



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

Somerville High School Auditorium, 81 Highland Avenue, Somerville, MA
Wednesday, December 13, 2017
6:00 P.M.

Continued to a Future Date

| 24-28 Mount Pleasant Street: (Case #ZBA 2017-11) | |
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| 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 |
| Staff Recommendation: | None at this time. |
| ZBA Action: | Voted on November 29, 2017 to continue the application to January 3, 2018. |
| Current Status: | Voted on November 29, 2017 to continue the application to January 3, 2018. |



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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, 11/8, 11/29 |
| Staff Recommendation: | Conditional approval |
| ZBA Action: | Voted on November 29, 2017 to continue the application to January 3, 2018. |
| Current Status: | Voted on November 29, 2017 to continue the application to January 3, 2018. |

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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, 11/8, 11/29 |
| Staff Recommendation: | Recommends denial |
| ZBA Action: | Voted on November 29, 2017 to continue the application to January 3, 2018. |
| Current Status: | Voted on November 29, 2017 to continue the application to January 3, 2018. |

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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: | 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 |
| Staff Recommendation: | None at this time. |
| ZBA Action: | Voted on November 29, 2017 to continue the application to January 3, 2018. |
| Current Status: | Voted on November 29, 2017 to continue the application to January 3, 2018. |



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| 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 |
| Staff Recommendation: | Unable to recommend |
| ZBA Action: | Voted on November 29, 2017 to continue the application to January 17, 2018. |
| Current Status: | Voted on November 29, 2017 to continue the application to January 17, 2018. |

Previously Opened Cases that are Requesting a Continuance

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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, 11/8, 11/29, 12/13 |
| Staff Recommendation: | Conditional approval |
| ZBA Action: | Voted on November 29, 2017 to continue the application to December 13, 2017. |
| Current Status: | Staff anticipates that the Applicant will submit a written request to continue the application to January 17, 2017. |

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| 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 |
| Staff Recommendation: | None at this time |
| ZBA Action: | Voted on November 29, 2017 to continue the application to December 13, 2017. |
| Current Status: | Staff anticipates that the Applicant will submit a written request to continue the application to January 3, 2017. |



New Cases to be Opened that are Requesting a Continuance

| 10-12 Ward Street (Case # ZBA 2017-122) | |
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| 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 |
| 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 January 17, 2017. |

| 91 Perkins Street (Case #ZBA 2017-115) | |
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| 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 |
| 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 January 17, 2017. |

| 24 Crescent Street (Case # ZBA 2017-113) | |
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| 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 |
| 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 January 17, 2017. |



Previously Opened Cases to be Heard

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| 86 Fremont Street (ZBA 2017-106) | |
| Applicant: | Feng Zhao |
| Property Owner: | Pinnacle Development, LLC |
| Agent: | N/A |
| Legal Notice: | Applicant, Feng Zhao, and Owner, Pinnacle Development, LLC, seek a Special Permit under SZO §4.4.1 to perform alterations to the nonconforming three-family dwelling including constructing an addition in the rear and modifying the front entry porch. The Applicant and Owner also seek a Special Permit under SZO §9.13 for parking relief. RA Zone. Ward 4. |
| Date(s) of Hearing(s): | 11/29, 12/13 |
| Staff Recommendation: | Conditional Approval |
| ZBA Action: | Voted on November 29, 2017 to continue the application to December 13, 2017. |
| Current Status: | Will be heard |

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| 24 Hall Avenue (ZBA 2017-102) | |
| Applicant: | Justin Levine, as Manager of 24 Hall Ave LLC |
| Property Owner: | 24 Hall Ave LLC |
| Agent: | N/A |
| Legal Notice: | Applicant, Justin Levine, as Manager of 24 Hall Ave LLC, and Owner, 24 Hall Ave LLC, seek a Special Permit under SZO §4.4.1 to increase the nonconforming floor area ratio (FAR) of the structure by finishing a portion of the basement. RA Zone. Ward 6. |
| Date(s) of Hearing(s): | 11/8, 11/29, 12/13 |
| Staff Recommendation: | Conditional approval |
| ZBA Action: | Voted on November 29, 2017 to continue the application to December 13, 2017. |
| Current Status: | Will be heard |

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| 57-59 Franklin Street (ZBA 2017-109) | |
| Applicant: | Mattos Franklin, LLC |
| Property Owner: | Mattos Franklin, LLC |
| Agent: | N/A |
| Legal Notice: | Applicant and Owner, Mattos Franklin, LLC, seek Special Permits under §4.4.1 of the SZO to increase the FAR by more than 25%, install three front entry doors, open rear porches and install areaways within the right side yard setback. Parking relief under §9.13. RB zone. Ward |
| Date(s) of Hearing(s): | 11/29, 12/13 |
| Staff Recommendation: | Conditional approval |
| ZBA Action: | Voted on November 29, 2017 to continue the application to December 13, 2017. |
| Current Status: | Will be heard |



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| 311 Highland Avenue (Case #ZBA 2017-103) | |
| Applicant: | John Costello |
| Property Owner: | Lydia Rose Trust, John Costello Trustee |
| Agent: | N/A |
| Legal Notice: | Applicant, John Costello, and Owner, Lydia Rose Trust, John Costello Trustee), seek special permits to modify the signage requirements as permitted in the original zoning approval of ZBA 2014-120. RC zone. Ward 6. |
| Date(s) of Hearing(s): | 11/8, 11/29, 12/13 |
| Staff Recommendation: | Conditional approval |
| ZBA Action: | Voted on November 29, 2017 to continue the application to December 13, 2017. |
| Current Status: | Will be heard |

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| 69 Concord Avenue (ZBA 2017-108) | |
| Applicant: | George Meeker |
| Property Owner: | George Meeker |
| Agent: | N/A |
| Legal Notice: | Applicant and Owner, George Meeker, seeks Special Permits under §4.4.1 of the SZO to make alterations to a non-conforming structure. RB zone. Ward 2. |
| Date(s) of Hearing(s): | 11/29, 12/13 |
| Staff Recommendation: | Conditional approval |
| ZBA Action: | Voted on November 29, 2017 to continue the application to December 13, 2017. |
| Current Status: | Will be heard |

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| 23-25 Boston Avenue (ZBA 2017-100) | |
| Applicant: | 23-25 Boston Avenue LLC |
| Property Owner: | 23-25 Boston Avenue LLC |
| Agent: | N/A |
| Legal Notice: | Applicant and Owner, 23-25 Boston Avenue, seeks Special Permits under §4.4.1 of the SZO to increase the FAR by more than 25%, add dormers and an areaway within the non-conforming right side yard setback, and finish basement. RA zone. Ward 4. |
| Date(s) of Hearing(s): | 11/29, 12/13 |
| Staff Recommendation: | Conditional approval |
| ZBA Action: | Voted on November 29, 2017 to continue the application to December 13, 2017. |
| Current Status: | Will be heard |



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| 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 |
| Staff Recommendation: | SP: Conditional approval V: Unable to recommend |
| ZBA Action: | Voted on November 29, 2017 to continue the application to December 13, 2017. |
| 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, 11/8, 11/28, 11/29, 12/13 |
| Staff Recommendation: | Conditional approval |
| ZBA Action: | Voted on November 28, 2017 to approve of the Special Permits. Voted on November 29, 2017 to continue the request for Variance to December 13, 2017. |
| Current Status: | Will be heard. |

New Cases to be Opened and 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 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 |
| Staff Recommendation: | Recommendation forthcoming |
| ZBA Action: | Voted on November 29, 2017 to continue the application to December 13, 2017. |
| Current Status: | Will be heard |



| 17 Lexington Avenue (Case # ZBA 2017-114) | |
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| Applicant: | Daniel Auditore as manager of Oscar Lewis, LLC |
| Property Owner: | Daniel Auditore as manager of Oscar Lewis, LLC |
| Agent: | N/A |
| Legal Notice: | Applicant and Owner, Daniel Auditore as manager of Oscar Lewis, LLC, seeks a Special Permit under SZO §4.4.1 to alter a nonconforming structure by constructing a dormer and altering the rear porch within the nonconforming left side yard and to finish the basement by increasing the nonconforming floor area ratio (FAR). RA Zone. Ward 5. |
| Date(s) of Hearing(s): | 12/13 |
| Staff Recommendation: | Conditional approval |
| ZBA Action: | -- |
| Current Status: | Will be heard |

| 14 Norwood Avenue (Case # ZBA 2017-116) | |
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| Applicant: | Nicholas Bruch and Julie Redline Bruch |
| Property Owner: | Nicholas Bruch and Julie Redline Bruch |
| Agent: | N/A |
| Legal Notice: | Applicants and Owners, Nicholas Bruch and Julie Redline Bruch, seek a Special Permit under SZO §4.4.1 to alter a nonconforming structure by constructing a second level rear deck within the nonconforming rear, right, and left side yards. RA Zone. Ward 5. |
| Date(s) of Hearing(s): | 12/13 |
| 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/osped/planning-and-zoning/reports-and-decisions>



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