



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, May 20, 2015
DECISIONS 6:00 P.M. followed by New HEARINGS

New Cases to be Opened that are Requesting a to Withdraw

| 51 Sydney St: (Case #ZBA 2015-20) | |
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| Applicant: | James Haley |
| Property Owner: | Mike Guarnotta |
| Agent: | N/A |
| Legal Notice: | Applicant, James Haley, and Owner, Mike Guarnotta, week a Special Permit to enclose a front porch. RB zone. Ward 4. |
| Date(s) of Hearing(s): | 5/6, 5/20 |
| Staff Recommendation: | None at this time. |
| ZBA Action: | Voted on May 6, 2015 to continue the application to May 20, 2015. |
| Current Status: | The Applicant has submitted a written request to request to Withdraw the Application Without Prejudice. |

Previously Opened Cases that Will be Heard

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| 44 Park St: (Case #ZBA 2014-03) | |
| Applicant: | Claudia Murrow |
| Property Owner: | Belam, II 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 that issued a temporary certificate of occupancy for a School for Instruction in Arts at 44 Park Street, Owner, Belam II LLC . RC Zone. Ward 2. |
| Date(s) of Hearing(s): | 5/7, 6/18, 10/15 , 12/10/14, 1/7, 1/21, 1/26, 1/29, 2/4, 2/18,3/4, 3/18, 5/6, 5/20 |
| Staff Recommendation: | Uphold ISD decision. |
| ZBA Action: | Voted on March 18, 2015 to continue the application to May 6, 2015. |
| Current Status: | Will be heard on May 20, 2015. |

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| 120 Washington St: (Case #ZBA 2015-11) | |
| Applicant: | Mark Food Enterprises |
| Property Owner: | ITS Realty, LLC |
| Agent: | Daniel Thompson, Esq. & Anthony Gargano, Esq. |
| Legal Notice: | Applicant, Mark Food Enterprises, and Owners, ITS Realty, LLC, seek a Variance for parking relief to expand the restaurant seating count. IA Zone. Ward 1. |
| Date(s) of Hearing(s): | 4/1, 4/15, 5/6, 5/20 |
| Staff Recommendation: | Recommends conditional approval. |
| ZBA Action: | Voted on May 6, 2015 to continue the application to May 20, 2015. |
| Current Status: | Will be heard on May 20, 2015. |

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| 77-83 North St: (Case #ZBA 2012-68-R-4/2015) | |
| Applicant: | Peter Stefanou |
| Property Owner: | Peter Stefanou |
| Agent: | Richard G. DiGirolamo, Esq. |
| Legal Notice: | Applicant and Owner, Peter Stefanou, seeks a time extension (SZO §5.3.10) for Special Permit ZBA 2012-68 to greatly alter a nonconforming commercial structure under SZO §4.4.1 to construct two, three-story, semi-detached townhouses and associated parking. RB zone. Ward 7. |
| Date(s) of Hearing(s): | 5/6, 5/20 |
| Staff Recommendation: | Recommends approval. |
| ZBA Action: | Voted on May 6, 2015 to continue the application to May 20, 2015. |
| Current Status: | Will be heard on May 20, 2015. |

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| 18-20 Chandler St: (Case #ZBA 2015-18) | |
| Applicant: | Paul Lavelle |
| Property Owner: | Paul Lavelle |
| Agent: | N/A |
| Legal Notice: | Applicant and Owner, Paul Lavelle, seeks a Special Permit to alter a nonconforming 4-family structure to build an approx. 565 sf addition, dormers, and a rear 2-story porch. RA zone. Ward 6. |
| Date(s) of Hearing(s): | 5/6, 5/20 |
| Staff Recommendation: | Recommends conditional approval. |
| ZBA Action: | Voted on May 6, 2015 to continue the application to May 20, 2015. |
| Current Status: | Will be heard on May 20, 2015. |

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| 53 Columbus Ave: (Case #ZBA 2015-19) | |
| Applicant: | Peter Kaplan RCG, LLC |
| Property Owner: | RCG Columbus Renewal, LLC |
| Agent: | N/A |
| Legal Notice: | Applicant, Peter Kaplan RCG, LLC, and Owner, RCG Columbus Renewal, LLC, seek a Special Permit to add an approximately 177 sf addition on the third floor of a nonconforming three-family house. RA zone. Ward 3. |
| Date(s) of Hearing(s): | 5/6, 5/20 |
| Staff Recommendation: | Recommends conditional approval. |
| ZBA Action: | Voted on May 6, 2015 to continue the application to May 20, 2015. |
| Current Status: | Will be heard on May 20, 2015. |

New Cases that will be Opened and Heard

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| 620 Broadway (Case #ZBA 2014-69) | |
| Applicant: | 620 Broadway, LLC |
| Property Owner: | Somerville Citgo, Inc. |
| Agent: | Sean T. O'Donovan, Esq. |
| Legal Notice: | Applicant, 620 Broadway LLC and Owner, Somerville Citgo Inc., seek a Special Permit with Site Review to establish an 11 unit building, a Special Permit for relief from parking dimensional standards, shared parking, and reduction of required parking for a specific use, and a Variance for rear yard setback and parking. NB Zone. Ward 5. |
| Date(s) of Hearing(s): | 5/20 |
| Staff Recommendation: | Recommends denial. |
| ZBA Action: | --- |
| Current Status: | Will be heard on May 20, 2015. |

Other Business

None