



CITY OF SOMERVILLE, MASSACHUSETTS
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, Somerville, MA
Wednesday, February 1, 2017
6:00 P.M.

Previously Continued Cases to Future Date

1 Howe Street: (Case #ZBA 2016-88)	
Applicant:	Joanna Koustomiris
Property Owner:	Joanna Koustomiris
Agent:	N/A
Legal Notice:	Applicant and Owner, Joanna Koustomiris, seeks a Variance under SZO §5.5 and §8.6.5.c to approve a 6 foot fence constructed along the corner property lines. RC Zone. Ward 4.
Date(s) of Hearing(s):	9/21, 10/5, 10/19, 11/2, 11/16, 12/7/16, 1/4/17
Staff Recommendation:	Recommends denial.
ZBA Action:	Voted on January 18, 2017 to continue the application to February 15, 2017 in order to re-advertise.
Current Status:	Previously voted to be continued to February 15, 2017.

0 Dane Street: (Case #ZBA 2016-76)	
Applicant:	A Team Somerville, LLC
Property Owner:	Boston & Maine Railroad
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant, A Team Somerville, LLC, and Owner, Boston & Maine Railroad, seek Variances under §8.5 of the SZO to construct a 5-unit residential structure on an undersized lot, with non-conforming front and rear yard setbacks and non-conforming landscaped area. Special Permits under Article 9 are required for a shared driveway and a reduction in 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):	11/2, 11/16, 12/7/16, 1/18/17
Staff Recommendation:	Recommend conditional approval.
ZBA Action:	Voted on January 18, 2017 to continue the application to February 15, 2017.
Current Status:	Previously voted to be continued to February 15, 2017.

17 Porter Street: (Case #ZBA 2016-90)	
Applicant:	Daniel & Amanda Casparriello
Property Owner:	Daniel & Amanda Casparriello
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant and Owners, Daniel and Amanda Casparriello, seek a Special Permit under SZO §4.4.1 to substantially alter an existing non-conforming structure by adding additions, decreasing the front yard setback, and increasing FAR, parking relief under SZO §9.13, and a Variance for ground coverage. RB zone. Ward 5.
Date(s) of Hearing(s):	9/21, 10/5, 11/2, 11/16, 12/7/16, 1/18/17
Staff Recommendation:	None at this time.
ZBA Action:	Voted on January 18, 2017 to continue the application to February 15, 2017.
Current Status:	Previously voted to continue the application to February 15, 2017.

31 Porter Street: (Case #ZBA 2016-119)	
Applicant:	31 Porter Street, LLC
Property Owner:	31 Porter Street, LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant and Owner, 31 Porter Street, LLC, seeks Special Permits under SZO §7.3 to increase the maximum number of dwelling units per lot from three to eight, Special Permit to extend existing non-conformities under §4.4.1 and parking relief under §9.13 of the SZO. RB zone. Ward 3.
Date(s) of Hearing(s):	11/16, 12/7/16, 1/18/17
Staff Recommendation:	None at this time.
ZBA Action:	Voted on January 18, 2017 to continue the application to February 15, 2017.
Current Status:	Previously voted to continue the application to February 15, 2017.

152 Powder House Boulevard: (Case #ZBA 2016-135)	
Applicant:	152 Powder House, LLC
Property Owner:	152 Powder House, LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant and Owner, 152 Powder House, LLC seek Special Permits under §4.4.1 of the SZO to alter a non-conforming property by finishing the basement and increasing the FAR. Proposed alterations to the 2-unit property include adding a kitchenette to the basement and second floor areas. RA zone. Ward 6.
Date(s) of Hearing(s):	1/18
Staff Recommendation:	None at this time.
ZBA Action:	Voted on January 18, 2017 to continue the application to February 15, 2017.
Current Status:	Previously voted to continue the application to February 15, 2017.

Previously Opened Cases to be Heard

5 Montgomery Avenue: (Case #ZBA 2016-131)	
Applicant:	Fernando Dalfior
Property Owner:	5 Montgomery Avenue, LLC
Agent:	N/A
Legal Notice:	Applicant, Fernando Dalfior, and Owner, 5 Montgomery Ave, LLC, seek a Special Permit under §4.4.1 of the SZO to finish the basement and increase the FAR and parking relief under Article 9 of the SZO. RB zone. Ward 1.
Date(s) of Hearing(s):	1/18, 2/1
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on January 18, 2017 to continue the application to February 1, 2017
Current Status:	Will be heard on February 1, 2017.

45 Lexington Avenue: (Case #ZBA 2016-102)	
Applicant:	45 Lexington Development, LLC
Property Owner:	45 Lexington Development, LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant/Owner, 45 Lexington Development LLC, seeks a Special Permit under SZO §4.4.1 to approve a renovation of a non-conforming 2-1/2 story two-family residential building with an expansion to finish the basement add a first floor addition with second floor roof deck and §9.13 for parking relief. RA Zone. Ward 5.
Date(s) of Hearing(s):	11/16, 12/7/16, 1/4/17, 2/1
Staff Recommendation:	None at this time.
ZBA Action:	Voted on January 18, 2017 to continue the application to February 1, 2017.
Current Status:	The Applicant will submit a written request to Withdraw the Application Without Prejudice on February 1, 2017.

741 Somerville Avenue: (Case #ZBA 2016-134)	
Applicant:	Fatima Abouzid & EL Mahjoub Karmoussi
Property Owner:	Fatima Abouzid & EL Mahjoub Karmoussi
Agent:	N/A
Legal Notice:	Applicants and Owners, Fatima Abouzid and EL Mahjoub Karmoussi, seek a Special Permit under SZO §4.4.1 to construct dormers, remove and create new windows, and construct a deck within the required side yards of a nonconforming structure. RB zone. Ward 5,
Date(s) of Hearing(s):	12/7/16, 1/4/17, 2/1
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on January 18, 2017 to continue the application to February 1, 2017.
Current Status:	Will be heard on February 1, 2017.

240 Elm Street: (Case #ZBA 2016-143)	
Applicant:	Sage Cannabis, Inc.
Property Owner:	Davis Square Realty Ventures Nominee Trust
Agent:	Sean T. O'Donovan, Esq.
Legal Notice:	Applicant, Sage Cannabis, Inc., and Owner, Davis Square Realty Ventures Nominee Trust, seek a Special Permit under SZO §7.15 and §9.13 to establish a Medical Marijuana Facility in the basement of the building. CBD Zone and Medical Marijuana Overlay District. Ward 6.
Date(s) of Hearing(s):	1/18, 2/1
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on January 18, 2017 to continue the application to February 1, 2017.
Current Status:	Will be heard on February 1, 2017.

21 Cherry St: (Case #ZBA 2016-25)	
Applicant:	Mouhab Rizkallah & Lacourt Foundation, LLC
Property Owner:	Mouhab Rizkallah & Lacourt Foundation, LLC
Agent:	N/A
Legal Notice:	Applicant and Owner, Mouhab Rizkallah and Lacourt Foundation, LLC, respectively, seek a Special Permit per SZO §4.4.1 to substantially alter a non-conforming 6-unit structure on an undersized lot. The applicant also seeks parking relief under SZO §9.1.3. RB Zone. Ward 5.
Date(s) of Hearing(s):	6/8, 6/22, 8/17, 9/21, 10/19, 11/16, 12/7/16, 1/18/17, 2/1
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on January 18, 2017 to continue the application to February 1, 2017.
Current Status:	Will be heard on February 1, 2017.

17-25 Murdock Street & 227-229 Cedar Street: (Case #ZBA 2016-129)	
Applicant:	Murdock Partners, LLC
Property Owner:	The Marchionne Realty Trust
Agent:	Adam Dash, Esq.
Legal Notice:	Applicant, Cedar Murdock Partners, LLC, and Owner, The Marchionne Realty Trust, seek a Special Permit pursuant to SZO §4.4.1 and §4.5.1 to alter nonconforming structures and uses and §9.13 for parking relief as well as a Special Permit with Site Plan Review pursuant to SZO §7.2 to have more than one principle structure on a lot and §7.3 to have more than three dwelling units on a lot in order to construct five residential buildings with a total of twenty-two dwelling units with thirty-nine parking spaces. Four of the twenty-two units will be affordable as defined in §2.2.4.RB zone. Ward 5.
Date(s) of Hearing(s):	1/18, 2/1
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on January 18, 2017 to continue the application to February 1, 2017.
Current Status:	Will be heard on February 1, 2017.

19 Kent Court: (Case #ZBA 2016-139)	
Applicant:	Eamon Fee
Property Owner:	Gurmit Singh
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant, Eamon Fee, and Owner, Gurmit Singh, seek Special Permits under §4.4.1 of the SZO to substantially alter a non-conforming property, a Variance under §5.5 of the SZO for parking relief, and §7.11 of the SZO to construct 4 units. RC zone. Ward 2.
Date(s) of Hearing(s):	1/18, 2/1
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on January 18, 2017 to continue the application to February 1, 2017.
Current Status:	Will be heard on February 1, 2017.

13 Dell Street: (Case #ZBA 2016-141)	
Applicant:	13-13A Dell Street, LLC
Property Owner:	13-13A Dell Street, LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant and Owner, 13-13A Dell Street, LLC, seek Special Permits under §4.4.1 of the SZO to alter a non-conforming structure, including FAR, and parking relief under Article 9 of the SZO. RB zone. Ward 2.
Date(s) of Hearing(s):	1/18, 2/1
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on January 18, 2017 to continue the application to February 1, 2017.
Current Status:	Will be heard on February 1, 2017.

New Cases to be Opened and Heard

25-27 Mason Street: (Case #ZBA 2017-05)	
Applicant:	Augustus Means
Property Owner:	Augustus Means
Agent:	N/A
Legal Notice:	Applicant/Owner, Augustus Means, seeks a Special Permit pursuant to SZO §4.4.1 and §4.5.1 to alter a non-conforming two-family dwelling to extend the first floor porch and add a porch at the second floor. RA zone. Ward 7.
Date(s) of Hearing(s):	2/1
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on February 1, 2017.

259 McGrath Highway: (Case #ZBA 2008-38-R1-12/16)	
Applicant:	Paul Cook
Property Owner:	Herb Chambers of Somerville, Corp.
Agent:	John Welch
Legal Notice:	Applicant, Paul Cook, Divine Signs, and Owner, Herb Chambers of Somerville, Corp., seek a Special Permit Revision under SZO §5.3.8 in order to alter signage on the existing façade of the structure. IA Zone. Ward 2.
Date(s) of Hearing(s):	2/1
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on February 1, 2017.

245 Elm Street: (Case #ZBA 2017-02)	
Applicant:	Garden Remedies, Inc.
Property Owner:	Dana Family Realty Trust & RMD , Sr. Realty Trust
Agent:	
Legal Notice:	Applicant, Garden Remedies, Inc., and Owners, Dana Family Realty Trust and RMD, Sr. Realty Trust, seek a Special Permit under SZO §7.15 to establish a Medical Marijuana Facility in the ground level and basement of the building. CBD Zone and Medical Marijuana Overlay District. Ward 6.
Date(s) of Hearing(s):	2/1
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on February 1, 2017.

30 Inner Belt Road: (Case #ZBA 2017-03)	
Applicant:	Canal Realty Trust
Property Owner:	CPT 30 Inner Belt, LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant, Canal Realty Trust, and Owner, CPT 30 Inner Belt, LLC, seek a Special Permit with Design Review under SZO §7.11.13.1.1.b. and a Special Permit under §9.13 to establish a wholesale distribution business in approximately 90,000 square feet of the existing building. IA Zone. Ward 2.
Date(s) of Hearing(s):	2/1
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on February 1, 2017.

419 Broadway: (Case #ZBA 2017-06)	
Applicant:	Thomas Sullivan & Maria del Carmen Sullivan
Property Owner:	Thomas Sullivan & Maria del Carmen Sullivan
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicants and Owners, Thomas Sullivan & Maria del Carmen Sullivan, seek special permits under §4.4.1 of the SZO to extend existing non-conformities, §7.11 to increase the number of units on the property, and parking relief under §9.13 . RC zone. Ward 5.
Date(s) of Hearing(s):	2/1
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on February 1, 2017.

25 Ivaloo Street: (Case #ZBA 2016-145)	
Applicant:	Tuesday Thomas & Can Keskin
Property Owner:	Tuesday Thomas & Can Keskin
Agent:	N/A
Legal Notice:	Applicants and Owners, Tuesday Thomas & Can Keskin seek a Special Permit under §4.4.1 of the SZO to substantially alter a non-conforming structure by razing the structure and rebuilding a single family residence.
Date(s) of Hearing(s):	2/1
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on February 1, 2017.

301 Summer Street: (Case #ZBA 2016-144)	
Applicant:	Susan Dunbar & Donald Knerr
Property Owner:	Susan Dunbar & Donald Knerr
Agent:	N/A
Legal Notice:	Applicants & Owners, Susan Dunbar & Donald Knerr, seek a Special Permit under §4.4.1 to alter a non-conforming property by enclosing a back porch within the rear yard setback. RA zone. Ward 6.
Date(s) of Hearing(s):	2/1
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on February 1, 2017.

22 Wesley Park: (Case #ZBA 2016-155)	
Applicant:	Esmond Kane
Property Owner:	Rosemary McDonough
Agent:	N/A
Legal Notice:	Applicant, Esmond Kane, and Owner, Rosemary McDonough, seek a Special Permit under §4.4.1 to alter a non-conforming property by constructing dormers in the side yard setbacks. RB zone, Ward 3.
Date(s) of Hearing(s):	2/1
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on February 1, 2017.

Other Business: