



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
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ZONING BOARD OF APPEALS AGENDA

Visiting Nurse Association, 259 Lowell Street, 3rd Floor, Community Room, Somerville, MA
Wednesday, December 9, 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, 11/18, 12/9
Staff Recommendation:	None at this time.
ZBA Action:	Voted on November 18, 2015 to continue the application to December 9, 2015.
Current Status:	The Applicant will submit a written request to continue the application to January 6, 2016.

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, 11/18, 12/9
Staff Recommendation:	None at this time.
ZBA Action:	Voted on November 18, 2015 to continue the application to December 9, 2015.
Current Status:	The Applicant will submit a written request to continue the application to January 6, 2016.

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, 11/18, 12/9
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on November 18, 2015 to continue the application to December 9, 2015.
Current Status:	Will be heard on December 9, 2015.

103 Kidder Avenue: (Case #ZBA 2015-92)	
Applicant:	KTA Construction, LLC
Property Owner:	KTA Construction, LLC
Agent:	Richard G. DiGirolamo, Esq.
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 6.
Date(s) of Hearing(s):	11/4, 11/18, 12/9
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on November 18, 2015 to continue the application to December 9, 2015.
Current Status:	The Applicant will submit a written request to continue the application to January 6, 2016.

15 Dane Ave: (Case #ZBA 2015-97)	
Applicant:	Lynette Tsiang
Property Owner:	Lynette Tsiang
Agent:	Eric Parkes
Legal Notice:	Applicant and Owner Lynette Tsiang seeks a special permit to modify a nonconforming structure by demolishing a previous rear addition, and adding a single-story addition in the rear and side yards. Zone RB. Ward 2.
Date(s) of Hearing(s):	11/18, 12/9
Staff Recommendation:	None at this time.
ZBA Action:	Voted on November 18, 2015 to continue the application to December 9, 2015.
Current Status:	The Applicant will submit a written request to continue the application to January 20, 2016.

14 Oak St: (Case #ZBA 2015-62)	
Applicant:	Dan Spinosa
Property Owner:	Jennifer Spinosa
Agent:	N/A
Legal Notice:	Applicant, Dan Spinosa, seeks a Special Permit per SZO §4.4.1 to construct decks on the second and third stories within the rear yard setback. RB zone. Ward 2.
Date(s) of Hearing(s):	11/18, 12/9
Staff Recommendation:	Recommends denial.
ZBA Action:	Voted on November 18, 2015 to continue the application to December 9, 2015.
Current Status:	The Applicant will submit a written request to continue the application to January 6, 2016.

New Cases to be Opened that are Requesting a Continuance

231 Lowell St: (Case #ZBA 2013-79)	
Applicant:	231 Lowell Street, LLC
Property Owner:	231 Lowell Street, LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant & Owner, 231 Lowell Street, LLC, seeks a Special Permit with Site Plan Review to construct 3 buildings on the site with a total of 22 dwelling units, 2 commercial spaces, with 31 parking spaces and 26 bicycle spaces per SZO §5.2, §7.2, §7.3, §7.11.1.c. and §13.5 for additional affordable housing units. The project includes a Special Permit to alter a nonconforming structure per SZO §4.4.1. A Variance is sought for the number of parking spaces SZO §9.5. RC & RA zones. Ward 5.
Date(s) of Hearing(s):	12/9
Staff Recommendation:	None at this time.
ZBA Action:	---
Current Status:	The Applicant will submit a written request to continue the application to January 6, 2016.

Previously Opened Cases that Will be Heard

11 George Street: (Case #ZBA 2015-77)	
Applicant:	Elio LoRusso
Property Owner:	LoRusso Family Irrevocable Trust
Agent:	N/A
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, 11/18, 12/9
Staff Recommendation:	Recommends denial/conditional approval.
ZBA Action:	Voted on November 18, 2015 to continue the application to December 9, 2015.
Current Status:	Will be heard on December 9, 2015.

88 Dover St: (Case #ZBA 2015-82)	
Applicant:	Sing Cheung
Property Owner:	Mui Sin Chow & Nam Cheung
Agent:	Adam Dash, Esq.
Legal Notice:	Applicant, Sing Cheung, seeks a Special Permit per SZO §4.4.1 to substantially alter an existing, non-conforming 2-family building to construct a 3-family structure. Applicant seeks a Special Permit per SZO §9.13 for relief from parking space dimensions. Ward 6.
Date(s) of Hearing(s):	11/18, 12/9
Staff Recommendation:	Recommends denial.
ZBA Action:	Voted on November 18, 2015 to continue the application to December 9, 2015.
Current Status:	Will be heard on December 9, 2015.

New Cases that will be Opened and Heard

17-21 Village St: (Case # ZBA 2013-53-R1-11/2015)	
Applicant:	Village People Realty Trust
Property Owner:	Village People Realty Trust
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant and Owner, Village People Realty Trust, seek a Revision to Special Permit with Site Plan Review, case ZBA 2013-53 to alter rear patios and fenestration under SZO 5.3.8. The original approval was under SZO §7.11.1.c to establish 7 residential units. RC Zone. Ward 2.
Date(s) of Hearing(s):	12/9
Staff Recommendation:	Unable to recommend/approval
ZBA Action:	---
Current Status:	Will be heard on December 9, 2015.

74 Chandler St: (Case #ZBA 2015-99)	
Applicant:	Roger Green
Property Owner:	Evelyn V. Moreno, Trustee of the Sound Realty Trust
Agent:	N/A
Legal Notice:	Applicant, Roger Green, and owner, Evelyn V. Moreno, Trustee of the Sound Realty Trust, seek a Special Permit per SZO §4.4.1 to alter a non-conforming structure by constructing a dormer within the side yard setback, installing new windows of a different size and location within the side yard setback and building new front steps within the front yard setback. RA zone. Ward 6.
Date(s) of Hearing(s):	12/9
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on December 9, 2015.

53 Josephine Ave: (Case #ZBA 2015-09-R1-11/2015)	
Applicant:	Randall Conrad & Christine Dall
Property Owner:	Randall Conrad & Christine Dall
Agent:	N/A
Legal Notice:	Applicants and owners, Randall Conrad and Christine Dall seek to revise a Special Permit approved on March 18, 2015. The proposed revision is to the plans for the rear 3-story decks and stairs. RA Zone. Ward 5.
Date(s) of Hearing(s):	12/9
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on December 9, 2015.

175 Beacon St: (Case #ZBA 2015-100)	
Applicant:	New Cingular Wireless PCS, LLC
Property Owner:	Beacon Associates, Inc.
Agent:	Timothy Green
Legal Notice:	Applicant, New Cingular Wireless PCS, LLC, and Owner, Beacon Associates Inc. seek a special permit to upgrade an existing wireless facility with three new antennas. NB Zone. Ward 2.
Date(s) of Hearing(s):	12/9
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on December 9, 2015.

252 Medford St: (Case #ZBA 2015-101)	
Applicant:	New Cingular Wireless PCS, LLC
Property Owner:	Somerville Housing Authority
Agent:	Timothy Greene
Legal Notice:	Applicant, New Cingular Wireless PCS, LLC, and Owner, Somerville Housing Authority, seek a special permit to upgrade an existing wireless facility by replacing three existing antennas. BB Zone. Ward 3.
Date(s) of Hearing(s):	12/9
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on December 9, 2015.

19 Spring Hill Terrace: (Case #ZBA 2015-102)	
Applicant:	Jeffery W. Johannes & Cassandra Johannes
Property Owner:	Jeffery W. Johannes & Cassandra Johannes
Agent:	Adam Dash, Esq.
Legal Notice:	Applicants & Owners, Jeffery W. Johannes & Cassandra Johannes, seek a Special Permit under SZO §4.4.1 to alter a nonconforming single-family house to add living space in the basement. RA zone. Ward 3.
Date(s) of Hearing(s):	12/9
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on December 9, 2015.

Other Business