



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, October 19, 2011
Meeting begins at 6:00 PM;
343, 345, 349 & 351 Summer Street will be heard at 7:00 PM

Previously Opened Cases to be Heard

13 Robinson Street (Case #ZBA 2011-57)	
Applicant:	Alice Grossman
Property Owner:	Alice Grossman
Agent:	Jennifer Mello
Legal Notice:	Applicant and owner, Alice Grossman, seeks a Special Permit under SZO §4.4.1 to convert the existing roof over the first floor wing into a deck on the rear of an existing one family residence. RA zone/Ward 5
Date(s) of Hearing(s):	8/3, 8/17, 9/7, 9/21, 10/19
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on September 21, 2011 to continue the application to October 19, 2011.
Current Status:	Will be heard on October 19, 2011.



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11 Sargent Avenue (Case #ZBA 2011-55)	
Applicant:	Guy Mirisola
Property Owner:	Guy Mirisola
Agent:	Jim Johnson
Legal Notice:	Applicant and Owner, Guy Mirisola, seeks a special permit to alter a nonconforming structure under SZO §4.4.1 to construct rear egress stairways from the first and second floors on the rear side of an existing two-family residence. RB zone/Ward 4.
Date(s) of Hearing(s):	8/3, 8/17, 9/7, 9/21, 10/5, 10/19
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on October 5, 2011 to continue the application to October 19, 2011.
Current Status:	Will be heard on October 19, 2011.

343, 345, 349 & 351 Summer Street (Case #ZBA 2011-54)	
Applicant:	Strategic Capital Group, LLC
Property Owner:	George Dilboy VFW Post #529 & The Dakota Partners, LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant, Strategic Capital Group, LLC and Owners George Dilboy VFW Post #529 and The Dakota Partners LLC, seek a Special Permit with Site Plan Review under SZO §7.3 and §7.11.1.c to establish a 31 unit residential use, a Special Permit under §7.11.5.B.6.a to establish an approximately 8,300 gross square foot private, non-profit club, a Special Permit with Site Plan Review under §7.11.11.10.b to establish a 15-space commercial parking lot, and a Special Permit under §9.13.b to modify parking design standards, in order to develop a new two to three story mixed-use building consisting of a VFW hall and 31 residential units as well as parking for commercial use and for on-site activities. CBD and RA zones. Ward 6.
Date(s) of Hearing(s):	8/3, 8/17, 8/24, 9/6, 9/7, 10/5, 10/19
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on October 5, 2011 to continue the application to October 19, 2011 at 7:00 PM.
Current Status:	Will be heard on October 19, 2011 at 7:00 PM.

New Cases to be Opened that are Requesting a Continuance

16 Linden Avenue (ZBA #2011-70)	
Applicant:	16 Linden Avenue, LLC
Property Owner:	16 Linden Avenue, LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant & Owner 16 Linden Avenue, LLC seeks Special Permit with Site Plan Review (SPSR) approval under SZO §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 also seeks SPSR approval under SZO §7.3 to have eight (8) residential units on the lot, one of which would be an affordable unit as defined in §13. RB zone. Ward 5.
Date(s) of Hearing(s):	10/19
Staff Recommendation:	None at this time.
ZBA Action:	---
Current Status:	The Applicant will submit a written request to continue the application to November 2, 2011.



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New Cases to Opened and Heard

58 Murdock Street (ZBA #2011-71)	
Applicant:	Christopher Clark
Property Owner:	Christopher Clark
Agent:	N/A
Legal Notice:	Applicant and Owner Christopher Clark seeks a special permit to alter a nonconforming structure under SZO §4.4.1 to change the windows on an enclosed porch in order to expand an existing bathroom on the second floor of a two-family residential property. RB Zone. Ward 5.
Date(s) of Hearing(s):	10/19
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on October 19, 2011.

38 Warner Street (ZBA #2011-72)	
Applicant:	Melvin Santos
Property Owner:	Melvin Santos
Agent:	N/A
Legal Notice:	Applicant and Owner Melvin Santos, seeks a special permit to alter a nonconforming structure under SZO §4.4.1 to expand the front porches on the first and second floors of an existing two-family residence. RA zone. Ward 6.
Date(s) of Hearing(s):	10/19
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on October 19, 2011.

373 Highland Avenue (ZBA #2011-73)	
Applicant:	Zipcar, Inc.
Property Owner:	Highland Commons Realty Trust
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant, Zipcar, Inc. and Owner, Highland Commons Realty Trust, seek a Special Permit in order to establish a total of 7 parking spaces for car-sharing or flex-car spaces (SZO §7.11.11.14.b). The number of parking spaces will not be reduced below the required number for the residential use on the site with the allowed reduction in spaces for proximity to rapid transit (§9.6.3). CBD zone. Ward 6.
Date(s) of Hearing(s):	10/19
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on October 19, 2011.



25 Hamlet Street (ZBA #2010-42-R1-9/2011)	
Applicant:	LaRosa Development Corporation
Property Owner:	LaRosa Development Corporation
Agent:	Frank D. Privitera, Jr.
Legal Notice:	Applicant and Owner LaRosa Development Corporation, seeks a revision to a Special Permit (ZBA 2010-42) under SZO §5.3.8 in order to remove Condition # 5 attached to the Special Permit which references a permeable paver surface for parking spaces. The original Special Permit was to modify an existing non-conforming structure to create a two-family home, increase floor area ratio, and create conforming rear, front, and side yard setbacks under SZO §4.4.1. RA Zone. Ward 3.
Date(s) of Hearing(s):	10/19
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on October 19, 2011.

142 Orchard Street (Case #ZBA 2011-74)	
Applicant:	Michael Fischer & Susan Wilkinson
Property Owner:	Michael Fischer & Susan Wilkinson
Agent:	Abacus Architects & Planners
Legal Notice:	Applicants and Owners Michael Fischer and Susan Wilkinson seek a special permit to alter a nonconforming structure under SZO §4.4.1 to construct a one story addition and deck in the rear of an existing single-family residence. RB zone. Ward 6.
Date(s) of Hearing(s):	10/19
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on October 19, 2011.

Other Business

Adoption of Minutes (Dates Below)

2007

2/7/07
2/21/07
1/3/07
11/7/07

2008

5/5/08
2/6/08
11/5/08
8/6/08
4/16/08
4/2/08



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2009

11/4/09
10/21/09
10/7/09
3/18/09
12/2/09
12/16/09
1/7/09
11/18/09

2010

5/19/10
6/6/10
2/17/10
3/3/10

2011

2/16/11
5/18/11
4/20/11
6/22/11
3/16/11
1/19/11
4/6/11

Plans and reports are available at the City of Somerville website at the following link:
www.somervillema.gov/planningandzoning/reports



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