



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
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POOJA PHALTANKAR, *ALT.*

ZONING BOARD OF APPEALS AGENDA

Aldermanic Chambers, 2nd Floor City Hall, 93 Highland Avenue, Somerville, MA
Wednesday, March 15, 2017
6:00 P.M.

Previously Opened Cases that are Requesting a Continuance

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, 2/15, 3/15
Staff Recommendation:	None at this time.
ZBA Action:	Voted on February 15, 2017 to continue the application to March 15, 2017.
Current Status:	The Applicant submitted a written request to continue the application to April 19, 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, 2/15, 3/15
Staff Recommendation:	None at this time.
ZBA Action:	Voted on February 15, 2017 to continue the application to March 15, 2017.
Current Status:	The Applicant submitted a written request to continue the application to April 19, 2017.

500 Medford Street: (Case #ZBA 2016-147)	
Applicant:	Himgiri Realty Trust
Property Owner:	Himgiri Realty Trust
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant/Owner, Himgiri Realty Trust, seeks a Special Permit with Design Review under SZO §7.11.10.2.1.a to establish a fast order food establishment, a Special Permit under SZO §7.11.1.c to establish four residential dwelling units, and a Variance under SZO §5.5 and Article 9 for off-street parking spaces.
Date(s) of Hearing(s):	2/15, 3/1, 3/15
Staff Recommendation:	None at this time.
ZBA Action:	Voted on March 1, 2017 to continue the application to March 15, 2017.
Current Status:	The Applicant submitted a written request to continue the application to April 5, 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, 2/15, 3/1, 3/15
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on March 1, 2017 to continue the application to March 15, 2017.
Current Status:	The Applicant submitted a written request to continue the application to April 5, 2017.

Previously Opened Cases to be Heard

245 Elm Street: (Case #ZBA 2017-02)	
Applicant:	Garden Remedies, Inc.
Property Owner:	Dana Family Realty Trust & RMD , Sr. Realty Trust
Agent:	Dennis A. Quilty, Esq.
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, 2/15, 3/1, 3/15
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on March 1, 2017 to continue the application to March 15, 2017.
Current Status:	Will be heard on March 15, 2017.

100 Dover Street: (Case #ZBA 2017-04)	
Applicant:	New Day Properties, LLC
Property Owner:	New Day Properties, LLC
Agent:	Peter Quinn, AIA
Legal Notice:	Owner/Applicant, New Day Properties LLC, seeks a Special Permit under 5.1 for converting a non-conforming auto body repair shop to a conforming non-medical office use and parking relief under §9.13 of the SZO. CBD Zone. Ward 6.
Date(s) of Hearing(s):	3/1, 3/15
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on March 1, 2017 to continue the application to March 15, 2017.
Current Status:	Will be heard on March 15, 2017.

39 Murdock Street: (Case #ZBA 2016-148)	
Applicant:	Ballas Group, LLC
Property Owner:	Subash Bansal & Anuradha Sharma
Agent:	Sean T. O'Donovan, Esq.
Legal Notice:	Applicant, Ballas Group LLC, and Owners, Subash Bansal and Anuradha Sharma, seek a Special Permit under SZO §9.13 for parking relief to construct a three-family dwelling structure. RB Zone. Ward 5.
Date(s) of Hearing(s):	3/1, 3/15
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on March 1, 2017 to continue the application to March 15, 2017.
Current Status:	Will be heard on March 15, 2017.

466 Medford Street: (Case #ZBA 2017-08)	
Applicant:	Reginaldo Correa
Property Owner:	The First Rock, LLC
Agent:	N/A
Legal Notice:	Applicant, Reginaldo Correa, and Owner, The First Rock, LLC, seek a Special Permit under SZO §4.4.1 to construct an addition within the nonconforming right side yard and increase the floor area ratio (FAR) of a nonconforming structure and a Special Permit under SZO §9.13 for parking relief. RB Zone. Ward 5.
Date(s) of Hearing(s):	3/1, 3/15
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on March 1, 2017 to continue the application to March 15, 2017.
Current Status:	Will be heard on March 15, 2017.

New Cases to be Opened and Heard

28 Hawthorne Street: (Case #ZBA 2016-142)	
Applicant:	Hawthorne Development Ventures, LLC
Property Owner:	Hawthorne Development Ventures, LLC
Agent:	Robert D. Costello, Esq.
Legal Notice:	Applicant/Owner, Hawthorne Development Ventures, LLC, seeks a Special Permit under SZO §4.4.1 to alter a nonconforming structure, §9.13 for parking relief, and a Special Permit with Site Plan Review under §7.2 to locate more than one principal structure on the lot by constructing a new single family dwelling on the locus. RB zone. Ward 6.
Date(s) of Hearing(s):	3/15
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on March 15, 2017.

10 Miner Street: (Case #ZBA 2017-12)	
Applicant:	Carolyn Hayes & Matthew Daniels
Property Owner:	Carolyn Hayes & Matthew Daniels
Agent:	N/A
Legal Notice:	Applicants and Owners, Carolyn Hayes and Matthew Daniels, seek a Special Permit under SZO §4.4.1 to perform an alteration within the required left side yard of a nonconforming structure. RA zone. Ward 5.
Date(s) of Hearing(s):	3/15
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on March 15, 2017.

91-93 Rogers Avenue: (Case #ZBA 2017-13)	
Applicant:	Arthur & Maria O'Callaghan
Property Owner:	Arthur & Maria O'Callaghan
Agent:	N/A
Legal Notice:	Applicants and Owners, Arthur and Maria O'Callaghan, seek a Special Permit under SZO §4.4.1 to increase the FAR of a nonconforming structure by finishing the basement. RA Zone. Ward 6.
Date(s) of Hearing(s):	3/15
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on March 15, 2017.

8 Hamilton Road: (Case #ZBA 2017-09)	
Applicant:	8 Hamilton, LLC
Property Owner:	8 Hamilton, LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicants and Owners, 8 Hamilton, LLC, seek a Special Permit under SZO §4.4.1 to increase the FAR by finishing the basement and attic, and a Special Permit under Article 9 of the SZO for parking relief. RA Zone. Ward 7.
Date(s) of Hearing(s):	3/15
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on March 15, 2017.

Other Business: