ZBA Action:	--
The Applicant has submitted a written request to continue the application to January 31, 2018. Richard Rossetti made a motion to continue the application to January 31, 2018. Elaine Severino seconded the motion. Upon a vote, the motion passed 5-0 with Anne Brockelman and Pooja Phalthankar absent.	

42 Flint Street (ZBA 2017-124)	
Applicant:	Elan Sassoon
Property Owner:	Courtney Pham
Agent:	N/A
Legal Notice:	Applicant, Elan Sassoon, and Owner, Courtney Pham, seek Special Permits under §4.4.1 of the SZO to alter a non-conforming structure by increasing the gross floor area (GFA) by more than 25%, and a linear extension of the non-conforming right side yard setback. Relief is sought under §7.11 of the SZO to increase the number of units from two to three and parking relief under Article 9 of the SZO. RB zone. Ward 1.
Date(s) of Hearing(s):	1/17
Staff Recommendation:	None at this time
ZBA Action:	--
The Applicant has submitted a written request to continue the application to January 31, 2018. Richard Rossetti made a motion to continue the application to January 31, 2018. Elaine Severino seconded the motion. Upon a vote, the motion passed 5-0 with Anne Brockelman and Pooja Phalthankar absent.	

65 Newton Street (ZBA 2017-123)	
Applicant:	Brian Aylward, and Yongmei Sun, Trustees of 65 Newton Realty Trust
Property Owner:	Brian Aylward, and Yongmei Sun, Trustees of 65 Newton Realty Trust
Agent:	N/A
Legal Notice:	Applicants and Owners, Brian Aylward, and Yongmei Sun, Trustees of 65 Newton Realty Trust, seek Special Permits under §4.4.1 of the SZO for exterior alterations to a 3-family dwelling (change in window size). RB zone. Ward 2.
Date(s) of Hearing(s):	1/17
Staff Recommendation:	None at this time
ZBA Action:	--
The Applicant has submitted a written request to continue the application to January 31, 2018. Richard Rossetti made a motion to continue the application to January 31, 2018. Elaine Severino seconded the motion. Upon a vote, the motion passed 5-0 with Anne Brockelman and Pooja Phalthankar absent.	



5 Middlesex Avenue (ZBA 2017-96)	
Applicant:	Somerville Office Association, LP
Property Owner:	Somerville Office Association, LP
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant and Owner Somerville Office Association, LP seeks a Variance under §5.5 for the top of a wall sign mounted higher than 35' above finished grade under §6.4.14. Zone ASMD. Ward 1.
Date(s) of Hearing(s):	11/8, 11/29, 12/13, 1/3, 1/17
Staff Recommendation:	Denial
ZBA Action:	Voted on December 13, 2017 to continue the application to January 3, 2018.
The Applicant has submitted a written request to continue the application to January 31, 2018. Richard Rossetti made a motion to continue the application to January 31, 2018. Elaine Severino seconded the motion. Upon a vote, the motion passed 5-0 with Anne Brockelman and Pooja Phalthankar absent.	

10-12 Ward Street (Case # ZBA 2017-122)	
Applicant:	Block Properties, LLC
Property Owner:	F & L Realty Development
Agent:	Sean T. O'Donnovan
Legal Notice:	Applicant, Block Properties, LLC, and Owner, F & L Realty Development, seek a Special Permit with Site Plan Review (SPSR) under §5.2, Variances to reduce the lot area per dwelling unit ratio under §5.5 and §8.5 of the SZO, Special Permits under §4.4.1 of the SZO to alter a non-conforming property by demolishing the existing buildings and constructing a residential building, §7.11 to increase the number of dwelling units, to provide inclusionary housing units and a payment under Article 13 of the SZO, special permits for parking relief under Article 9 of the SZO. BA zone. Ward 2.
Date(s) of Hearing(s):	12/13, 12/13, 1/17
Staff Recommendation:	SPSR and SP: Conditional approval V: Unable to recommend
ZBA Action:	Voted on December 13, 2017 to continue the application to January 17, 2018.
The Applicant has submitted a written request to continue the application to January 31, 2018. Richard Rossetti made a motion to continue the application to January 31, 2018. Elaine Severino seconded the motion. Upon a vote, the motion passed 5-0 with Anne Brockelman and Pooja Phalthankar absent.	

91 Perkins Street (Case #ZBA 2017-115)	
Applicant:	91 Perkins St., LLC
Property Owner:	91 Perkins St., LLC
Agent:	Sean T. O'Donnovan
Legal Notice:	Applicant and Owner, 91 Perkins St., LLC, seeks Special Permits under §4.4.1 of the SZO to increase the landscaping from 0% to 2%, enlarge an exterior door and add two emergency egress openings to a legally-existing, non-conforming 9-unit residential structure. RB zone. Ward 1.
Date(s) of Hearing(s):	12/13, 1/17
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on December 13, 2017 to continue the application to January 17, 2018.



No public testimony was taken. Richard Rossetti made a motion to conditionally approve the Special Permit. Elaine Severino seconded the motion. Upon a vote, the motion passed 5-0 with Anne Brockelman and Pooja Phalthankar absent.

24 Crescent Street (Case # ZBA 2017-113)

Applicant:	24 Crescent Street, LLC
Property Owner:	24 Crescent Street, LLC
Agent:	Sean T. O'Donnovan
Legal Notice:	Applicant and Owner, 24 Crescent Street, LLC, seeks Special Permits under §4.4.1 for an upward extension of the non-conforming right side yard setback, increase the number of units from one to two under §7.11, and parking relief under §9.13 of the SZO. RB zone. Ward 2.
Date(s) of Hearing(s):	12/13, 1/17
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on December 13, 2017 to continue the application to January 17, 2018.
Neighbor from 19 Oakland St was present and supports project. Danielle Evans would like to see third parking spot removed and replaced with landscape. Does not like amenity parking, 2 spaces works better. Susan Fontano likes two spaces only. Elaine Severino agreed. Richard Rossetti made a motion to add Special Permit conditions to require third parking space removed and replaced with landscape. Elaine Severino seconded the motion. Upon a vote, the motion passed 5-0 with Anne Brockelman and Pooja Phalthankar absent.	

90 Bartlett Street (ZBA 2017-131)

Applicant:	Gordon Murray and Hyeryun Kim
Property Owner:	Gordon Murray and Hyeryun Kim
Agent:	N/A
Legal Notice:	Applicants and Owners, Gordon Murray and Hyeryun Kim, seek a Special Permit under §4.4.1 to alter a nonconforming structure by constructing a roof deck on top of the 2nd story rear porch. RA Zone. Ward 5.
Date(s) of Hearing(s):	1/17
Staff Recommendation:	Conditional approval
ZBA Action:	--
Ward 5 supports. Susan Fontano asked no stairs from top deck down? (Reply – no, only internal). Elaine Severino asked basement finished later date? (Reply – yes). Severino asked driveway redone? (Reply – yes, later, not as phase 2). Severino asked about backyard and condos? (Reply – no, backyard will be landscaped). Richard Rossetti stated driveway later. Josh Safdie stated clean set of drawing would be nice. Asked why remove window at stair on drawing A2.1 – can they keep it? (Reply – would make both windows smaller). Richard Rossetti made a motion revise the Special Permit conditions to require a clean drawing set and for the windows in the dormer to match. Elaine Severino seconded the motion. Upon a vote, the motion passed 5-0 with Anne Brockelman and Pooja Phalthankar absent. Richard Rossetti made a motion to conditionally approve the Special Permit. Elaine Severino seconded the motion. Upon a vote, the motion passed 5-0 with Anne Brockelman and Pooja Phalthankar absent.	

370 Highland Avenue (ZBA 2017-127)

Applicant:	Brenden Campbell and Katherine Fiorello
Property Owner:	Brenden Campbell and Katherine Fiorello
Agent:	N/A
Legal Notice:	Applicant and Owner, Brenden Campbell and Katherine Fiorello, seek a Special Permit under §4.4.1 of the SZO to alter a nonconforming structure by increasing the gross floor area (GFA) by constructing a two story addition on the east side of the property and a one story addition above a portion of the garage. NB zone. Ward 6.



Date(s) of Hearing(s):	1/17
Staff Recommendation:	Conditional approval
ZBA Action:	--
Neighbor at 9 West St. and another neighbor spoke in support of application. Josh Safdie asked why 3.3' side yard? (Reply – NB zone). Elaine Severino asked replace fences? (Reply – same time). Richard Rossetti made a motion to conditionally approve the Special Permit. Elaine Severino seconded the motion. Upon a vote, the motion passed 5-0 with Anne Brockelman and Pooja Phalthankar absent.	

10 Linden Place (Case #ZBA 2016-152-R1-12/17)	
Applicant:	Jamuna Kote & Simha Kadagathur
Property Owner:	Jamuna Kote & Simha Kadagathur
Agent:	N/A
Legal Notice:	Applicant/Owner, Jamuna Kote & Simha Kadagathur, seek a Revision to a Special Permit under SZO §4.4.1 to alter a nonconforming structure by adding a rear addition for a first floor living room, mud room, and bathroom, a second floor bedroom, and relocating a bulkhead door for basement access. RB zone. Ward 5.
Date(s) of Hearing(s):	1/17
Staff Recommendation:	Conditional approval
ZBA Action:	--
No public testimony was taken. Richard Rossetti made a motion to conditionally approve the Special Permit. Elaine Severino seconded the motion. Upon a vote, the motion passed 5-0 with Anne Brockelman and Pooja Phalthankar absent.	

Other Business:

NOTICE: While reasonable efforts have been made to assure the accuracy of the data provided in these minutes, do not rely on this information as the complete and accurate portrayal of the events in the meeting without first checking with the Planning Division staff. If any discrepancies exist, the decisions filed by the Board serve as the relevant record for each case. The Planning Division also maintains audio recordings of most Board meetings that are available upon request.

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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