



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

PLANNING DIVISION

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 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, March 14, 2012
DECISIONS 6:00 P.M. followed by New HEARINGS

Previously Continued Cases to Future Dates

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 29, 2012 to continue the application to April 4, 2012.
Current Status:	Previously continued to April 4, 2012 at prior hearing.



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Previously Opened Cases that are Requesting a Continuance

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, 3/14
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on February 29, 2012 to continue the application to March 14, 2012.
Current Status:	The Applicant will submit a written request to continue the application to April 4, 2012.

Previously Continued Cases to be Heard

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, 3/14
Staff Recommendation:	Special Permit: Recommends conditional approval. Variance: The Applicant requests to withdraw the application without prejudice.
ZBA Action:	Voted on February 29, 2012 to continue the application to March 14, 2012.
Current Status:	Will be heard on March 14, 2012.

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, 3/14
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on February 29, 2012 to continue the application to March 14, 2012.
Current Status:	Will be heard on March 14, 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, 3/14
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on February 29, 2012 to continue the application to March 14, 2012.
Current Status:	Will be heard on March 14, 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, 3/14
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on February 29, 2012 to continue the application to March 14, 2012.
Current Status:	Will be heard on March 14, 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, 3/14
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on February 29, 2012 to continue the application to March 14, 2012.
Current Status:	Will be heard on March 14, 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, 3/14
Staff Recommendation:	Unable to recommend approval.
ZBA Action:	Voted on February 29, 2012 to continue the application to March 14, 2012.
Current Status:	Will be heard on March 14, 2012.

New Cases to be Opened that are Requesting a Continuance

1 & 2 Village Terrace (Case #ZBA 2011-77)	
Applicant:	Douglas Beudet
Property Owner:	Douglas Beudet
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant & Owner Douglas Beudet seeks a Special Permit to establish 5 dwelling units under SZO §7.11.1.c in two structure with 5 parking spaces and a Special Permit to alter a nonconforming structure under sec 4.4.1. The Applicant also seeks a parking variance for 3 spaces (§5.5 &9.5). RC Zone / Ward 2.
Date(s) of Hearing(s):	3/14
Staff Recommendation:	None at this time.
ZBA Action:	----
Current Status:	The Applicant will submit a written request to continue the application to April 4, 2012.

New Cases to be Opened and Heard

200 Summer Street (Case #ZBA 2012-13)	
Applicant:	James Kirylo
Property Owner:	James Kirylo
Agent:	N/A
Legal Notice:	Applicant and Owner James Kirylo, seeks a Special Permit to alter a nonconforming structure under SZO §4.4.1 to expand a second story porch across the front of an existing single-family residence. RB zone. Ward 3.
Date(s) of Hearing(s):	3/14
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on March 14, 2012.

Other Business



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