



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

PLANNING DIVISION

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 Josh Safdie (Alt.)
 Elaine Severino (Alt.)

AGENDA

Zoning Board of Appeals
Aldermanic Chambers, 2nd Floor, City Hall, 93 Highland Avenue
Wednesday, February 29, 2012
DECISIONS 6:00 P.M. followed by New HEARINGS

Previously Opened Cases Requesting a Continuance

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, 2/1, 2/15, 2/29
Staff Recommendation:	Pending.
ZBA Action:	Voted on February 1, 2012 to continue the application to February 15, 2012.
Current Status:	The Applicant will submit a written request to continue the application to April 4, 2012.



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33-35 Dimick Street (Case #ZBA 2011-98)	
Applicant:	Steven Courtemanche
Property Owner:	Steven Courtemanche
Agent:	N/A
Legal Notice:	Applicant and Owner Steven Courtemanche, seeks a Variance under SZO §5.5 for relief from the rear yard setback requirement and a Special Permit under SZO §4.4.1 to enclose porches in the side and rear yards of an existing three-family dwelling. RB zone. Ward 2.
Date(s) of Hearing(s):	2/1, 2/15, 2/29
Staff Recommendation:	Special Permit: Recommends conditional approval. Variance: Unable to recommend approval.
ZBA Action:	Voted on February 1, 2012 to continue the application to February 15, 2012.
Current Status:	The Applicant submitted a written request to continue the application to March 14, 2012.

Previously Continued Cases to be Heard

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, 2/1, 2/15, 2/29
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on February 1, 2012 to continue the application to February 15, 2012.
Current Status:	Will be heard on February 29, 2012.

New Cases to be Opened and Heard

10 Monmouth Street (Case #ZBA 2012-08)	
Applicant:	Briana Burton
Property Owner:	Briana Burton
Agent:	N/A
Legal Notice:	Applicant and Owner, Briana Burton, seeks a Special Permit to alter a nonconforming structure under SZO §4.4.1 to enlarge a dormer and create a bay on the rear of the house. Alterations also include by-right modifications to add a dormer. RB Zone. Ward 3.
Date(s) of Hearing(s):	2/29
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on February 29, 2012.



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16 Chester Street (Case #ZBA 2012-10)	
Applicant:	Michael Dull & Emily Dull
Property Owner:	Michael Dull
Agent:	N/A
Legal Notice:	Applicant, Michael Dull and Emily Dull, and Owner, Michael Dull, seek a special permit for alteration to a nonconforming structure under SZO §4.4.1 to modify a window to add living space in the basement and a special permit to modify parking requirements under §9.13.a to waive the requirement for one additional parking space. RB zone. Ward 6.
Date(s) of Hearing(s):	2/29
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on February 29, 2012.

88 Pearl Street (Case #ZBA 2012-11)	
Applicant:	Shamsuddin Karim
Property Owner:	88 Pearl Street Realty Trust
Agent:	N/A
Legal Notice:	Applicant, Shamsuddin Karim, Trustee, and Owner, 88 Pearl St. Realty Trust, seek a special permit to alter a nonconforming structure under SZO §4.4.1 by expanding an existing third story deck. RB zone. Ward 3.
Date(s) of Hearing(s):	2/29
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on February 29, 2012.

11-15 Holland Street (Case #ZBA 2012-12)	
Applicant:	Robert Darnell
Property Owner:	Carla Delellis
Agent:	N/A
Legal Notice:	Applicant, Robert Darnell and Owner, Carla Delellis, seek a special permit to establish a fast order food establishment under SZO §7.11.2.1.a to open an approx 600 sf café, a special permit to alter a nonconforming structure under §4.4.1 to add and alter windows on the front façade, and a special permit under §9.13.a to waive the requirement for 2 additional parking spaces. CBD zone. Ward 6.
Date(s) of Hearing(s):	2/29
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on February 29, 2012.



89 Holland Street (Case #ZBA 2011-94)	
Applicant:	FFDJ, LLC
Property Owner:	Kennedy Realty Trust
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant FFDJ, LLC and Owner Kennedy Realty Trust, seek a Variance under SZO §5.5 from the parking requirements of SZO §9.5 for relief from eight required off-street parking spaces. NB zone. Ward 6.
Date(s) of Hearing(s):	2/29
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on February 29, 2012.

143-145 Cedar Street (Case #ZBA 2012-02)	
Applicant:	Aldar Realty Trust & Faulkner Brothers, Inc.
Property Owner:	Aldar Realty Trust & Faulkner Brothers, Inc.
Agent:	Adam Dash, Esq.
Legal Notice:	Applicant and Owner Aldar Realty Trust and Faulkner Brothers, Inc., seek a Special Permit with Site Plan Review under SZO §7.11.1.c to establish a 10 unit residential use and a Special Permit under SZO §9.13.b to modify parking design standards. BB zone. Ward 5.
Date(s) of Hearing(s):	2/29
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on February 29, 2012.

139 Shore Drive (Case #ZBA 2012-09)	
Applicant:	Carl Stevens
Property Owner:	Carl Stevens
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant and Owner Carl Stevens, seeks a Variance under SZO §5.5 from the dimensional requirement of SZO §8.5.B requiring a minimum of 2,250 square feet of lot area per dwelling unit to establish a two-family use. RA zone. Ward 4.
Date(s) of Hearing(s):	2/29
Staff Recommendation:	Unable to recommend approval.
ZBA Action:	---
Current Status:	Will be heard on February 29, 2012.



71 Linwood Street (Case #ZBA 2010-70-R1-2/2012)	
Applicant:	Herb Chambers Motorcars
Property Owner:	NSTAR Electric Company
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant Herb Chambers Motorcars and Owner NSTAR Electric Company, seek a revision to Special Permit ZBA 2010-70 under SZO §5.3.8 in order to alter a condition to pay the City for the installation of handicap accessible pads instead of actually installing the pads themselves. The original permit was to use the existing structure for an automobile repair facility (SZO §7.11.5.b and/or §7.11.6.b). IA zone. Ward 2.
Date(s) of Hearing(s):	2/29
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on February 29, 2012.

Other Business

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



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