



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
JOSEPH A. CURTATONE
MAYOR

GEORGE J. PROAKIS
EXECUTIVE DIRECTOR

PLANNING DIVISION

STAFF

SARAH LEWIS, *DIRECTOR OF PLANNING*
SARAH WHITE, *CITY PLANNER / PRESERVATION PLANNER*
ALEX MELLO, *PLANNER*
MONIQUE BALDWIN, *ADMINISTRATIVE ASSISTANT*
CHARLOTTE LEIS, *PLANNING INTERN*

MEMBERS

ORSOLA SUSAN FONTANO, *CHAIR*
DANIELLE EVANS, *CLERK*
ANNE BROCKELMAN
ELAINE SEVERINO
JOSH SAFDIE
DREW KANE, *ALT.*

ZONING BOARD OF APPEALS AGENDA

Visiting Nurse Association 3rd Floor Community Room, 259 Lowell Street, Somerville MA
Wednesday, April 3, 2019
6:00 P.M.

Previously Opened Cases Continued to a Future Date

346 Somerville Avenue (ZBA 2019-19):	
Applicant:	346 Somerville Avenue, LLC
Property Owner:	Palmac Realty Corp
Agent:	N/A
Legal Notice:	Applicant, 346 Somerville Avenue, LLC, and Owner, Palmac Realty Corp, seek Variances, Special Permits and Special Permit with Site Plan Review (SPSR) to construct a 100-unit residential structure with inclusionary housing. Among the zoning relief triggers are building height, lot area per dwelling unit, parking, inclusionary housing, FAR. SZO sections and articles including §4.4.1, §8.5, §7.11, §5.5. CCD55 zone. Ward 2.
Date(s) of Hearing(s):	3/6, 3/20, 4/3
Staff Recommendation:	None at this time.
ZBA Action:	Voted on March 6, 2019 to continue the application to May 1, 2019.
Current Status:	Continued to May 1, 2019.



40 Columbus Avenue (ZBA 2018-147)	
Applicant:	Vincent Spadea
Property Owner:	Vincent Spadea
Agent:	Sean T. O'Donovan
Legal Notice:	Applicant and Owner, Vincent Spadea, seeks a special permit under SZO §7.11.2.b to convert an existing two-family dwelling into three-dwelling units, special permits under SZO §4.4.1 to alter the nonconforming lot area per dwelling unit requirement of the property and the nonconforming floor area ratio (FAR) requirement, and a special permit under SZO §9.13 for parking relief. RA Zone. Ward 3.
Date(s) of Hearing(s):	1/9, 1/23, 2/6, 2/20, 3/6, 3/20, 4/3
Staff Recommendation:	None at this time
ZBA Action:	Voted on March 20, 2019 to continue the application to May 1, 2019.
Current Status:	Continued to May 1, 2019.

80 Powder House Boulevard (ZBA 2018-82-R1-2/19)	
Applicant:	David J. Giller
Property Owner:	David J. Giller
Agent:	Adam Dash, Esq.
Legal Notice:	Applicant and Owner, David J. Giller, seeks a Special Permit under §4.4.1 of the SZO to increase the non-conforming FAR from 1.04 to 1.23 by finishing the basement. Applicant/Owner also seeks a Revision to a Special Permit under §5.3.8 of the SZO as follows: revise Condition 10 of the prior ZBA decision restricting the property to two parking spaces as the Applicant wants to add a third parking space, so there would be two side-by-side spaces and one tandem space. RA zone. Ward 7.
Date(s) of Hearing(s):	3/20, 4/3
Staff Recommendation:	Increase nonconforming FAR: Conditional approval Revision to SP: Denial
ZBA Action:	Voted on March 20, 2019 to continue the application to April 17, 2019.
Current Status:	Continued to April 17, 2019.

41-43 Francesca Avenue (ZBA 2019-07)	
Applicant:	Yuan Kui Shen
Property Owner:	Yuan Kui Shen
Agent:	N/A
Legal Notice:	Applicant and Owner, Yuan Kui Shen, seeks a Special Permit under SZO §4.4.1 to alter a nonconforming structure to construct a 2.5-story rear addition and two dormers on the right side of the ridge. RA Zone. Ward 6.
Date(s) of Hearing(s):	3/20, 4/3
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on March 20, 2019 to continue the application to April 17, 2019.
Current Status:	Continued to April 17, 2019



Previously Opened Cases to Request a Continuance

47 Sewall Street (ZBA 2018-154)	
Applicant:	Justina & Emelindo Ubaldo
Property Owner:	Justina & Emelindo Ubaldo
Agent:	N/A
Legal Notice:	Applicants 7 Owners, Justina & Emelindo Ubaldo, seek special permits under §4.4.1 of the SZO to construct a dormer within the side yard setback. RB zone. Ward 4.
Date(s) of Hearing(s):	12/12, 1/23, 2/6, 2/20, 3/6, 3/20, 4/3
Staff Recommendation:	None at this time.
ZBA Action:	Voted on March 20, 2019 to continue the application to April 3, 2019.
Current Status:	The Staff anticipates the Applicant will request to continue to April 17, 2019.

24 Hanson Street (ZBA 2018-161)	
Applicant:	BruceDharma, LLC
Property Owner:	BruceDharma, LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant and Owner, BruceDharma, LLC, seeks a special permit with site plan review under SZO §7.2 to construct a second principal structure on the lot (a single family dwelling) and a special permit under SZO §9.13 for parking relief. RB Zone. Ward 2.
Date(s) of Hearing(s):	1/9, 2/6, 2/20, 3/6, 3/20, 4/3
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on March 20, 2019 to continue the application to April 3, 2019.
Current Status:	The Staff anticipates the Applicant will request to continue to May 1, 2019.

34 Heath Street (ZBA 2018-176)	
Applicant:	Fushuang Liu
Property Owner:	Boston Majordomo LLC
Agent:	Richard G. DiGiralomo
Legal Notice:	Applicant, Fushuang Liu, and Owner, Boston Majordomo LLC, seek a special permit under SZO §4.4.1 to alter a nonconforming structure to construct a three-story addition and decks in the rear of the structure. RB Zone. Ward 4.
Date(s) of Hearing(s):	3/6, 3/20, 4/3
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on March 20, 2019 to continue the application to April 3, 2019.
Current Status:	The Staff anticipates the Applicant will request to continue to April 17, 2019.



118-124 College Avenue (ZBA 2018-166)	
Applicant:	Havurat Shalom Community Seminary, Inc
Property Owner:	Lacourt Realty, LLC
Agent:	Meredith Porter
Legal Notice:	Applicant, Havurat Shalom Community Seminary, Inc., through their representative, Meredith Porter, seeks an Administrative Appeal per SZO §3.1.9, §3.2, and §3.2.3 of building permit No. B18-001184 issued by the Inspectional Services Department (ISD). The property for which the building permit was issued is owned by LaCourt Realty, LLC. RB zone. Ward 6.
Date(s) of Hearing(s):	12/12, 1/23, 2/6, 2/20, 3/6, 3/20, 4/3
Staff Recommendation:	Deny administrative appeal and uphold ISD decision.
ZBA Action:	Voted on March 6, 2019 to continue the application to April 3, 2019.
Current Status:	The applicant submitted a written request to continue to April 17, 2019.

47 Oliver Street (ZBA2018-194)	
Applicant:	North America Development
Property Owner:	Selma P. Damasceno
Agent:	N/A
Legal Notice:	Applicant, North America Development, and Owner, Selma P. Damasceno, seek special permits under §4.4.1 of the SZO to alter a non-conforming property including increasing the Gross Floor Area (GFA) by more than 25%, upward and linear extension of the non-conforming left side yard setback through the construction of a large rear addition. Number of units to increase from two to three. Parking relief under Article 9 of the SZO. RB zone. Ward 1.
Date(s) of Hearing(s):	2/20, 3/6, 3/20, 4/3
Staff Recommendation:	No recommendation at this time.
ZBA Action:	Voted on March 20, 2019 to continue the application to April 3, 2019.
Current Status:	The Staff anticipates the Applicant will request to continue to April 17, 2019.

171 Cedar Street (ZBA 2018-191)	
Applicant:	171 Cedar Street, LLC
Property Owner:	171 Cedar Street, LLC
Agent:	Sean T. O'Donovan
Legal Notice:	Applicant and Owner, 171 Cedar Street, LLC, seeks special permits under §4.4.1 of the SZO for alterations to a non-conforming property including increasing the gross floor area of more than 25%. Number of units to increase from two to five. Special Permit with Site Plan Review (SPSR). Parking relief under Article 9 of the SZO. BB zone. Ward 5.
Date(s) of Hearing(s):	2/20, 3/6, 3/20, 4/3
Staff Recommendation:	None at this time.
ZBA Action:	Voted on March 20, 2019 to continue the application to April 3, 2019.
Current Status:	The Staff anticipates the Applicant will submit a request to continue to April 17, 2019.



15 Lake Street (ZBA 2018-152)	
Applicant:	Elan Sassoon
Property Owner:	Carlos & Virginia Bettencourt
Agent:	N/A
Legal Notice:	Applicant, Elan Sassoon, and Owners, Carlos & Virginia Bettencourt, 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%, construct dormers within the right side yard setback. Variance under §5.5 and §8.5 of the SZO to create a new non-conformity with respect to the rear yard setback. Parking relief under Article 9 of the SZO. RC zone. Ward 2.
Date(s) of Hearing(s):	12/12, 1/9, 1/23, 2/6, 2/20, 3/6, 4/3
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on March 20, 2019 to continue the application to April 3, 2019.
Current Status:	The Staff anticipates the Applicant will submit a request to continue to April 17, 2019.

111 Summer Street (ZBA2018-171)	
Applicant:	Elan Sassoon
Property Owner:	111 Summer St. LLC
Agent:	N/A
Legal Notice:	Applicant, Elan Sassoon, and Owner, 111 Summer St. LLC , seek special permits under §4.4.1 of the SZO for alterations to a non-conforming property including increasing the gross floor area (GFA) by more than 25%. Variance to reduce the rear yard setback from 38.4 feet to 10.25 feet. Parking relief under Article 9 of the SZO. RB zone. Ward 3.
Date(s) of Hearing(s):	2/20, 3/6, 3/20
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on March 6, 2019 to continue the application to April 3, 2019.
Current Status:	The Staff anticipates the Applicant will submit a request to continue to April 17, 2019.

81-83 Alpine Street (ZBA 2018-141)	
Applicant:	Elan Sassoon
Property Owner:	Catherine A. DeStefano, Trustee of the Francis J. Bucca Family Trust
Agent:	N/A
Legal Notice:	Applicant, Elan Sassoon, and Owner, Catherine A. DeStefano, Trustee of the Francis J. Bucca Family Trust, seek special permits under §4.4.1 to alter a non-conforming property by increasing the GFA by more than 25%, extending the non-conforming front yard setback to the right and into the side yard. Parking relief under Article 9 of the SZO. RB zone. Ward 5.
Date(s) of Hearing(s):	11/28, 12/12, 1/9, 1/23, 2/6, 2/20, 3/6, 3/20
Staff Recommendation:	Recommendation forthcoming.
ZBA Action:	Voted on March 20, 2019 to continue the application to April 3, 2019.
Current Status:	The Staff anticipates the Applicant will submit a request to continue to April 17, 2019.



New Cases to Request a Continuance

14 Cutler Street (ZBA 2018-180)	
Applicant:	Margaret O'Meara
Property Owner:	Margaret O'Meara
Agent:	N/A
Legal Notice:	Applicant and Owner, Margaret O'Meara, seeks a special permit under SZO §4.4.1 to alter a nonconforming structure by constructing a rear deck within the required right side yard setback. RB Zone. Ward 5.
Date(s) of Hearing(s):	4/3
Staff Recommendation:	None at this time.
ZBA Action:	--
Current Status:	The Staff anticipates the Applicant will request to continue to April 17, 2019.

42 Henderson Street (ZBA 2018-189)	
Applicant:	Gary J. Lopresti
Property Owner:	MaryAnn Rapoza
Agent:	Richard DiGiralomo
Legal Notice:	Applicant and Owner, XYZ32MP, Inc., seeks Special Permits under §4.4.1 for alterations to a non-conforming property including adding a dormer and deck within the left side yard setback, increasing the non-conforming FAR through renovations. Parking relief under Article 9 of the SZO. RB zone. Ward 5.
Date(s) of Hearing(s):	4/3
Staff Recommendation:	None at this time.
ZBA Action:	--
Current Status:	The Staff anticipates the Applicant will submit a request to continue to April 17, 2019.

74 Winslow Avenue: (ZBA 2019-11)	
Applicant:	Jamie Maguire & Michael Hovanec
Property Owner:	Jamie Maguire & Michael Hovanec
Agent:	N/A
Legal Notice:	Applicants, Jamie Maguire & Michael Hovanec, seek special permits under §4.4.1 of the SZO to reconstruct a deck within the rear and right side yard setbacks. RA zone. Ward 6.
Date(s) of Hearing(s):	4/3
Staff Recommendation:	None at this time.
ZBA Action:	--
Current Status:	The Staff anticipates the Applicant will submit a request to continue to April 17, 2019.



241 Summer Street (ZBA 2019-18)	
Applicant:	Gary J. Lopresti
Property Owner:	MaryAnn Rapoza
Agent:	N/A
Legal Notice:	Applicant, Gary J. Lopresti, and Owner, MaryAnn Rapoza, see Special Permits under §4.4.1 of the SZO to enclose a first floor rear porch within the left and rear yard setbacks. RB zone. Ward 5.
Date(s) of Hearing(s):	4/3
Staff Recommendation:	None at this time.
ZBA Action:	--
Current Status:	The Staff anticipates the Applicant will submit a request to continue to April 17, 2019.

169 Tremont St: (ZBA 2019-17)	
Applicant:	Santino Ferrante
Property Owner:	Tremont 2000, LLC
Agent:	N/A
Legal Notice:	Applicant. Santino Ferrante, and Owner, Tremont 2000, LLC), seek Special Permits under §4.4.1 of the SZO to enclose rear porches within the right side yard setback. RB zone. Ward 2.
Date(s) of Hearing(s):	4/3
Staff Recommendation:	None at this time.
ZBA Action:	--
Current Status:	The Staff anticipates the Applicant will submit a request to continue to April 17, 2019.

Previously Opened Cases to be Heard

292 Beacon Street (ZBA 2018-118-R1-02/19)	
Applicant:	Kenn Spera
Property Owner:	Kenn Spera
Agent:	N/A
Legal Notice:	Applicant and Owner, Kenn Spera, seeks a revision to a previously approved Special Permit (ZBA 2018-118) under SZO §5.3.8 to reduce the height of the building down to 34 feet, reduce the number of stories down to three, and narrow the left side yard down to ten feet. RC Zone. Ward 2.
Date(s) of Hearing(s):	3/20, 4/3
Staff Recommendation:	Accepts the request to withdraw without prejudice.
ZBA Action:	Voted on March 20, 2019 to continue the application to April 3, 2019.
Current Status:	The Staff anticipates the Applicant will request to Withdraw Without Prejudice.



496-500 Medford Street (ZBA 2018-185)	
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 under SZO §7.11.1.c to establish four residential dwelling units and relief under Article 9 for parking relief. NB Zone. Ward 5.
Date(s) of Hearing(s):	2/6, 2/20, 3/6, 3/20, 4/3
Staff Recommendation:	Accepts the request to withdraw without prejudice.
ZBA Action:	Voted on March 20, 2019 to continue the application to April 3, 2019.
Current Status:	The Applicant has requested to Withdraw Without Prejudice.

24-26 Robinson Street (ZBA 2019-14)	
Applicant:	North America Development, LLC
Property Owner:	24-26 Robinson Road LLC
Agent:	Nicole Starck, Esq.
Legal Notice:	Applicant, North America Development, LLC, and Owner, 24-26 Robinson Road LLC, seek a special permit under SZO §4.4.1 to alter a nonconforming structure by finishing a portion of the basement. RA Zone. Ward 5.
Date(s) of Hearing(s):	3/20, 4/3
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on March 20, 2019 to continue the application to April 3, 2019.
Current Status:	Will be heard.

39 Irving Street (ZBA 2018-178):	
Applicant:	Kent & Ann Greenawalt
Property Owner:	Kent & Ann Greenawalt
Agent:	N/A
Legal Notice:	Applicants & Owners, Kent & Ann Greenawalt, seek special permits to alter a non-conforming property including, but not limiting to, demolishing the existing two-family residential structure and building a replacement two-family residential structure within the non-conforming left side yard setback. Parking relief under Article 9. RA zone. Ward 5.
Date(s) of Hearing(s):	2/6, 2/20, 3/6, 3/20, 4/3
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on March 6, 2019 to continue the application to April 3, 2019.
Current Status:	Will be heard.



45 Kent Street (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):	8/22, 9/5, 9/17, 10/3, 10/17, 10/24, 11/7, 11/28, 12/12, 1/9, 1/23, 2/6, 2/20, 3/6, 3/20, 4/3
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on March 6, 2019 to continue the application to March 20, 2019.
Current Status:	Will be heard.

New Cases to be Opened and Heard

2 Earle Street (ZBA 2018-21-E1-2/19):	
Applicant:	RECP V Boynton Yards Owner LLC
Property Owner:	RECP V Boynton Yards Owner LLC
Agent:	Sean T. Esq.
Legal Notice:	Applicant & Owner, RECP V Boynton Yards Owner LLC, seek a re-approval of previously granted variance that included reduced parking in order to replace an existing gravel storage lot with an 8-story commercial building containing 224,300sf of office/ R&D uses and 10,700sf of retail/arts-related uses. SZO §5.5. Zone TOD-135. Ward 2.
Date(s) of Hearing(s):	4/3
Staff Recommendation:	Unable to Recommend
ZBA Action:	--
Current Status:	Will be heard.

161 Linwood Street (ZBA 2015-49-R3-03/19):	
Applicant:	Phil Naffah of Harvey Signs, Inc.
Property Owner:	Herbert Chambers
Agent:	N/A
Legal Notice:	Applicant, Phil Naffah of Harvey Signs, Inc., and Owner, Herbert Chambers, seeks a Revision to a previously approved Special Permit Revision (ZBA 2015-49-R1-07/17) for signage. IA Zone. Ward 2
Date(s) of Hearing(s):	4/3
Staff Recommendation:	Conditional approval
ZBA Action:	--
Current Status:	Will be heard.



31 Lake Street (ZBA 2019-21)	
Applicant:	Shawn Hockert and Miranda Elmorsi
Property Owner:	Shawn Hockert and Miranda Elmorsi
Agent:	N/A
Legal Notice:	Applicants/Owners, Shawn Hockert and Miranda Elmorsi, seek a special permit under SZO §4.4.1 to alter a nonconforming structure by constructing a rear deck and stairs within the required right side yard setback. RC Zone. Ward 2.
Date(s) of Hearing(s):	4/3
Staff Recommendation:	Conditional approval
ZBA Action:	--
Current Status:	Will be heard.

16 Whipple Street (ZBA 2018-173):	
Applicant:	David Feeney
Property Owner:	David Feeney
Agent:	N/A
Legal Notice:	Applicant and Owner, David Feeney, seeks a Special Permit under §4.4.1 to construct a dormer within the left side yard setback. RC zone. Ward 6.
Date(s) of Hearing(s):	4/3
Staff Recommendation:	See Staff Report Recommendation
ZBA Action:	--
Current Status:	Will be heard.

84 Franklin Street (ZBA 2017-50-R1-08/18)	
Applicant:	Novo Development Holdings, LLC
Property Owner:	84 Franklin Street, LLC
Agent:	N/A
Legal Notice:	Applicant, Novo Development Holdings, LLC, and Owner, 84 Franklin Street, LLC, seek relief under §5.3.8 of the SZO to revise a previously-granted Special Permit. RB zone, Ward 1.
Date(s) of Hearing(s):	4/3
Staff Recommendation:	Conditional approval
ZBA Action:	--
Current Status:	Will be heard.



54 Meacham Road (ZBA 2019-22)	
Applicant:	Mark Philben
Property Owner:	Margaret Bruton
Agent:	N/A
Legal Notice:	Applicant, Mark Philben, and Owner, Margaret Bruton, seek Special Permits under §4.4.1 of the SZO to construct stairs within the rear yard setback. RB zone. Ward 6.
Date(s) of Hearing(s):	4/3
Staff Recommendation:	Conditional approval
ZBA Action:	--
Current Status:	Will be heard.

Other Business:

Meeting minute approval:
 - February 20, 2019

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>

