



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

MICHAEL F. GLAVIN
EXECUTIVE DIRECTOR

PLANNING DIVISION

STAFF

GEORGE PROAKIS, *DIRECTOR OF PLANNING*
LORI MASSA, *SENIOR PLANNER*
MELISSA WOODS, *PLANNER*
DAWN PEREIRA, *ADMINISTRATIVE ASSISTANT*

MEMBERS

ORSOLA SUSAN FONTANO, *CHAIR*
RICHARD ROSSETTI, *CLERK*
DANIELLE EVANS
ELAINE SEVERINO
JOSH SAFDIE

ZONING BOARD OF APPEALS AGENDA

Somerville High School Auditorium, 81 Highland Avenue
Wednesday, May 6, 2015
DECISIONS 6:00 P.M. followed by New HEARINGS

Previously Opened Cases that are Requesting a Continuance

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
Staff Recommendation:	Uphold ISD decision.
ZBA Action:	Voted on March 18, 2015 to continue the application to May 6, 2015.
Current Status:	The Applicant will submit a written request to continue the application to May 20, 2015.

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
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on April 15, 2015 to continue the application to May 6, 2015.
Current Status:	The Applicant will submit a written request to continue the application to May 20, 2015.

New Cases to be Opened that are Requesting a Continuance

51 Sydney St: (Case #ZBA 2015-20)	
Applicant:	James Haley
Property Owner:	Mike Guarnotta
Agent:	N/A
Legal Notice:	Applicant, James Haley, and Owner, Mike Guarnotta, seek a Special Permit to enclose a front porch. RB zone. Ward 4.
Date(s) of Hearing(s):	5/6
Staff Recommendation:	None at this time.
ZBA Action:	---
Current Status:	The Applicant will submit a written request to continue the application to May 20, 2015.

Previously Opened Cases that Will be Heard

290 Highland Ave: (Case #ZBA 2015-01)	
Applicant:	290 Highland Ave, LLC
Property Owner:	290 Highland Ave, LLC
Agent:	Sean O'Donovan, Esq.
Legal Notice:	Applicant & Owner, 290 Highland Ave LLC, seek a Special Permit to alter a nonconforming structure, a Special Permit with Site Review to establish 7 units and Variances for dimensional requirements such as lot area per dwelling unit, building story height, and setbacks. A Variance is required for parking relief. RC Zone. Ward 3.
Date(s) of Hearing(s):	2/18, 3/4, 3/18, 5/6
Staff Recommendation:	Unable to recommend.
ZBA Action:	Voted on March 18, 2015 to continue the application to May 6, 2015.
Current Status:	Will be heard on May 6, 2015.

1108 Broadway (Case #ZBA 2014-78) (re-advertised)	
Applicant:	JSS Realty Corporation
Property Owner:	JSS Realty Corporation
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant and Owner, JSS Realty Corp., seeks a Special Permit under SZO §9.13.c for an access easement to be able to provide on-site parking at an existing two-family dwelling. Ward 7. BA zone.
Date(s) of Hearing(s):	12/10/14, 1/7, 1/21, 1/26, 1/29, 2/4, 3/4, 3/18, 4/1, 4/15, 5/6
Staff Recommendation:	Recommends Denial.
ZBA Action:	Voted on April 15, 2015 to continue the application to May 6, 2015.
Current Status:	The Applicant will submit a written request to Withdraw the Application without Prejudice on May 6, 2015.

New Cases that will be Opened and Heard

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
Staff Recommendation:	Recommends approval.
ZBA Action:	---
Current Status:	Will be heard on May 6, 2015.

26 Fairmount Ave: (Case #ZBA 2015-14)	
Applicant:	North America Development
Property Owner:	SBKBLB, LLC
Agent:	N/A
Legal Notice:	Applicant, North America Development, and Owner SBKBLB, LLC, seek a Special Permit to extend a dormer on the nonconforming sideyard. RA zone. Ward 7.
Date(s) of Hearing(s):	5/6
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on May 6, 2015.

206 Lowell St: (Case #ZBA 2015-15)	
Applicant:	Brett & Taryn LaFlamme
Property Owner:	Brett & Taryn LaFlamme
Agent:	Al Weisz
Legal Notice:	Applicant and Owner, Brett & Taryn LaFlamme, seek a Special Permit to extend a rear deck on a nonconforming sideyard. RB zone. Ward 5.
Date(s) of Hearing(s):	5/6
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on May 6, 2015.

5-7 Cottage Ave: (Case #ZBA 2015-17)	
Applicant:	Victoria & Matthew Behr
Property Owner:	Matthew Behr
Agent:	N/A
Legal Notice:	Applicants, Victoria & Matthew Behr, and Owner, Matthew Behr, seek a Special Permit to alter the rear porch and windows and doors on the nonconforming house. RB zone. Ward 6.
Date(s) of Hearing(s):	5/6
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on May 6, 2015.

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
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on May 6, 2015.

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
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on May 6, 2015.

78 Bay State Ave: (Case #ZBA 2015-21)	
Applicant:	Moses Ortiz
Property Owner:	James McCarthy
Agent:	N/A
Legal Notice:	Applicant, Moses Ortiz, and Owner, James McCarthy, seek a Special Permit to expand a rear nonconforming deck. RA zone. Ward 6.
Date(s) of Hearing(s):	5/6
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on May 6, 2015.

Other Business

None