



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
Wednesday, November 4, 2015
DECISIONS 6:00 P.M. followed by New HEARINGS

Previously Opened Cases that are Requesting a Continuance

12 Beacon Place: (Case #ZBA 2015-81)	
Applicant:	Anthony Fava & Ryan Hunt
Property Owner:	Kathleen M. Connors
Agent:	Richard G. Di Girolamo
Legal Notice:	Applicants Anthony Fava & Ryan Hunt, and Owner Kathleen M. Connors, seek a special permit to modify a nonconforming structure, and add a second principal structure under SZO §7.2. by adding a two unit structure in the side yard. A variance is also required for parking relief. RB Zone. Ward 2.
Date(s) of Hearing(s):	10/21, 11/4
Staff Recommendation:	None at this time.
ZBA Action:	Voted on October 21, 2015 to continue the application to November 4, 2015.
Current Status:	The Applicant will submit a written request to continue the application to November 18, 2015.

70 Craigie Street: (Case #ZBA 2015-80)	
Applicant:	Somervista, LLC
Property Owner:	Somervista, LLC
Agent:	Richard G. Di Girolamo
Legal Notice:	Applicant/Owner, Somervista, LLC, seeks a Special Permit to alter a nonconforming 3-family structure by adding an approx. 2,500 sf addition and a dormer on the existing house. RB zone. Ward 3.
Date(s) of Hearing(s):	10/21, 11/4
Staff Recommendation:	None at this time.
ZBA Action:	Voted on October 21, 2015 to continue the application to November 4, 2015.
Current Status:	The Applicant will submit a written request to continue the application to November 18, 2015.

161 Linwood Street: (Case #ZBA 2015-49)	
Applicant:	Herb Chamber I-93, Inc.
Property Owner:	Tauro Realty Trust
Agent:	Richard G. Di Girolamo
Legal Notice:	Applicant, Herb Chamber I-93, Inc., and Owner, Tauro Realty Trust, seek a Special Permit with Site Review per SZO §7.11.11.1 Motor Vehicle Sales and Service to establish a car dealership over 5,000 square feet. IA Zone. Ward 2.
Date(s) of Hearing(s):	10/21, 11/4
Staff Recommendation:	None at this time.
ZBA Action:	Voted on October 21, 2015 to continue the application to November 4, 2015.
Current Status:	The Applicant will submit a written request to continue the application to November 18, 2015.

346 Summer Street: (Case #ZBA 2015-85)	
Applicant:	Paul Lavelle
Property Owner:	Paul Lavelle
Agent:	NA
Legal Notice:	The Applicant and Owner, Paul Lavelle, seeks a special permit to modify a non-conforming structure by moving the rear egress stair to the outside of the structure, and adding decks at the second and third levels. RA Zone, Ward 6.
Date(s) of Hearing(s):	10/21, 11/4
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on October 21, 2015 to continue the application to November 4, 2015.
Current Status:	The Applicant will submit a written request to continue the application to November 18, 2015.

New Cases that will be Opened and Requesting a Continuance

103 Kidder Avenue: (Case #ZBA 2015-92)	
Applicant:	KTA Construction, LLC
Property Owner:	KTA Construction, LLC
Agent:	
Legal Notice:	Applicant & Owner, KTA Construction, LLC, seek a Special Permit under SZO §4.4.1 to alter a nonconforming two-family to add dormers and inc the floor area ratio. RA zone. Ward 5.
Date(s) of Hearing(s):	11/4
Staff Recommendation:	None at this time.
ZBA Action:	---
Current Status:	The Applicant will submit a written request to continue the application to November 18, 2015.

Previously Opened Cases that Will be Heard

14 Tyler St: (Case #ZBA 2015-39)	
Applicant:	Claudia Murrow
Property Owner:	JWF, LLC
Agent:	N/A
Legal Notice:	Applicant, Claudia Murrow, seeks an Administrative Appeal per SZO §3.1.9, 3.2, and 3.2.3 from a decision from the Inspectional Services Division regarding the Certificates of Occupancy at 14 Tyler Street, Owner, JWF, Inc. IA Zone. Ward 2.
Date(s) of Hearing(s):	9/16, 10/7, 10/21, 11/4
Staff Recommendation:	Recommends Denial.
ZBA Action:	Voted on October 21, 2015 to continue the application to November 4, 2015.
Current Status:	Will be heard on November 4, 2015.

906-908 Broadway (Case #ZBA 2015-32)	
Applicant:	Siyuan He
Property Owner:	Siyuan He
Agent:	Adam Dash, Esq.
Legal Notice:	Applicant & Owner, Siyuan He, seeks a Special Permit under SZO §4.4.1 to alter a nonconforming 2-family house to add an approximately 2,000 sf addition. RA zone. Ward 6.
Date(s) of Hearing(s):	7/15, 8/5, 8/19, 9/2, 9/16, 10/7, 11/4
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on October 21, 2015 to continue the application to November 4, 2015.
Current Status:	Will be heard on November 4, 2015.

38-42 Medford Street: (Case #ZBA 2015-67)	
Applicant:	Kenneth Lanzilli
Property Owner:	38-42 Medford Street, LLC
Agent:	Sean T. O'Donovan, Esq
Legal Notice:	The Applicant, Kenneth Lanzilli and owner 38-42 Medford Street, LLC seeks a special permit with site plan review to demolish an existing single story garage, and construct a seven unit residential project with ground floor retail; they also require a Variance for parking relief. BA Zone, Ward 2.
Date(s) of Hearing(s):	10/21, 11/4
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on October 21, 2015 to continue the application to November 4, 2015.
Current Status:	Will be heard on November 4, 2015.

32 Lexington Ave: (Case #ZBA 2015-75)	
Applicant:	Fariba Abbasi & Michael Lagasse
Property Owner:	Fariba Abbasi & Michael Lagasse
Agent:	N/A
Legal Notice:	Applicant/Owners, Fariba Abbasi & Michael Lagasse, seek a Special Permit under SZO §4.4.1 to alter a nonconforming 2-family to add living space in the basement. RA zone. Ward 5.
Date(s) of Hearing(s):	10/21, 11/4
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on October 21, 2015 to continue the application to November 4, 2015.
Current Status:	Will be heard on November 4, 2015.

35 Moreland St: (Case #ZBA 2015-78)	
Applicant:	Kevin Slattery & Marie Mullarkey
Property Owner:	Kevin Slattery & Marie Mullarkey
Agent:	Richard G. Di Girolamo
Legal Notice:	Applicants and owners, Kevin Slattery & Marie Mullarkey, seek a Special Permit per SZO §4.4.1 to substantially alter a non-conforming single family structure in order to construct a 3-family structure. Applicants also seek a Variance for parking relief per SZO §9.5.1.a. RB zone. Ward 4.
Date(s) of Hearing(s):	10/21, 11/4
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on October 21, 2015 to continue the application to November 4, 2015.
Current Status:	Will be heard on November 4, 2015.

96 Cross Street: (Case #ZBA 2015-83)	
Applicant:	Conness LLC
Property Owner:	Conness LLC
Agent:	Adam Dash
Legal Notice:	Applicant and Owner, Conness LLC, seek a special permit to modify a nonconforming structure under SZO §4.4.1, by adding a single family addition on top of an existing garage, and adding a retail/office space to the garage. A special permit for parking relief for one space under SZO §9.1 is also required. RB Zone. Ward 1.
Date(s) of Hearing(s):	10/21, 11/4
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted to continue the application to November 4, 2015.
Current Status:	Will be heard on November 4, 2015.

New Cases that will be Opened and Heard

14 Kent Street: (Case #ZBA 2015-52)	
Applicant:	Shangzhe Xuyu & Baoqing Yu
Property Owner:	Shangzhe Xuyu & Baoqing Yu
Agent:	
Legal Notice:	Applicant & Owners, Shangzhe Xuyu & Baoqing Yu, seek a Special Permit under SZO §4.4.1 to substantially alter a non-conforming single-family house to construct a larger single family residence. RC Zone. Ward 2.
Date(s) of Hearing(s):	11/4
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on November 4, 2015.

5 Hersey Street: (Case #ZBA 2015-76)	
Applicant:	Slava & Rhiannon Menn
Property Owner:	Nordau Ventures, LLC
Agent:	
Legal Notice:	Applicants, Slava & Rhiannon Menn and Owner, Nordau Ventures, LLC with Slava Menn as Manager, seek Special Permits per SZO §4.4.1 to finish a basement which increases the FAR and to construct a second floor balcony within the front yard setback. RA zone. Ward 3.
Date(s) of Hearing(s):	11/4
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on November 4, 2015.

11 George Street: (Case #ZBA 2015-77)	
Applicant:	Elio LoRusso
Property Owner:	LoRusso Family Irrevocable Trust
Agent:	
Legal Notice:	Applicant, Elio LoRusso, and Owner, LoRusso Family Irrevocable Trust, seeks a Special Permit to alter a nonconforming 2-family under SZO §4.4.1 to add an approx. 230 sf side addition and 120 sf side porch and enclose the second floor of a rear porch. RB zone. Ward 1.
Date(s) of Hearing(s):	11/4
Staff Recommendation:	Recommends denial/conditional approval.
ZBA Action:	---
Current Status:	Will be heard on November 4, 2015.

12 Berkeley Street: (Case #ZBA 2015-86)	
Applicant:	Brent Hardenbergh
Property Owner:	Brent Hardenbergh
Agent:	
Legal Notice:	Applicant & Owner, Brent Hardenbergh, seeks a Special Permit to alter a nonconforming structure to construct a new roof, part of which is in the required side yard setback. RA Zone. Ward 3.
Date(s) of Hearing(s):	11/4
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on November 4, 2015.

44 Park Street: (Case #ZBA 2015-87)	
Applicant:	Esh Circus Arts – Ellen Waylonis
Property Owner:	Belam, LLC
Agent:	
Legal Notice:	Applicant, Esh Circus Arts - Ellen Waylonis, and Owner, Belam LLC - Frank Glasso & Jonah Jacobs, seek an increase in floor area of the for-profit school for instruction in arts, skills or vocational training to 4,933 sf (SZO §7.11.8.9) and alteration to the site plan, which was originally permitted under case ZBA 2013-62. RC zone. Ward 2.
Date(s) of Hearing(s):	11/4
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on November 4, 2015.

11 Morton Street: (Case #ZBA 2015-88)	
Applicant:	Kevin Gorham
Property Owner:	11 Morton LLC
Agent:	
Legal Notice:	Applicant Kevin Gorham and Owner 11 Morton LLC, seek a special permit to modify a nonconforming structure by rebuilding the rear egress stair and mudroom. RB Zone, Ward 1.
Date(s) of Hearing(s):	11/4
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on November 4, 2015.

23 Park Street: (Case #ZBA 2015-90)	
Applicant:	Luyao Li
Property Owner:	Luyao Li
Agent:	
Legal Notice:	Applicant & Owner, Luyao Li, seeks a Variance from providing a parking space that is required to convert a studio to a 2-bedroom unit (SZO §9.5 & 5.5). BA zone. Ward 2.
Date(s) of Hearing(s):	11/4
Staff Recommendation:	Recommends denial.
ZBA Action:	---
Current Status:	Will be heard on November 4, 2015.

Other Business