



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
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ZONING BOARD OF APPEALS AGENDA

Aldermanic Chambers, 2nd Floor, City Hall, 93 Highland Avenue
Wednesday, October 3, 2012
DECISIONS 6:00 P.M. followed by New HEARINGS

Previously Continued Cases to Future Dates

32 Hinckley Street (Case #ZBA 2012-58)	
Applicant:	Middlesex Enterprises, LLC
Property Owner:	Middlesex Enterprises, LLC
Agent:	Richard G. Di Girolamo, Esq.
Legal Notice:	Applicant and Owner Middlesex Enterprises, LLC, seeks Special Permits with Site Plan Review under SZO §7.2 and §7.3 to construct a second principal structure on the lot containing three additional dwelling units, resulting in five total dwelling units at the property. RB zone. Ward 5.
Date(s) of Hearing(s):	8/1, 8/15, 9/5
Staff Recommendation:	None at this time.
ZBA Action:	Voted on September 5, 2012 to continue the application to October 17, 2012.
Current Status:	Previously continued to October 17, 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, 7/11, 8/1, 8/15, 9/5, 9/19
Staff Recommendation:	Special Permit – Recommends conditional approval. Variance – Unable to recommend approval.
ZBA Action:	Voted on September 19, 2012 to continue the application to October 17, 2012.
Current Status:	Previously continued to October 17, 2012.

191 Highland Avenue (Case #ZBA 2012-63)	
Applicant:	Highland Armory Realty Trust
Property Owner:	Highland Armory Realty Trust
Agent:	Adam Dash, Esq.
Legal Notice:	Applicant/Owner Highland Armory Realty Trust seek special permits establishing the public assembly use (§7.11.6.4.a), altering a nonconforming structure (§4.4.1), and for shared parking (§9.13.e). The special permits are the same as those granted and revised by zoning decisions numbered # ZBA 2004-57, 2005-70, 2004-57a, 2005-70-R0209, 2005-70-R1-0409, & 2005-70-R2-0409, however, several conditions are to be changed related to occupancy, hours of operation, cooking on the premises, outdoor cafe seating and the ability to seek a full liquor license. Applicant/Owner also seek a special permit to establish outdoor seating for the café (SZO §7.11.10.2.a). RC/RA zone. Ward 5.
Date(s) of Hearing(s):	8/15, 9/5, 9/19
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on September 19, 2012 to continue the application to October 17, 2012.
Current Status:	Previously continued to October 17, 2012.

Previously Opened Cases that are Requesting a Continuance

1 & 2 Village Terrace (Case #ZBA 2011-77)	
Applicant:	Douglas Beudet
Property Owner:	Douglas Beudet
Agent:	Richard G. Di Girolamo, 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, 7/11, 8/1, 8/15, 10/3
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on August 15, 2012 to continue the application to October 3, 2012.
Current Status:	The Applicant will submit a written request to continue the application to October 17, 2012.



106 Orchard Street (Case #ZBA 2012-23)	
Applicant:	Sapna Mehtani
Property Owner:	Sapna Mehtani
Agent:	Richard G. Di Girolamo, Esq.
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, 7/11, 8/1, 8/15, 9/19, 10/3
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on September 19, 2012 to continue the application to October 3, 2012.
Current Status:	The Applicant will submit a written request to continue the application to October 17, 2012.

11 Linden Avenue (Case #ZBA 2012-27)	
Applicant:	Linden Tree Realty Trust
Property Owner:	Linden Tree Realty Trust
Agent:	Richard G. Di Girolamo, 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 and a Special permit under SZO §9.13.b to modify parking design standards. RB zone. Ward 5.
Date(s) of Hearing(s):	5/2, 6/6, 6/20, 7/11, 8/1, 8/15, 9/5, 9/19, 10/3
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on September 19, 2012 to continue the application to October 3, 2012.
Current Status:	The Applicant will submit a written request to continue the application to October 17, 2012.

13 Clyde Street (Case #ZBA 2012-49)	
Applicant:	13 Clyde Street, LLC
Property Owner:	13 Clyde Street, LLC
Agent:	Richard G. Di Girolamo, Esq.
Legal Notice:	Applicant and Owner 13 Clyde Street, LLC, seeks a Special Permit under SZO §4.4.1 to construct a 2½ story addition on the rear of an existing nonconforming two-family dwelling as part of an as-of-right conversion of a two-family dwelling to a three-family dwelling. RB zone. Ward 5.
Date(s) of Hearing(s):	7/11, 8/1, 8/15, 9/5, 9/19, 10/3
Staff Recommendation:	None at this time.
ZBA Action:	Voted on September 19, 2012 to continue the application to October 3, 2012.
Current Status:	The Applicant will submit a written request to continue the application to October 17, 2012.

30 Wallace Street (Case #ZBA 2012-56)	
Applicant:	Peter Heller
Property Owner:	Peter Heller
Agent:	N/A
Legal Notice:	Applicant and Owner Peter Heller seeks a Special Permit under SZO §4.4.1 to make façade alterations to the existing nonconforming single-family structure and to convert the existing attached garage into living space. RA zone. Ward 6.
Date(s) of Hearing(s):	8/1, 8/15, 9/5, 9/19, 10/3
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on September 19, 2012 to continue the application to October 3, 2012.
Current Status:	The Applicant will submit a written request to continue the application to October 17, 2012.

Previously Opened Cases to be Heard

129-129R Highland Avenue (Case #ZBA 2012-45)	
Applicant:	Kenneth Lanzilli
Property Owner:	Angellis Realty Trust
Agent:	Richard G. Di Girolamo, Esq.
Legal Notice:	Applicant Kenneth Lanzilli and Owner Angellis Realty Trust, seek a Special Permit with Site Plan Review under SZO §7.11.1.c to establish a seven (7) dwelling unit use, a Variance under SZO §5.5 for relief from the rear yard setback requirement under SZO §8.5.I, and a Special Permit to alter a nonconforming structure under SZO §4.4.1 to construct a rear addition with parking on an existing 2½ story four-family dwelling. RC zone. Ward 3.
Date(s) of Hearing(s):	7/11, 8/1, 8/15, 9/5, 9/19, 10/3
Staff Recommendation:	Special Permit with Site Plan Review – Recommends conditional approval. Special Permit – Recommends conditional approval. Variance – Unable to recommend approval.
ZBA Action:	Voted on September 19, 2012 to continue the application to October 3, 2012.
Current Status:	Will be heard on October 3, 2012.

5 Hall Avenue (Case #ZBA 2012-62)	
Applicant:	Hall Avenue, LLC
Property Owner:	Hall Avenue, LLC
Agent:	Richard G. Di Girolamo, Esq.
Legal Notice:	Applicant/Owner Hall Avenue, LLC in order to convert an existing structure into a 3-family dwelling seek a variance (SZO §5.5) for lot area per dwelling unit (§8.5.b) and special permit (§5.1) for alteration to a nonconforming structure (§4.4.1) to construct a 241 sf rear deck. RB zone. Ward 6.
Date(s) of Hearing(s):	8/15, 9/5, 9/19, 10/3
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on September 19, 2012 to continue the application to October 3, 2012.
Current Status:	Will be heard on October 3, 2012.

453 Somerville Avenue (Case #ZBA 2012-71)	
Applicant:	Akimenko Meats
Property Owner:	Samylee, LLC
Agent:	N/A
Legal Notice:	Applicant Akimenko Meats and Owner Samylee LLC, seek a Special Permit under SZO §4.5.1 to change a nonconforming use (an automotive repair shop) to another nonconforming use in order to open a butcher shop (SZO §7.11.9.3.a). The Applicant and Owner are also seeking a Special Permit under SZO §4.4.1 to make alterations to the façade of the existing nonconforming structure including new door openings. BA/RB zone. Ward 2.
Date(s) of Hearing(s):	9/19, 10/3
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on September 19, 2012 to continue the application to October 3, 2012.
Current Status:	Will be heard on October 3, 2012.

13 Elmwood Street (Case #ZBA 2012-73)	
Applicant:	Franziska Amacher
Property Owner:	Chunga Cha
Agent:	N/A
Legal Notice:	Applicant, Franziska Amacher, and Owner, Chunga Cha, seek a Variance (SZO §5.5) in order to build a 1.5 foot extension of the first story of a porch into the front yard setback. RB zone. Ward 7.
Date(s) of Hearing(s):	9/19, 10/3
Staff Recommendation:	Unable to recommend approval.
ZBA Action:	Voted on September 19, 2012 to continue the application to October 3, 2012.
Current Status:	Will be heard on October 3, 2012.

New Cases to be Opened that are Requesting a Continuance

94 Beacon Street (Case #ZBA 2012-75)	
Applicant:	Sprint Spectrum
Property Owner:	Beacon Place Condominium Trust
Agent:	Adam Braillard, Esq.
Legal Notice:	Applicant, Sprint Spectrum, and Owner, Beacon Place Condominium Trust, 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. RC zone. Ward 2.
Date(s) of Hearing(s):	10/3
Staff Recommendation:	None at this time.
ZBA Action:	---
Current Status:	The Applicant will submit a written request to continue the application to October 17, 2012.



New Cases to be Opened and Heard

24 Milton Street (Case #ZBA 2012-74)	
Applicant:	Nick Harty
Property Owner:	Rafael Schloming
Agent:	
Legal Notice:	Applicant, Nick Harty of Harty Construction, and Owner, Rafael Schloming, seek a Special Permit to alter a nonconforming structure under SZO §4.4.1 to enlarge an existing dormer on the left side façade of a two-family dwelling. RB Zone. Ward 6.
Date(s) of Hearing(s):	10/3
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on October 3, 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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