



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

PLANNING DIVISION

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AGENDA

Zoning Board of Appeals
Aldermanic Chambers, 2nd Floor, City Hall, 93 Highland Avenue
Wednesday, April 4, 2012
DECISIONS 6:00 P.M. followed by New HEARINGS

Previously Opened Cases 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. 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, 4/4
Staff Recommendation:	Pending.
ZBA Action:	Voted on February 29, 2012 to continue the application to April 4, 2012.
Current Status:	The Applicant will submit a written request to continue the application to May 16, 2012.



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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, 4/4
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on March 14, 2012 to continue the application to April 4, 2012.
Current Status:	The Applicant will submit a written request to continue the application to April 18, 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, 4/4
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on March 14, 2012 to continue the application to April 4, 2012.
Current Status:	The Applicant will submit a written request to continue the application to April 18, 2012.

1 & 2 Village Terrace (Case #ZBA 2011-77)	
Applicant:	Douglas Beaudet
Property Owner:	Douglas Beaudet
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant & Owner Douglas Beaudet 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, 4/4
Staff Recommendation:	None at this time.
ZBA Action:	Voted on March 14, 2012 to continue the application to April 4, 2012.
Current Status:	The Applicant will submit a written request to continue the application to April 18, 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, 4/4
Staff Recommendation:	Special Permit: Recommends conditional approval. Variance: The Applicant requests to withdraw the application without prejudice.
ZBA Action:	Voted on March 14, 2012 to continue the application to April 4, 2012.
Current Status:	Will be heard on April 4, 2012.

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, 4/4
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on March 14, 2012 to continue the application to April 4, 2012.
Current Status:	Will be heard on April 4, 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, 4/4
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on March 14, 2012 to continue the application to April 4, 2012.
Current Status:	Will be heard on April 4, 2012.



New Cases to be Opened that are Requesting a Continuance

57 Pitman Street (Case #ZBA 2012-17)	
Applicant:	Pitman Property Group, LLC
Property Owner:	Pitman Property Group, LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant and Owner Pitman Property Group, LLC, seeks a Special Permit under SZO §7.11.1.c to establish a five unit residential use and associated parking. BA zone. Ward 3.
Date(s) of Hearing(s):	4/4
Staff Recommendation:	None at this time.
ZBA Action:	---
Current Status:	The Applicant will submit a written request to continue the application to April 18, 2012.

844 McGrath Highway (Case #ZBA 2012-14)	
Applicant:	Sprint Spectrum
Property Owner:	Talp II, LLC
Agent:	Scott Lacy
Legal Notice:	Applicant Sprint Spectrum and Owner Talp II, LLC, seek a Special Permit under SZO §7.11.15.3 and SZO §14 for the installation of wireless communications equipment consisting of the replacement of three existing antennas and related equipment and cables including one GPS antenna and two equipment cabinets. ASMD zone. Ward 1.
Date(s) of Hearing(s):	4/4
Staff Recommendation:	None at this time.
ZBA Action:	---
Current Status:	The Applicant will submit a written request to continue the application to April 18, 2012.

331-333 Broadway (Case #ZBA 2012-15)	
Applicant:	Sprint Spectrum
Property Owner:	Anthony K. Paone
Agent:	Scott Lacy
Legal Notice:	Applicant Sprint Spectrum and Owner Anthony K. Paone, seek a Special Permit under SZO §7.11.15.3 and SZO §14 for the installation of wireless communications equipment consisting of the replacement of three existing antennas and related equipment and cables including one GPS antenna and one equipment cabinet. CCD 55 zone. Ward 4.
Date(s) of Hearing(s):	4/4
Staff Recommendation:	None at this time.
ZBA Action:	---
Current Status:	The Applicant will submit a written request to continue the application to April 18, 2012.



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114 Highland Avenue (Case #ZBA 2011-86)	
Applicant:	Sprint
Property Owner:	Somerville Housing Authority
Agent:	Scott Lacy
Legal Notice:	Applicant Sprint and Owner Somerville Housing Authority, seek Special Permit Approval under SZO §7.11.15.3 and SZO §14 for the installation (replacement) of a wireless communications facility consisting of six panel antennas and related equipment and cables. RC zone. Ward 3.
Date(s) of Hearing(s):	4/4
Staff Recommendation:	None at this time.
ZBA Action:	---
Current Status:	The Applicant will submit a written request to continue the application to April 18, 2012.

New Cases to be Opened and Heard

11 Church Street (Case #ZBA 2012-18)	
Applicant:	Christopher Shachoy
Property Owner:	CMS Church Nominee Trust
Agent:	Bob Moriarty
Legal Notice:	Applicant Christopher Shachoy and Owner CMS Church Nominee Trust, seek a Special Permit to alter a nonconforming structure under SZO §4.4.1 to add additional square footage to the right rear of the third floor apartment and a Special Permit under SZO §9.13.a for relief from one parking space at an existing three-family residence. RC zone. Ward 2.
Date(s) of Hearing(s):	4/4
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on April 4, 2012.

240 Summer Street (Case #ZBA 2012-19)	
Applicant:	Frank Fazzolari
Property Owner:	Salvatore & Lina Fazzaolari
Agent:	N/A
Legal Notice:	Applicant Frank Fazzolari and Owners Salvatore and Lina Fazzolari, seek a Special Permit to alter a nonconforming structure under SZO §4.4.1 to erect an approximately 3.5 foot high railing on the left side of the second story of an existing single-family residence. RB zone. Ward 5.
Date(s) of Hearing(s):	4/4
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on April 4, 2012.



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22 Endicott Avenue (Case #ZBA 2012-21)	
Applicant:	Tara Ten Eyck & Chetty Lovantheran
Property Owner:	Tara Ten Eyck & Chetty Lovantheran
Agent:	N/A
Legal Notice:	Applicant/Owner Tara Ten Eyck & Chetty Lovantheran seek a Special Permit to alter a nonconforming single-family structure under SZO §4.4.1 to alter the front entryway and stairs and slightly expand the side entryway. RB zone. Ward 7.
Date(s) of Hearing(s):	4/4
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on April 4, 2012.

6-8 Beacon Street (Case #ZBA 2010-65-R1-2/2012)	
Applicant:	Inman Square Lofts, LLC
Property Owner:	Inman Square Lofts, LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant/Owner, Inman Square Lofts, LLC, seek a revision under SZO §5.3.8 from Case ZBA 2010-65 to remove a portion of the southeast wall and construct a fence. The original permit included Special Permits to construct six dwelling units (§7.11.1.c), to allow the expansion of an existing nonconforming commercial structure (§4.4.1), and a variance (§5.5) from required parking spaces (§9.5). RC zone. Ward 2.
Date(s) of Hearing(s):	4/4
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on April 4, 2012.

181 Cedar Street (Case #ZBA 2012-05)	
Applicant:	181 Cedar Street, LLC
Property Owner:	181 Cedar Street, LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant and Owner 181 Cedar Street, LLC, seeks a Special Permit with Site Plan Review under SZO §7.3 to construct six dwelling units and a Variance under SZO §5.5 from the parking requirements of SZO §9.5 for relief from four required off-street parking spaces. RB zone. Ward 5.
Date(s) of Hearing(s):	4/4
Staff Recommendation:	Recommends conditional approval for the special permit and variance.
ZBA Action:	---
Current Status:	Will be heard on April 4, 2012.



15 Weston Avenue (Case #ZBA 2011-85)	
Applicant:	Sprint
Property Owner:	Somerville Housing Authority
Agent:	Scott Lacy
Legal Notice:	Applicant Sprint and Owner Somerville Housing Authority, seek Special Permit Approval under SZO §7.11.15.3 and SZO §14 in order to replace, relocate and install wireless communications equipment. NB/RB zone. Ward 7.
Date(s) of Hearing(s):	4/4
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on April 4, 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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