



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, January 18, 2012
DECISIONS 6:00 P.M. followed by New HEARINGS

Previously Continued Cases to be Heard

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
Staff Recommendation:	Pending.
ZBA Action:	Voted on January 4, 2012 to continue the application to January 18, 2012.
Current Status:	Will be heard on January 18, 2012.



CITY HALL • 93 HIGHLAND AVENUE • SOMERVILLE, MASSACHUSETTS 02143
(617) 625-6600 EXT. 2500 • TTY: (617) 666-0001 • FAX: (617) 625-0722

www.somervillema.gov



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
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on January 4, 2012 to continue the application to January 18, 2012.
Current Status:	Will be heard on January 18, 2012.

485 Mystic Valley Parkway (Case #ZBA 2011-79)	
Applicant:	Somerville Housing Authority
Property Owner:	Somerville Housing Authority
Agent:	Peter L. Freeman, Esq.
Legal Notice:	Applicant and Owner Somerville Housing Authority seeks a Comprehensive Permit under M.G.L. Chapter 40B for an Inclusionary Housing Development. The proposal would create 60 affordable one-bedroom residential dwelling units for seniors and person with disabilities in two buildings. The project would consist of the redevelopment and conversion of the existing Mystic Water Works into a 25 affordable housing unit rental apartment building and the demolition of the existing office and garage outbuilding to be replaced with a newly constructed 35 affordable housing unit rental apartment building. The Applicant is requesting waivers from various sections of the City's ordinances and requirements, including but not limited to waivers from the following sections of the SZO: §4.4.1, §4.5.3, §7.2, §7.3, §7.9, §7.11, §8.5.B, §8.5.C, §8.5.E, §8.5.F, §8.5.I, §9.4, §9.5.1.b, §9.6.1, §9.9, §9.11, §9.15, §10.5, and §10.6. RA zone. Ward 7.
Date(s) of Hearing(s):	11/30/11, 1/4/12, 1/18
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on January 4, 2012 to continue the application to January 18, 2012.
Current Status:	Will be heard on January 18, 2012.

26 Bartlett Street (Case #ZBA 2011-95)	
Applicant:	Jesse Carreiro
Property Owner:	Jesse Carreiro
Agent:	N/A
Legal Notice:	Applicant & Owner, Jesse Carreiro, seeks a special permit to alter a nonconforming structure under SZO §4.4.1 to construct an approx 108 sf one-story addition to the rear of the structure. RA zone. Ward 5.
Date(s) of Hearing(s):	1/4, 1/18
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on January 4, 2012 to continue the application to January 18, 2012.
Current Status:	Will be heard on January 18, 2012.



CITY HALL • 93 HIGHLAND AVENUE • SOMERVILLE, MASSACHUSETTS 02143
(617) 625-6600 EXT. 2500 • TTY: (617) 666-0001 • FAX: (617) 625-0722

www.somervillema.gov



New Cases to be Opened and Heard

15 Park Place (Case #ZBA 2011-96)	
Applicant:	Vladimir & Aleksandra Pezel
Property Owner:	Vladimir & Aleksandra Pezel
Agent:	Declan Keefe
Legal Notice:	Applicants and Owners, Vladimir and Aleksandra Pezel, seek a Special Permit to alter a nonconforming structure under SZO §4.4.1 in order to convert a garage into a 2 ½ story single-family dwelling. RB zone. Ward 2.
Date(s) of Hearing(s):	1/18
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on January 18, 2012.

248 Elm Street (Case #ZBA 2011-97)	
Applicant:	MDD Operations, LLC/Matt D'Alessio
Property Owner:	Sitt Realty, LLC
Agent:	Joseph P. Hanley, Esq.
Legal Notice:	Applicant, MDD Operations, LLC / Matt D'Alessio & Owner, Sitt Realty, LLC, seek a Special Permit under SZO §7.11.10.2.1.a to establish a fast order food establishment. CBD zone. Ward 6.
Date(s) of Hearing(s):	1/18
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on January 18, 2012.

Other Business

Adoption of Minutes:

10/20/10

8/18/10

6/16/10

6/2/10

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

www.somervillema.gov/planningandzoning/reports



CITY HALL • 93 HIGHLAND AVENUE • SOMERVILLE, MASSACHUSETTS 02143
(617) 625-6600 EXT. 2500 • TTY: (617) 666-0001 • FAX: (617) 625-0722

www.somervillema.gov

