



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, October 18, 2017
6:00 P.M.

Previously Opened Cases that are Requesting a Continuance

| 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 |
| Staff Recommendation: | None at this time. |
| ZBA Action: | Voted on October 4, 2017 to continue the application to October 18, 2017. |
| Current Status: | Staff anticipates that the Applicant will submit a written request to continue the application to November 8, 2017. |



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| 38 Oliver Street: (Case #ZBA 2017-41) | |
| Applicant: | Mark J. Ahern & Polly Chin-Ahern |
| Property Owner: | Mark J. Ahern & Polly Chin-Ahern |
| Agent: | Richard G. DiGirolamo, Esq. |
| Legal Notice: | Applicants and Owners, Mark J. Ahern & Polly Chin-Ahern seek Special Permits under §4.4.1 of the SZO to renovate a non-conforming 4-unit residential structure. RB zone. Ward 1. |
| Date(s) of Hearing(s): | 7/12, 8/2, 8/16, 9/6, 10/4, 10/18 |
| Staff Recommendation: | Conditional Approval |
| ZBA Action: | Voted on October 4, 2017 to continue the application to October 18, 2017. |
| Current Status: | Staff anticipates that the Applicant will submit a written request to continue the application to November 8, 2017. |

New Cases to be Opened that are Requesting a Continuance

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| 1 Williams Court: (Case #ZBA 2017-82) | |
| Applicant: | Frank Marinello |
| Property Owner: | Frank Marinello |
| Agent: | N/A |
| Legal Notice: | Applicant and Owner, Frank Marinello, seeks Special Permits under §4.4.1 of the SZO for the upward extension of the non-conforming rear yard setback and parking relief under §9.13 of the SZO. |
| Date(s) of Hearing(s): | 10/18 |
| Staff Recommendation: | None at this time. |
| ZBA Action: | -- |
| Current Status: | Staff anticipates that the Applicant will submit a written request to continue the application to November 8, 2017. |

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| 45 Kent Street: (Case #ZBA 2017-90) | |
| Applicant: | Angela Schifano |
| Property Owner: | Angela Schifano |
| Agent: | Richard G. DiGirolamo, Esq. |
| Legal Notice: | Applicant and Owner, Angela Schifano, seeks Special Permits under §7.11 of the SZO to increase the number of units from two to three, Special Permits under §4.4.1 of the SZO to increase the FAR and GFA by more than 25%, create an upward extension of the non-conforming rear and left yard setbacks by increasing the height of the building by approximately 10 feet. RC zone. Ward 3. |
| Date(s) of Hearing(s): | 10/18 |
| Staff Recommendation: | None at this time. |
| ZBA Action: | -- |
| Current Status: | Staff anticipates that the Applicant will submit a written request to continue the application to November 8, 2017. |



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| 8 Whipple Street: (Case #ZBA 2017-96) | |
| Applicant: | Lacourt Enterprises, LLC |
| Property Owner: | Mouhab Rizkallah |
| Agent: | N/A |
| Legal Notice: | Applicant, Lacourt Enterprises, LLC, and Owner, Mouhab Rizkallah, seek Special Permits under §4.4.1 of the SZO to increase the GFA and FAR by more than 25%, and for upward extensions of the non-conforming front, left, and right yard setbacks, and Special Permit under Article 9 of the SZO for parking relief. RC zone. Ward 6. |
| Date(s) of Hearing(s): | 10/18 |
| Staff Recommendation: | None at this time. |
| ZBA Action: | -- |
| Current Status: | Staff anticipates that the Applicant will submit a written request to continue the application to November 8, 2017. |

Previously Opened Cases to be Heard

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| 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 under §7.3 of the SZO to increase the number of units from four to seven (including one affordable unit) and parking relief under Article 9 of the SZO. |
| Date(s) of Hearing(s): | 9/6, 9/27, 10/4, 10/18 |
| Staff Recommendation: | None at this time. |
| ZBA Action: | -- |
| Current Status: | Staff anticipates that the Applicant will submit a written request to continue the application to November 8, 2017. |

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| 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 |
| Staff Recommendation: | Recommends denial |
| ZBA Action: | Voted on October 4, 2017 to continue the application to October 18, 2017. |
| Current Status: | Will be heard |



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| 82 Willow Avenue: (Case #ZBA 2017-30) | |
| Applicant: | Umesh and Dipti Mistri |
| Property Owner: | Umesh and Dipti Mistri |
| Agent: | N/A |
| Legal Notice: | Applicants / Owners, Umesh and Dipti Mistri, seek a Special Permit under §4.4.1 to make various alterations that include a complete renovation of the interior and exterior of the nonconforming three-family structure, a Special Permit under §9.13 for parking relief, and a Variance under §5.5 and Article 8 for creating a new nonconformity by constructing a rear addition and decks into the required rear yard setback. NB zone. Ward 6. |
| Date(s) of Hearing(s): | 9/6, 9/27, 10/4, 10/18 |
| Staff Recommendation: | SP: Conditional approval V: Unable to recommend |
| ZBA Action: | Voted on October 4, 2017 to continue the application to October 18, 2017. |
| Current Status: | Will be heard |

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| 22 Billingham Street: (Case #ZBA 2017-79) | |
| Applicant: | Jonathan Wolfe and Margaret Rosenberg |
| Property Owner: | Jonathan Wolfe and Margaret Rosenberg |
| Agent: | N/A |
| Legal Notice: | Applicants / Owners, Jonathan Wolfe and Margaret Rosenberg, seek a Special Permit under §4.4.1 of the Somerville Zoning Ordinance (SZO) to alter a nonconforming structure to construct a dormer within the required right side yard setback. RA zone. Ward 6. |
| Date(s) of Hearing(s): | 9/6, 9/27, 10/18 |
| Staff Recommendation: | Conditional approval |
| ZBA Action: | Voted on September 27, 2017 to continue the application to October 18, 2017. |
| Current Status: | Will be heard |

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| 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 |
| Staff Recommendation: | Conditional approval |
| ZBA Action: | Voted on October 4, 2017 to continue the application to October 18, 2017. |
| Current Status: | Will be heard. |



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| 161 Linwood Street: (Case #ZBA 2015-49-R1-0717) | |
| Applicant: | Herb Chambers I-93, Inc. |
| Property Owner: | Tauro Realty Trust, David Tauro, Trustee |
| Agent: | Richard G. DiGirolamo, Esq. |
| Legal Notice: | Applicant, Herb Chambers I-93, Inc. and Owner, Tauro Realty Trust with David Tauro, Trustee, seek a revision to a Special Permit with Site Plan Review under §5.2 and §5.3 of the SZO to alter a site plan including parking space dimensions and dumpster location. A Variance under §5.5 and §10.7 is sought for a fence exceeding 6 feet in height. IA Zone. Ward 2. |
| Date(s) of Hearing(s): | 9/6, 9/27, 10/4, 10/18 |
| Staff Recommendation: | Conditional approval |
| ZBA Action: | Voted on October 4, 2017 to continue the application to October 18, 2017. |
| Current Status: | Will be heard |

New Cases to be Opened and Heard

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| 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 |
| Staff Recommendation: | Conditional approval |
| ZBA Action: | -- |
| Current Status: | Will be heard |

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| 74 Cedar Street: (Case #ZBA 2017-99) | |
| Applicant: | Derrick Snare |
| Property Owner: | Gregory S. Carleton |
| Agent: | N/A |
| Legal Notice: | Applicant, Derrick Snare, and Owner, Gregory S. Carleton, seek a Special Permit under SZO §4.4.1 to extend a nonconforming structure within the required rear yard setback by enclosing a rear porch. RB Zone. Ward 5. |
| Date(s) of Hearing(s): | 10/18 |
| Staff Recommendation: | Conditional approval |
| ZBA Action: | -- |
| Current Status: | Will be heard |



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| 11 George Street: (Case #ZBA 2017-85) | |
| Applicant: | Elio LoRusso |
| Property Owner: | Elio LoRusso |
| Agent: | N/A |
| Legal Notice: | Applicant and Owner, Elio LoRusso, seek a Special Permit under SZO §4.4.1 to alter a nonconforming structure within the required front and left side yard setbacks by converting the roof type from a hip style to a gable roof with shed dormers on either side of the ridge. RB Zone. Ward 1. |
| Date(s) of Hearing(s): | 10/18 |
| Staff Recommendation: | Recommendation forthcoming |
| ZBA Action: | -- |
| Current Status: | Will be heard |

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| 88 Line Street, 90 Line Street, and 18 Cooney Street: (Case #ZBA 2017-73) | |
| Applicant: | Sanjeev M. Kale |
| Property Owner: | Sanjeev M. Kale |
| Agent: | Adam Dash, Esq. |
| Legal Notice: | Applicant and Owner, Sanjeev M. Kale, seeks a Special Permit under SZO §4.4.1 to increase the gross floor area (GFA) of the existing dwelling by more than 25% and a Special Permit under SZO §9.13 for parking relief to construct an addition that will create two additional dwelling units on the site. RB Zone. Ward 2. |
| Date(s) of Hearing(s): | 10/18 |
| Staff Recommendation: | Conditional approval |
| ZBA Action: | -- |
| Current Status: | Will be heard |

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|---|---|
| 9 Wilton Street: (Case #ZBA 2017-97) | |
| Applicant: | Tessa and Rami Bridge |
| Property Owner: | Tessa and Rami Bridge |
| Agent: | N/A |
| Legal Notice: | Applicants and Owners, Tessa and Rami Bridge, seek a Special Permit under SZO §4.4.1 to alter a nonconforming structure within the required front, left, and right side yard setbacks by constructing side entry steps, a dormer, extending the deck and constructing new deck stairs, and opening the enclosed front porch. RB Zone. Ward 5. |
| Date(s) of Hearing(s): | 10/18 |
| Staff Recommendation: | Conditional approval |
| ZBA Action: | -- |
| Current Status: | Will be heard |



| 35 (0) Dane Street: (Case #ZBA 2017-97) | |
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| Applicant: | Zero Dane, LLC |
| Property Owner: | Zero Dane, LLC |
| Agent: | Richard G. DiGirolamo, Esq. |
| Legal Notice: | (Note: This project was originally permitted by the ZBA as “0 Dane Street” and has since been assigned the street number of 35 Dane Street, Units 1 - 4). Applicant and Owner, Zero Dane, LLC, Variances under §5.5 of the SZO to construct a 4-unit residential structure on an undersized lot and a revision to Special Permits under §5.3.8 to reduce the number of units from the previously-permitted 5 units to four units, increase the proposed height from 37.4 feet to 38.4 feet, reduce the net floor area, increase the amount of right and left side yard setbacks provided, increase the landscaped and pervious areas and reduce the amount of ground coverage; under Article 9 of the SZO for a shared driveway and a reduction of parking by reducing the amount of standard-sized parking provided and replacing it with compact spaces. RC zone. Ward 2. |
| Date(s) of Hearing(s): | 10/18 |
| Staff Recommendation: | Conditional approval |
| ZBA Action: | -- |
| Current Status: | Will be heard |

| 49 Cedar Street: (Case #ZBA 2017-92) | |
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| Applicant: | Alan Peterson of A. Peterson Development, LLC |
| Property Owner: | Alan Peterson of A. Peterson Development, LLC |
| Agent: | N/A |
| Legal Notice: | Applicant and Owner, Alan Peterson of A. Peterson Development, LLC, seeks Special Permits to increase the FAR and GFA by more than 25% each, construct an addition along the left side yard setback that horizontally and vertically extends this dimensional non-conformity, and under Article 9 for parking relief. RB zone. Ward 5. |
| Date(s) of Hearing(s): | 10/18 |
| Staff Recommendation: | Conditional approval |
| ZBA Action: | -- |
| Current Status: | Will be heard |



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|---|---|
| 20 Carlton Street: (Case #ZBA 2017-98) | |
| Applicant: | Elan Sassoon |
| Property Owner: | 20 Carlton, LLC |
| Agent: | N/A |
| Legal Notice: | Applicant, Elan Sassoon, and Owner, 20 Carlton, LLC, seek Special Permits under §4.4.1 of the SZO to increase the GFA and FAR by more than 25% and to extend the non-conforming nature of the side yard setbacks. Special permits for parking relief are also sought under Article 9 of the SZO. RC zone. Ward 2. |
| Date(s) of Hearing(s): | 10/18 |
| Staff Recommendation: | Conditional approval |
| ZBA Action: | -- |
| Current Status: | Will be heard |

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|---|---|
| 103 Pearson Avenue: (Case #ZBA 2017-104) | |
| Applicant: | Candyce Dostert |
| Property Owner: | Candyce Dostert and Donald Stevens |
| Agent: | N/A |
| Legal Notice: | Applicant, Candyce Dostert, and Owners, Candyce Dostert and Donald Stevens, seek a Special Permit under SZO §4.4.1 to alter a nonconforming structure by constructing a second story rear deck on top of the existing one-story rear porch that is within the required left side yard setback requirement. RA Zone. Ward 5. |
| Date(s) of Hearing(s): | 10/18 |
| Staff Recommendation: | Conditional approval |
| ZBA Action: | -- |
| Current Status: | Will be heard |

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| 81 Sacramento Street: (Case #ZBA 2017-25-R1-9/2017) | |
| Applicant: | Sophia and Frank Maniaci |
| Property Owner: | Sophia and Frank Maniaci |
| Agent: | N/A |
| Legal Notice: | Applicants and Owners, Sophia and Frank Maniaci, seek a revision to a previously approved special permit (ZBA 2017-25 approved in May 2017) under §5.3.8 of the Somerville Zoning Ordinance to increase the height of a portion of the nonconforming structure to add another level of living area. RC zone. Ward 2. |
| Date(s) of Hearing(s): | 10/18 |
| Staff Recommendation: | Conditional approval |
| ZBA Action: | -- |
| Current Status: | Will be heard |



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|--|--|
| 35 Moreland Street: (Case #ZBA 2015-78-E1-9/2017) | |
| Applicant: | Kevin Slattery and Marie Mullarkey |
| Property Owner: | Kevin Slattery and Marie Mullarkey |
| Agent: | N/A |
| Legal Notice: | Applicants and Owners, Kevin Slattery and Marie Mullarkey, seek a one-year extension to the Special Permits issued by the ZBA in 2015 to demolish an existing single-family and construct a 3-family residence. RB zone. Ward 4. |
| Date(s) of Hearing(s): | 10/18 |
| Staff Recommendation: | Approval |
| ZBA Action: | -- |
| Current Status: | Will be heard |

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|--|--|
| 81 Highland Avenue (Case #ZBA 2017-101) | |
| Applicant: | City of Somerville |
| Property Owner: | City of Somerville |
| Agent: | N/A |
| Legal Notice: | Applicant and Owner, the City of Somerville, seek Special Permits per 4.4.1 to alter the existing, non-conforming structure (Somerville High School), and a Variance for parking under Article 9. RC zone. Ward 3. |
| Date(s) of Hearing(s): | 10/18 |
| 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>



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