



CITY OF SOMERVILLE, MASSACHUSETTS
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ZONING BOARD OF APPEALS AGENDA

Aldermanic Chambers, Somerville City Hall, 93 Highland Avenue, Somerville, MA
Wednesday, August 8, 2018
6:00 P.M.

Previously Opened Cases that have been Continued to a Future Meeting

104 Beacon Street (ZBA 2016-78-R1(6-2018) (remand)	
Applicant:	Stephen Whalen, Trustee of Treat Realty Trust
Property Owner:	Stephen Whalen, Trustee of Treat Realty Trust
Agent:	Richard G. DiGirolamo, Esq
Legal Notice:	Applicant and Owner, Stephen Whalen, Trustee of Treat Realty Trust, seeks a Revision to a Special Permit under §5.3.8 of the SZO that was granted, along with variances, for the following proposal approved in 2017 to Moons Realty Trust, Treat Realty Trust, and Richard Mauser: Variances for rear yard setback and parking under SZO §5.5, §9.5, and §4.4.1, a Special Permit with Site Plan Review (SPSR) to increase the number of dwelling units under SZO §7.11.c**, and Special Permits under SZO §4.4.1 for pervious area, left and right side yard setbacks and to alter an existing, non-conforming structure. RC zone. Ward 2.
Date(s) of Hearing(s):	7/18, 8/8
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on July 18, 2018 to continue the application to August 22, 2018.
Current Status:	Previously continued to August 22, 2018.



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Previously Opened Cases that are Requesting a Continuance

51 McGrath Highway (ZBA 2017-46) (re-advertisement)	
Applicant:	Life Storage Limited Partnership
Property Owner:	Sovran Acquisition Limited Partnership
Agent:	Richard G. Di Girolamo, Esq.
Legal Notice:	Applicant, Life Storage Limited Partnership, and Owner, Sovran Acquisition Limited Partnership, seek a Special Permit with Design Review (SPSR) under §7.11.12.4.c and §5.2 of the Somerville Zoning Ordinance (SZO) to construct a self-storage facility of 28,520 gross square feet. 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, 1/3, 1/17, 1/31, 2/14, 3/7, 3/21, 4/4, 4/18, 5/2, 6/6, 6/20, 7/18, 8/8
Staff Recommendation:	Denial
ZBA Action:	Voted on July 18, 2018 to continue the application to August 8, 2018.
Current Status:	Staff anticipates that the Applicant will submit a request to continue to September 5, 2018.

312 R Beacon Street (aka 25 Harris Street, Cambridge, MA) (ZBA 2018-08)	
Applicant:	Robert Gillig and Christine Cuttitta
Property Owner:	Robert Gillig and Christine Cuttitta
Agent:	Richard G. DiGirolamo
Legal Notice:	Applicants / Owners, Robert Gillig and Christine Cuttitta, seek a Special Permit pursuant to conditions of a previous ZBA Decision (ZBA 2005-53) and under SZO §7.11.a.c, §4.4.1, and §9.13 for parking relief to make alterations to a nonconforming structure by constructing an addition and establishing a sixth residential unit on the site. RC Zone. Ward 2.
Date(s) of Hearing(s):	2/14, 3/7, 3/21, 4/4, 5/2, 5/16, 6/6, 6/20, 7/18, 8/8
Staff Recommendation:	None at this time
ZBA Action:	Voted on July 18, 2018 to continue the application to August 8, 2018.
Current Status:	Staff anticipates that the Applicant will submit a request to continue to August 22, 2018.

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, 1/3, 1/31, 2/14, 3/7, 3/21, 4/4, 5/2, 5/16, 6/6, 6/20, 7/18, 8/8
Staff Recommendation:	None at this time.
ZBA Action:	Voted on July 18, 2018 to continue the application to August 8, 2018.
Current Status:	Staff anticipates that the Applicant will submit a request to continue to August 22, 2018.



150 Hudson Street (ZBA 2018-71)	
Applicant:	Michael Santangelo
Property Owner:	Michael Santangelo
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant and Owner, Michael Santangelo, seeks a Special Permit with Site Plan Review (SPSR) to build a second principle structure on the same lot. Proposal includes increasing the number of dwelling units from two to three, remove existing garage structure and renovate existing residential dwelling. RC & RB zones. Ward 5.
Date(s) of Hearing(s):	7/18, 8/8
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on July 18, 2018 to continue the application to August 8, 2018.
Current Status:	Staff anticipates that the Applicant will submit a request to continue to August 22, 2018.

24 Dane Avenue (ZBA 2018-75)	
Applicant:	24 Dane Ave., LLC
Property Owner:	24 Dane Ave., LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant and Owner, 24 Dane Ave., LLC, seeks Special Permits under §4.4.1 of the SZO to alter a non-conforming structure by extending the non-conforming left and right side yard setbacks, increasing the GFA by more than 25%. Unit count to increase from one to three. Parking relief under Article 9.RB zone. Ward 2.
Date(s) of Hearing(s):	7/18, 8/8
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on July 18, 2018 to continue the application to August 8, 2018.
Current Status:	Staff anticipates that the Applicant will submit a request to continue to August 22, 2018.

New Cases to be Opened that are Requesting a Continuance

41 Thorndike Street (ZBA 2018-81)	
Applicant:	Robert J. Granara, Jr.
Property Owner:	Robert J. Granara, Jr.
Agent:	N/a
Legal Notice:	Applicant and Owner, Robert J. Granara, Jr. seeks special permits to construct dormers within the side yard setbacks under §4.4.1 and §8.5 of the SZO. RB zone. Ward 6.
Date(s) of Hearing(s):	8/8
Staff Recommendation:	None at this time.
ZBA Action:	--
Current Status:	Staff anticipates that the Applicant will submit a request to continue to August 22, 2018.



Previously Opened Cases to be Heard

74 Mount Vernon Street (ZBA 2017-89)	
Applicant:	Paul Turcotte and Bonnie Brown
Property Owner:	Paul Turcotte and Bonnie Brown
Agent:	N/A
Legal Notice:	Applicants and Owners, Paul Turcotte and Bonnie Brown, seek a Special Permit with Site Plan Review (SPSR) under §4.4.1 of the SZO to alter a non-conforming structure; §7.3 of the SZO to increase the number of dwelling units on the site from 3 to 5; §7.2 of the SZO to have more than one principal structure on the same lot. Variance /Special Permit for parking under §5.5 and Article 9 of the SZO. RB zone. Ward 1.
Date(s) of Hearing(s):	6/6, 6/20, 7/18, 8/8
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on July 18, 2018 to continue the application to August 8, 2018.
Current Status:	The Applicant has submitted a written request to withdraw the application without prejudice.

114 Broadway (ZBA 2018-51)	
Applicant:	116 Broadway LLC
Property Owner:	116 Broadway LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant/Owner, 116 Broadway LLC, seeks a Variance under SZO §5.5 and §6.1.22 for reduction of the lot area per dwelling unit in the replacement a one-story building with a new construction 5-story mixed-use building (commercial ground floor and 8 residential units, 1 of which is an inclusionary unit). CCD Zone. Ward 1.
Date(s) of Hearing(s):	5/2, 5/16, 6/6, 6/20, 7/18, 8/8
Staff Recommendation:	None at this time
ZBA Action:	Voted on July 18, 2018 to continue the application to August 8, 2018.
Current Status:	The Applicant has submitted a request to withdraw the application without prejudice.

19 Wesley Park (ZBA 2018-58)	
Applicant:	Francisco and Vivaldo Meneses
Property Owner:	Francisco and Vivaldo Meneses
Agent:	N/A
Legal Notice:	Applicants / Owners, Francisco and Vivaldo Meneses, seek a special permit under SZO §4.4.1 to alter a nonconforming structure by constructing a roof deck and a second story deck atop an existing front porch. RB Zone. Ward 3.
Date(s) of Hearing(s):	6/6, 6/20, 8/8
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on June 20, 2018 to continue the application to August 8, 2018.
Current Status:	Will be heard



40 Harvard Street (ZBA 2018-36) (re-advertise)	
Applicant:	40 Harvard Street, LLC
Property Owner:	40 Harvard Street, LLC
Agent:	N/A
Legal Notice:	Applicant and Owner, 40 Harvard Street, LLC, seeks Special Permits under §4.4.1 of the SZO to alter a non-conforming structure including by finishing the basement. Special Permit for parking under Article 9 of the SZO. RA zone. Ward 3.
Date(s) of Hearing(s):	7/18, 8/8
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on July 18, 2018 to continue the application to August 8, 2018.
Current Status:	Will be heard

265 Washington Street (ZBA 2018-04) (re-advertise)	
Applicant:	265 Washington Somerville, LLC
Property Owner:	265 Washington Somerville, LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant and Owner, 265 Washington Somerville, LLC, seeks Special Permits under §4.4.1 of the SZO to alter a non-conforming structure and under Article 9 of the SZO for parking relief, variances under §5.5, §8.5, and Article 7 of the SZO including for building height, FAR, number of stories. Proposal includes a mixed-use development with ground-floor commercial and five residential units above. NB zone. Ward 2.
Date(s) of Hearing(s):	7/18, 8/8
Staff Recommendation:	SP: Conditional approval V: Unable to recommend
ZBA Action:	Voted on July 18, 2018 to continue the application to August 8, 2018.
Current Status:	Will be heard

51 Oliver Street (ZBA 2018-33)	
Applicant:	51 Oliver Street, LLC
Property Owner:	51 Oliver Street, LLC
Agent:	Sean T. O'Donovan
Legal Notice:	Applicant/Owner, 51 Oliver Street, LLC, seeks a Variance under §5.5, §8.5, and Article 9 for minimum lot size, left side yard setback, minimum frontage, and parking to construct a three-story, three-family dwelling. RB Zone. Ward 1.
Date(s) of Hearing(s):	7/18, 8/8
Staff Recommendation:	Unable to recommend
ZBA Action:	Voted on July 18, 2018 to continue the application to August 8, 2018.
Current Status:	Will be heard



New Cases to be Opened and Heard

17-27 Holland Street (ZBA 2018-87)	
Applicant:	Waikiki, Inc. c/o Wei Zhang
Property Owner:	JTD 17 Holland, LLC c/o Carla DeLellis
Agent:	n/a
Legal Notice:	Applicant, Waikiki, Inc. c/o Wei Zhang, and Owner, JTD 17 Holland, LLC c/o Carla DeLellis, seek a Special Permit with Design Review (SPD) under SZO §7.11.10.2.1.a and a Variance under Article 9 for parking relief to establish a fast-order food establishment. CBD Zone. Ward 6.
Date(s) of Hearing(s):	8/8
Staff Recommendation:	Conditional approval
ZBA Action:	--
Current Status:	Will be heard

448 Medford Street (ZBA 2018-91)	
Applicant:	448 Medford Street, LLC
Property Owner:	448 Medford Street, LLC
Agent:	n/a
Legal Notice:	Applicant/Owner, 448 Medford Street, LLC, seeks a Special Permit under SZO §4.4.1 to alter a nonconforming structure by constructing a dormer within the nonconforming right side yard. RB Zone. Ward 4.
Date(s) of Hearing(s):	8/8
Staff Recommendation:	Conditional approval
ZBA Action:	--
Current Status:	Will be heard

12 Quincy Street (ZBA 2018-90)	
Applicant:	Jennifer Park, Eric Shea, and Tatum Smigliski
Property Owner:	Jennifer Park, Eric Shea, and Tatum Smigliski
Agent:	n/a
Legal Notice:	Applicants and Owners, Jennifer Park, Eric Shea, and Tatum Smigliski, seek a Special Permit under SZO §4.4.1 to alter a nonconforming structure by adding two decks off of the existing rear stairs. RB Zone. Ward 2.
Date(s) of Hearing(s):	8/8
Staff Recommendation:	Conditional approval
ZBA Action:	--
Current Status:	Will be heard



23 Rush Street (ZBA 2018-92)	
Applicant:	Electra Realty Corporation
Property Owner:	Electra Realty Corporation
Agent:	n/a
Legal Notice:	Applicant and Owner, Electra Realty Corporation, seeks a Special Permit to alter a nonconforming structure under SZO §4.4.1 to make façade alterations including creating new window and door openings. RB Zone. Ward 1.
Date(s) of Hearing(s):	8/8
Staff Recommendation:	Conditional approval
ZBA Action:	--
Current Status:	Will be heard

80 Powderhouse Boulevard (ZBA 2018-82)	
Applicant:	David J. Giller
Property Owner:	David J. Giller
Agent:	n/a
Legal Notice:	Applicant and Owner, David J. Giller, seeks a special permit to add a second story deck within the left side yard setback under SZO §4.4.1. RA zone. Ward 7.
Date(s) of Hearing(s):	8/8
Staff Recommendation:	Conditional approval
ZBA Action:	--
Current Status:	Will be heard

350 Mystic Avenue (ZBA 2016-64-E1-7/18)	
Applicant:	Craig Corporation
Property Owner:	Craig Corporation
Agent:	n/a
Legal Notice:	Applicant and Owner, Craig Corporation, seeks, under SZO §5.3.10, to extend by one year, a Special Permit with Site Plan Review (SPSR) previously granted in September, 2016 for the construction of a mixed-use building with ground floor commercial and upper story residential use. Prior approval included a Special Permit to increase the number of dwelling units under §7.11.1c. The Applicant also seeks a Variance under SZO §5.5 and §4.4.1 for rear yard setback. BB zone. Ward 4.
Date(s) of Hearing(s):	8/8
Staff Recommendation:	SP: Conditional approval V: Unable to recommend
ZBA Action:	--
Current Status:	Will be heard



14 Pearl Street (ZBA 2018-23) (re-advertised)	
Applicant:	Adragna Dedic, LLC
Property Owner:	Adragna Dedic, LLC
Agent:	Richard G. DiGirolamo
Legal Notice:	Applicant and Owner, Adragna Dedic, LLC, seeks Special Permits under §4.4.1 of the SZO to substantially alter a non-conforming structure through additions and raising the roofline. GFA will increase by more than 25%. Number of units will increase from one to three. Parking relief requested under §9.13 of the SZO. RB zone. Ward 1.
Date(s) of Hearing(s):	8/8
Staff Recommendation:	Conditional approval
ZBA Action:	--
Current Status:	Will be heard

Other Business:

Approve minutes from July 18, 2018 meeting.

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>

