



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, May 16, 2012
DECISIONS 6:00 P.M. followed by New HEARINGS

Previously Opened Cases that were Continued to a Later Hearing

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, 4/18, 5/2, 6/20
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on May 2, 2012 to continue the application to June 20, 2012.
Current Status:	Previously continued to June 20, 2012.



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11 Linden Avenue (Case #ZBA 2012-27)	
Applicant:	Linden Tree Realty Trust
Property Owner:	Linden Tree Realty Trust
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant and Owner Linden Tree Realty Trust, seek a Special Permit with Site Plan Review under SZO §7.2 to construct a second principal structure at the property containing two additional dwelling units. RB zone. Ward 5.
Date(s) of Hearing(s):	5/2, 6/6
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on May 2, 2012 to continue the application to June 6, 2012.
Current Status:	Previously continued to June 6, 2012.

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, 4/18, 5/2, 5/16
Staff Recommendation:	Pending.
ZBA Action:	Voted on April 4, 2012 to continue the application to May 16, 2012.
Current Status:	The Applicant will submit a written request to continue the application to June 6, 2012.

106 Orchard Street (Case #ZBA 2012-23)	
Applicant:	Sapna Mehtani
Property Owner:	Sapna Mehtani
Agent:	Faith Baum, Architect
Legal Notice:	Applicant and Owner Sapna Mehtani, seeks a Special Permit to alter a nonconforming structure under SZO §4.4.1 to construct a two story addition in the rear of an existing single-family residence and a Special Permit under SZO §9.13.a for relief from one parking space to add an additional dwelling unit to the property. RB zone. Ward 6.
Date(s) of Hearing(s):	4/18, 5/2, 5/16
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on May 2, 2012 to continue the application to May 16, 2012.
Current Status:	The Applicant will submit a written request to continue the application to June 6, 2012.



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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, 4/18, 5/16
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on April 18, 2012 to continue the application to May 16, 2012.
Current Status:	The Applicant will submit a written request to continue the application to June 6, 2012.

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, 4/18, 5/2, 5/16
Staff Recommendation:	None at this time.
ZBA Action:	Voted on May 2, 2012 to continue the application to May 16, 2012.
Current Status:	The Applicant will submit a written request to continue the application to June 6, 2012.

49 Davis Square (Case #ZBA 2012-16)	
Applicant:	Sprint Spectrum
Property Owner:	BF Properties
Agent:	Scott Lacy
Legal Notice:	Applicant Sprint Spectrum and Owner BF Properties, 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. CBD zone. Ward 6.
Date(s) of Hearing(s):	4/4, 4/18, 5/2, 5/16
Staff Recommendation:	None at this time.
ZBA Action:	Voted on May 2, 2012 to continue the application to May 16, 2012.
Current Status:	The Applicant will submit a written request to continue the application to June 6, 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, 4/18, 5/2, 5/16
Staff Recommendation:	None at this time.
ZBA Action:	Voted on May 2, 2012 to continue the application to May 16, 2012.
Current Status:	The Applicant will submit a written request to continue the application to June 6, 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, 4/18, 5/2, 5/16
Staff Recommendation:	None at this time.
ZBA Action:	Voted on May 2, 2012 to continue the application to May 16, 2012.
Current Status:	The Applicant will submit a written request to continue the application to June 6, 2012.

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, 4/4, 4/18, 5/2, 5/16
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on May 2, 2012 to continue the application to May 16, 2012.
Current Status:	The Applicant will submit a written request to continue the application to June 6, 2012.



Previously Opened Cases that will be Heard

30 Bow Street (Case #ZBA 2012-28)	
Applicant:	Mark Boyes-Watson
Property Owner:	Mark Boyes-Watson
Agent:	N/A
Legal Notice:	Owner and Applicant, Mark Boyes-Watson, seeks a Special Permit under SZO §7.11.1.c to create five residential units within the existing structure. NB zone and Arts Overlay. Ward 3.
Date(s) of Hearing(s):	5/2, 5/16
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on May 2, 2012 to continue the application to May 16, 2012.
Current Status:	Will be heard on May 16, 2012.

10 Tyler Street/28 Park Street (Case #ZBA 2012-26)	
Applicant:	Petra Somerville, LLC
Property Owner:	JWF, LLC
Agent:	Adam Dash, Esq.
Legal Notice:	Applicant Petra Somerville, LLC and Owner JWF, LLC, seek a Special Permit with Site Plan Review under SZO §7.11.6.3.b to establish a health and fitness facility including rock climbing, weight training, cardio equipment, yoga, etc. greater than 10,000 square feet, a Special Permit under SZO §4.4.1 to alter a nonconforming structure including raising a portion of the roof and adding windows and skylights, and a Special Permit under SZO §9.13.e for shared parking with other uses at the site. IA zone. Ward 2.
Date(s) of Hearing(s):	5/2, 5/16
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on May 2, 2012 to continue the application to May 16, 2012.
Current Status:	Will be heard on May 16, 2012.

231-233 Holland Street (Case #ZBA 2012-24)	
Applicant:	62 College Ave Trust, LLC
Property Owner:	62 College Ave Trust, LLC
Agent:	Adam Dash, Esq.
Legal Notice:	Applicant/Owner 62 College Ave Trust LLC, seek a Special Permit under SZO §7.11.1.c to establish 5 residential units at the site along with an existing 1,000 sf office and a Special Permit under §4.4.1 to change doors and windows on a nonconforming structure. NB zone. Ward 7.
Date(s) of Hearing(s):	5/2, 5/16
Staff Recommendation:	Recommendation forthcoming.
ZBA Action:	Voted on May 2, 2012 to continue the application to May 16, 2012.
Current Status:	Will be heard on May 16, 2012.



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New Cases to be Opened and Heard

16 Butler Drive/100 Temple Street (Case #ZB 2007-03-R5-4/2012)	
Applicant:	Somerville Community Corporation
Property Owner:	St. Polycarp Redevelopment, LLC
Agent:	N/A
Legal Notice:	Applicant, Somerville Community Corporation & Owner, St. Polycarp Redevelopment, LLC, seek a revision to Special Permit ZBA 2007-03 (SZO§5.3.8). The revision is to modify the site plan and building design (elevations) for Phase 3 of the development project consisting of 31 residential units. NB zone. Ward 4.
Date(s) of Hearing(s):	5/16
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on May 16, 2012.

11-15 Holland Street (Case #ZBA 2012-12)	
Applicant:	Robert Darnell
Property Owner:	Carla Delellis
Agent:	N/A
Legal Notice:	Applicant & Owner JTD Realty Trust 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 and rear 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, 4/18, 5/2, 5/16
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on May 2, 2012 to continue the application to May 16, 2012 in order to readvertise.
Current Status:	Will be heard on May 16, 2012.

8 Mt. Vernon Street (Case #ZBA 2012-30)	
Applicant:	Fermin & Barbara Castro
Property Owner:	Fermin & Barbara Castro
Agent:	N/A
Legal Notice:	Applicants and Owners, Fermin and Barbara Castro, seek a Variance under SZO §5.5 and §10.7.1 to construct an 8.5 foot wall along the rear lot line. RB zone. Ward 1.
Date(s) of Hearing(s):	5/16
Staff Recommendation:	Unable to recommend approval.
ZBA Action:	---
Current Status:	Will be heard on May 16, 2012.



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210 Highland Avenue (Case #ZBA 2012-31)	
Applicant:	Linda Kanouse
Property Owner:	Linda Kanouse
Agent:	N/A
Legal Notice:	Applicant and Owner Linda Kanouse, seeks a Special Permit under SZO §9.13.a for relief from one (1) additional off-street parking space to convert a two-family dwelling to a three-family dwelling. RC zone. Ward 3.
Date(s) of Hearing(s):	5/16
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on May 16 2012.

187 Willow Avenue (Case #ZBA 2012-32)	
Applicant:	Daniel & Molly Doble
Property Owner:	Daniel & Molly Doble
Agent:	N/A
Legal Notice:	Applicants and Owners, Daniel and Molly Doble, seek a Special Permit under SZO §4.4.1 to alter a nonconforming structure to remove a staircase and construct an addition at the rear of the structure. RA zone. Ward 6.
Date(s) of Hearing(s):	5/16
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on May 16, 2012.

12 Dickinson Street (Case #ZBA 2012-33)	
Applicant:	Helene Rodar & Pamela Ryan
Property Owner:	Helene Rodar & Pamela Ryan
Agent:	N/A
Legal Notice:	Applicants and Owners, Helene Rodar and Pamela Ryan, seek a Special Permit under SZO §4.4.1 to alter a nonconforming structure to enlarge an existing bathroom on the right side of the structure. RB zone. Ward 2.
Date(s) of Hearing(s):	5/16
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on May 16, 2012.



81 Cedar Street (Case #ZBA 2012-35)	
Applicant:	Frederick Festa
Property Owner:	Elke Perloff
Agent:	N/A
Legal Notice:	Applicant Frederick Festa and Owner Elke Perloff, seek a Special Permit to alter a nonconforming structure under SZO §4.4.1 to construct a covered front porch on the first floor of an existing two-family residence. RA zone. Ward 5.
Date(s) of Hearing(s):	5/16
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on May 16, 2012.

92-100 Properzi Way (Case #ZBA 2012-34)	
Applicant:	Safdie Architects
Property Owner:	Moshe Safdie & Michal Ronnen Safdie
Agent:	N/A
Legal Notice:	Applicant Safdie Architects and Owners Moshe Safdie and Michal Ronnen Safdie, seek a Variance under SZO §5.5 for relief from the minimum side yard setback under SZO §8.5.H and relief from the minimum rear yard setback under SZO §8.5.I for the land at 92 Properzi Way. The Applicant and Owners are also seeking Special Permits under SZO §4.4.1 to alter a nonconforming structure to construct a two story rear addition to add an additional dwelling unit and under SZO §9.13.a for relief from three additional off-street parking spaces. The applicant seeks to establish a three-family residence at 92 Properzi Way and use a portion of the structure for activity accessory to the use at 100 Properzi Way per Section 7.4 of the SZO. 92 Properzi is in the RB zone and 100 Properzi Way is in the NB zone. Ward 2.
Date(s) of Hearing(s):	5/16
Staff Recommendation:	Special Permit: Recommends conditional approval. Variance: Unable to recommend approval.
ZBA Action:	---
Current Status:	Will be heard on May 16, 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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