



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
Visiting Nurses Association, 259 Lowell Street, Community Room, 3rd Floor
Wednesday, June 20, 2012
DECISIONS 6:00 P.M. followed by New HEARINGS

Previously Opened Cases that were Continued to a Future Date

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, 6/6, 7/11
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on June 6, 2012 to continue the application to July 11, 2012.
Current Status:	Previously voted to continue the application to July 11, 2012.



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Previously Opened Cases that are Requesting a Continuance

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, 6/20
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on June 6, 2012 to continue the application to June 20, 2012.
Current Status:	The Applicant will submit a written request to continue the application to July 11, 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, 6/6, 6/20
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on June 6, 2012 to continue the application to June 20, 2012.
Current Status:	The Applicant will submit a written request to continue the application to July 11, 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, 6/6, 6/20
Staff Recommendation:	None at this time.
ZBA Action:	Voted on June 6, 2012 to continue the application to June 20, 2012.
Current Status:	The Applicant will submit a written request to continue the application to July 11, 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, 6/6, 6/20
Staff Recommendation:	None at this time.
ZBA Action:	Voted on June 6, 2012 to continue the application to June 20, 2012.
Current Status:	The Applicant will submit a written request to continue the application to July 11, 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, 6/6, 6/20
Staff Recommendation:	None at this time.
ZBA Action:	Voted on June 6, 2012 to continue the application to June 20, 2012.
Current Status:	The Applicant will submit a written request to continue the application to July 11, 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, 6/6, 6/20
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on June 6, 2012 to continue the application to June 20, 2012.
Current Status:	The Applicant will submit a written request to continue the application to July 11, 2012.



25 Clyde Street (Case #ZBA 2012-20)	
Applicant:	Ryan Guthrie
Property Owner:	Stateside Realty Group, LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant Ryan Guthrie and Owner Stateside Realty Group LLC, seeks a Special Permit under SZO §4.4.1, a Variance under SZO §8.5.I, and a Variance under SZO §9.5 for a comprehensive renovation of an existing two and one-half story 1850's cottage at the front of the property, removal of a metal garage at the rear of the property, and construction of a new two story two unit addition extending from the rear of the cottage. RB zone. Ward 5.
Date(s) of Hearing(s):	6/6, 6/20
Staff Recommendation:	Special Permit – Recommends conditional approval. Parking Variance – Recommends conditional approval. Rear Yard Setback Variance – Unable to recommend approval.
ZBA Action:	Voted on June 6, 2012 to continue the application to June 20, 2012.
Current Status:	The Applicant will submit a written request to continue the application to July 11, 2012.

Previously Opened Cases that will be Heard

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:	Will be heard on June 20, 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, 6/20
Staff Recommendation:	Special Permit: Recommends conditional approval. Variance: Unable to recommend approval.
ZBA Action:	Voted on May 16, 2012 to continue the application to June 20, 2012.
Current Status:	Will be heard on June 20, 2012.

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, 6/6, 6/20
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on June 6, 2012 to continue the application to June 20, 2012.
Current Status:	Will be heard on June 20, 2012.



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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, 6/6, 6/20
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on June 6, 2012 to continue the application to June 20, 2012.
Current Status:	Will be heard on June 20, 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, 4/18, 5/16, 6/6, 6/20
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on June 6, 2012 to continue the application to June 20, 2012.
Current Status:	Will be heard on June 20, 2012.



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New Cases to be Opened that are Requesting a Continuance

260 Elm Street (Case #ZBA 2012-42)	
Applicant:	Robert Pace
Property Owner:	Urban Equity Development Company
Agent:	N/A
Legal Notice:	Applicant Robert Pace, and Owner Urban Equity Development Company, seek a Special Permit with Design Review under SZO §7.11.10.2.2.a to establish a fast order food establishment (frozen yogurt parlor). CBD zone. Ward 6.
Date(s) of Hearing(s):	6/20
Staff Recommendation:	None at this time.
ZBA Action:	---
Current Status:	The Applicant will submit a written request to continue the application to July 11, 2012.

New Cases to be Opened and Heard

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 with Site Plan Review under SZO §7.11.1.c to establish a seven unit residential use and a Variance under SZO §5.5 from the parking requirements of SZO §9.5 for relief from two required off-street parking spaces. BA zone. Ward 3.
Date(s) of Hearing(s):	4/4, 4/18, 5/2, 5/16, 6/6, 6/20
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on June 6, 2012 to continue the application to June 20, 2012.
Current Status:	Will be heard on June 20, 2012.

63 Boston Street (Case #ZBA 2012-37)	
Applicant:	David & Renee Scott
Property Owner:	David & Renee Scott
Agent:	N/A
Legal Notice:	Applicants and Owners, David and Renee Scott, seek a Special Permit under SZO §4.4.1 to alter a nonconforming structure and a Variance under SZO §5.5 for relief from the building height requirement under SZO §8.5.F to construct a third story addition on the rear of an existing two-family dwelling. RA zone. Ward 3.
Date(s) of Hearing(s):	6/6, 6/20
Staff Recommendation:	Special Permit – Recommends conditional approval. Variance – Unable to recommend approval.
ZBA Action:	Voted on June 6, 2012 to continue the application to June 20, 2012.
Current Status:	Will be heard on June 20, 2012.



17 Vinal Avenue (Case #ZBA 2012-43)	
Applicant:	Patrycia Missiuro
Property Owner:	Patrycia Missiuro
Agent:	N/A
Legal Notice:	Applicant and Owner Patrycja Missiuro, seeks a Special Permit under SZO §4.4.1 to expand a nonconforming three-family residential structure by constructing a 3-story rear deck with stairs and installing a door to provide access to the new rear deck for each of the 2nd and 3rd stories of the structure. RB zone. Ward 3.
Date(s) of Hearing(s):	6/20
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on June 20, 2012.

5 Tower Court (Case #ZBA 2012-44)	
Applicant:	Douglas Beaudet
Property Owner:	Mary M. Fontaine
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant Douglas Beaudet and Owner Mary M. Fontaine, seek a Special Permit under SZO §4.4.1 to alter and enlarge an existing two-family structure and a Special Permit under SZO §7.11.1.c to establish a four unit residential use. RC zone. Ward 2.
Date(s) of Hearing(s):	6/20
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on June 20, 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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