



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

PLANNING DIVISION

Herbert F. Foster, Jr.
Orsola Susan Fontano
Richard Rossetti

Danielle Evans
T.F. Scott Darling, III, Esq.
Josh Safdie (Alt.)
Elaine Severino (Alt.)

AGENDA

Zoning Board of Appeals
Aldermanic Chambers, 2nd Floor, City Hall, 93 Highland Avenue
Wednesday, April 18, 2012
DECISIONS 6:00 P.M. followed by New HEARINGS

Previously Opened Cases that were Continued to a Later Hearing

16 Linden Avenue (ZBA #2011-70)	
Applicant:	16 Linden Avenue, LLC
Property Owner:	16 Linden Avenue, LLC
Agent:	Richard G. Di Girolamo, Esq.
Legal Notice:	Applicant & Owner 16 Linden Avenue, LLC seeks Special Permit with Site Plan Review (SPSR, SZO §5.2) approval under §7.2 to construct a principal structure for 5 dwelling units on a lot with an existing principal structure with 3 dwelling units. The Applicant seeks SPSR approval under §7.3 to have 8 residential units on the lot, one of which would be an affordable unit as defined in §13. The Applicant seeks a variance to provide 10 of the 13 required parking spaces (§5.5 & 9.5). Additionally, the Applicant seeks a Special Permit to alter the existing nonconforming 3 family structure under §4.4.1 to alter window openings, construct a 2-story deck in the rear yard and alter the front entrance canopy. RB zone. Ward 5.
Date(s) of Hearing(s):	10/19, 11/2, 11/16, 12/7/11, 1/4/12, 1/18, 2/1, 2/15, 2/29, 4/4, 4/18
Staff Recommendation:	Pending.
ZBA Action:	Voted on April 4, 2012 to continue the application to May 16, 2012.
Current Status:	Will be heard on May 16, 2012.



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11-15 Holland Street (Case #ZBA 2012-12)	
Applicant:	Robert Darnell
Property Owner:	Carla Delellis
Agent:	N/A
Legal Notice:	Applicant, Robert Darnell and Owner, Carla Delellis, seek a special permit to establish a fast order food establishment under SZO §7.11.2.1.a to open an approx 600 sf café, a special permit to alter a nonconforming structure under §4.4.1 to add and alter windows on the front façade, and a special permit under §9.13.a to waive the requirement for 2 additional parking spaces. CBD zone. Ward 6.
Date(s) of Hearing(s):	2/29, 3/14, 4/4, 4/18
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on April 4, 2012 to continue the application to May 2, 2012.
Current Status:	Will be heard on May 2, 2012.

16 Chester Street (Case #ZBA 2012-10)	
Applicant:	Michael Dull & Emily Dull
Property Owner:	Michael Dull
Agent:	N/A
Legal Notice:	Applicant, Michael Dull and Emily Dull, and Owner, Michael Dull, seek a special permit for alteration to a nonconforming structure under SZO §4.4.1 to modify a window to add living space in the basement and a special permit to modify parking requirements under §9.13.a to waive the requirement for one additional parking space. RB zone. Ward 6.
Date(s) of Hearing(s):	2/29, 3/14, 4/4, 4/18
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on April 4, 2012 to continue the application to May 2, 2012.
Current Status:	Will be heard on May 2, 2012.

Previously Opened Cases that are Requesting a Continuance

39-43 Elmwood Street/40 Cameron Avenue: (Case #ZBA 2011-31)	
Applicant:	GFC Development Inc.
Property Owner:	Sadler Realty Trust
Agent:	Richard G. Di Girolamo, Esq.
Legal Notice:	Applicant GFC Development Inc. and Owner Sadler Realty Trust, seek Special Permits with Site Plan Review under SZO §7.2 and §7.3 and Special Permits under SZO §4.4.1 and §9.13.b to alter a nonconforming structure and modify parking design standards to construct three buildings with nine total dwelling units and associated parking. RB zone. Ward 7.
Date(s) of Hearing(s):	11/30/11, 1/4/12, 1/18, 2/1, 2/15, 2/29, 3/14, 4/4, 4/18
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on April 4, 2012 to continue the application to April 18, 2012.
Current Status:	The Applicant has submitted a written request to continue the application to May 16, 2012.



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57 Pitman Street (Case #ZBA 2012-17)	
Applicant:	Pitman Property Group, LLC
Property Owner:	Pitman Property Group, LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant and Owner Pitman Property Group, LLC, seeks a Special Permit under SZO §7.11.1.c to establish a five unit residential use and associated parking. BA zone. Ward 3.
Date(s) of Hearing(s):	4/4, 4/18
Staff Recommendation:	None at this time.
ZBA Action:	Voted on April 4, 2012 to continue the application to April 18, 2012.
Current Status:	The Applicant has submitted a written request to continue the application to May 2, 2012

49 Davis Square (Case #ZBA 2012-16)	
Applicant:	Sprint Spectrum
Property Owner:	BF Properties
Agent:	Scott Lacy
Legal Notice:	Applicant Sprint Spectrum and Owner BF Properties, seek a Special Permit under SZO §7.11.15.3 and SZO §14 for the installation of wireless communications equipment consisting of the replacement of three existing antennas and related equipment and cables including one GPS antenna and two equipment cabinets. CBD zone. Ward 6.
Date(s) of Hearing(s):	4/4, 4/18
Staff Recommendation:	None at this time.
ZBA Action:	Voted on April 4, 2012 to continue the application to April 18, 2012.
Current Status:	The Applicant will submit a written request to continue the application to May 2, 2012.

844 McGrath Highway (Case #ZBA 2012-14)	
Applicant:	Sprint Spectrum
Property Owner:	Talp II, LLC
Agent:	Scott Lacy
Legal Notice:	Applicant Sprint Spectrum and Owner Talp II, LLC, seek a Special Permit under SZO §7.11.15.3 and SZO §14 for the installation of wireless communications equipment consisting of the replacement of three existing antennas and related equipment and cables including one GPS antenna and two equipment cabinets. ASMD zone. Ward 1.
Date(s) of Hearing(s):	4/4, 4/18
Staff Recommendation:	None at this time.
ZBA Action:	Voted on April 4, 2012 to continue the application to April 18, 2012.
Current Status:	The Applicant will submit a written request to continue the application to May 2, 2012.



331-333 Broadway (Case #ZBA 2012-15)	
Applicant:	Sprint Spectrum
Property Owner:	Anthony K. Paone
Agent:	Scott Lacy
Legal Notice:	Applicant Sprint Spectrum and Owner Anthony K. Paone, seek a Special Permit under SZO §7.11.15.3 and SZO §14 for the installation of wireless communications equipment consisting of the replacement of three existing antennas and related equipment and cables including one GPS antenna and one equipment cabinet. CCD 55 zone. Ward 4.
Date(s) of Hearing(s):	4/4, 4/18
Staff Recommendation:	None at this time.
ZBA Action:	Voted on April 4, 2012 to continue the application to April 18, 2012.
Current Status:	The Applicant will submit a written request to continue the application to May 2, 2012.

Previously Continued Cases to be Heard

181 Cedar Street (Case #ZBA 2012-05)	
Applicant:	181 Cedar Street, LLC
Property Owner:	181 Cedar Street, LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant and Owner 181 Cedar Street, LLC, seeks a Special Permit with Site Plan Review under SZO §7.3 to construct six dwelling units and a Variance under SZO §5.5 from the parking requirements of SZO §9.5 for relief from four required off-street parking spaces. RB zone. Ward 5.
Date(s) of Hearing(s):	4/4, 4/18
Staff Recommendation:	Recommends conditional approval for the Special Permit and Variance.
ZBA Action:	Voted on April 4, 2012 to continue the application to April 18, 2012
Current Status:	Will be heard on April 18, 2012.

1 & 2 Village Terrace (Case #ZBA 2011-77)	
Applicant:	Douglas Beudet
Property Owner:	Douglas Beudet
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant & Owner Douglas Beudet seeks a Special Permit to establish 5 dwelling units under SZO §7.11.1.c in two structure with 5 parking spaces and a Special Permit to alter a nonconforming structure under sec 4.4.1. The Applicant also seeks a parking variance for 3 spaces (§5.5 &9.5). RC Zone / Ward 2.
Date(s) of Hearing(s):	3/14, 4/4, 4/18
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on April 4, 2012 to continue the application to April 18, 2012.
Current Status:	Will be heard on April 18, 2012.



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114 Highland Avenue (Case #ZBA 2011-86)	
Applicant:	Sprint
Property Owner:	Somerville Housing Authority
Agent:	Scott Lacy
Legal Notice:	Applicant Sprint and Owner Somerville Housing Authority, seek Special Permit Approval under SZO §7.11.15.3 and SZO §14 for the installation (replacement) of a wireless communications facility consisting of six panel antennas and related equipment and cables. RC zone. Ward 3.
Date(s) of Hearing(s):	4/4, 4/18
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on April 4, 2012 to continue the application to April 18, 2012.
Current Status:	Will be heard on April 18, 2012.

New Cases to be Opened and Heard

369-371 Beacon Street (Case #ZBA 2008-61-R1-3-2012)	
Applicant:	Makrigiannis Fuel, LLC
Property Owner:	Makrigiannis Fuel, LLC
Agent:	Richard G. Di Girolamo, Esq.
Legal Notice:	Applicant and Owner Makrigiannis Fuel, LLC, seeks a revision to a Special Permit with Site Plan Review (ZBA 2008-61) under SZO §5.3.8 in order to modify the conditions attached to the original Special Permit to include additional conditions related to traffic and engineering items as specified in the Order of Remand from the Massachusetts Land Court dated March 7, 2012. BA Zone. Ward 2.
Date(s) of Hearing(s):	4/18
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on April 18, 2012.

280 Broadway (Case #ZBA 2012-25)	
Applicant:	Amos G. Winter
Property Owner:	Fred Camerato
Agent:	N/A
Legal Notice:	Applicant Amos G. Winter and Owner Fred Camerato, seek a Variance under SZO §5.5 for relief from the minimum side yard setback under SZO §8.5.H, relief from the minimum rear yard setback under SZO §8.5.I, and relief from the dimensional requirements of SZO §6.1.22.G.5 to install a second means of egress from the second story of the rear structure at the property. CCD 55 zone. Ward 4.
Date(s) of Hearing(s):	4/18
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on April 18, 2012.



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109 Hancock Street (Case #ZBA 2012-22)	
Applicant:	George Westerman and Marilyn Augustyn
Property Owner:	George Westerman and Marilyn Augustyn
Agent:	N/A
Legal Notice:	Applicants and Owners, George Westerman and Marilyn Augustyn seek a Special Permit under SZO §4.4.1 for relief under the provisions of SZO §8.5.E to alter a nonconforming structure to increase the floor area ratio of the property, including the addition and modification of basement windows. RA zone. Ward 6.
Date(s) of Hearing(s):	4/18
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on April 18, 2012.

106 Orchard Street (Case #ZBA 2012-23)	
Applicant:	Sapna Mehtani
Property Owner:	Sapna Mehtani
Agent:	Faith Baum, Architect
Legal Notice:	Applicant and Owner Sapna Mehtani, seeks a Special Permit to alter a nonconforming structure under SZO §4.4.1 to construct a two story addition in the rear of an existing single-family residence and a Special Permit under SZO §9.13.a for relief from one parking space to add an additional dwelling unit to the property. RB zone. Ward 6.
Date(s) of Hearing(s):	4/18
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on April 18, 2012.

Other Business

Plans and reports are available at the City of Somerville website at the following link:

www.somervillema.gov/planningandzoning/reports



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