



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, December 12, 2012
DECISIONS 6:00 P.M. followed by New HEARINGS

Previously Opened Cases that are Requesting a Continuance

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, 10/17, 11/7, 11/28, 12/12
Staff Recommendation:	Special Permit – Recommends conditional approval. Variance – Unable to recommend approval.
ZBA Action:	Voted on November 28, 2012 to continue the application to December 12, 2012.
Current Status:	The Applicant will submit a written request to continue the application to January 9, 2013.

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, 10/17, 11/7, 11/28, 12/12
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on November 28, 2012 to continue the application to December 12, 2012.
Current Status:	The Applicant will submit a written request to continue the application to January 9, 2013.

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, 10/17, 11/7, 11/28, 12/12
Staff Recommendation:	None at this time.
ZBA Action:	Voted on November 28, 2012 to continue the application to December 12, 2012.
Current Status:	The Applicant will submit a written request to continue the application to January 9, 2013.

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, 10/17, 11/7, 11/28, 12/12
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on November 28, 2012 to continue the application to December 12, 2012.
Current Status:	The Applicant will submit a written request to continue the application to January 9, 2013.

Previously Opened Cases to be Heard

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, 10/17, 11/7, 11/28, 12/12
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on November 28, 2012 to continue the application to December 12, 2012.
Current Status:	Will be heard on December 12, 2012.

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, 10/17, 11/7, 11/28, 12/12
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on November 28, 2012 to continue the application to December 12, 2012.
Current Status:	Will be heard on December 12, 2012.

New Cases to be Opened and Heard

32-34 Wallace Street (Case #ZBA 2012-87)	
Applicant:	Paula and Albert Pellecchia, Jr.
Property Owner:	Paula and Albert Pellecchia, Jr.
Agent:	N/A
Legal Notice:	Applicants and Owners Paula and Albert Pellecchia Jr., seek a Special Permit under SZO §4.4.1 to make alterations to an existing nonconforming multi-family structure to construct a one-story addition on the rear left side of the building. RA zone. Ward 6.
Date(s) of Hearing(s):	12/12
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on December 12, 2012.

62C Summer Street (Case #ZBA 2012-88)	
Applicant:	Koryn Zammuto
Property Owner:	Gurmail S. Banwait
Agent:	N/A
Legal Notice:	Applicant Koryn Zammuto and Owner Gurmail S. Banwait, seek a Special Permit under SZO §4.5.1 to change from one nonconforming use, an athletic entertainment retail store (SZO §7.11.9.7.a), to another nonconforming use, a hair salon (SZO §7.11.8.a). RB zone. Ward 2.
Date(s) of Hearing(s):	12/12
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on December 12, 2012.

112-116 Sycamore Street (Case #ZBA 2012-90)	
Applicant:	Zipcar, Inc.
Property Owner:	112-116 Sycamore Street, LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant Zipcar, Inc. and Owner 112-116 Sycamore Street, LLC, seek a Special Permit under SZO §4.5.3 in order to expand an existing nonconforming use, a multi-family dwelling (SZO §7.11.1.c), to a multi-family dwelling use with three (3) parking spaces for car-sharing or flex-car spaces (SZO §7.11.11.14.a). RB zone. Ward 4.
Date(s) of Hearing(s):	12/12
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on December 12, 2012.

73 Summer Street (Case #ZBA 2012-91)	
Applicant:	Zipcar, Inc.
Property Owner:	First Summer 73, LLC
Agent:	Richard G. DiGiromalo, Esq.
Legal Notice:	Applicant Zipcar, Inc. and Owner First Summer 73, LLC, seek a Special Permit under SZO §4.5.3 in order to expand an existing nonconforming use, a service station (SZO §7.11.11.3.a), to a service station use with three (3) parking spaces for car-sharing or flex-car spaces (SZO §7.11.11.14.a). RB zone. Ward 3.
Date(s) of Hearing(s):	12/12
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on December 12, 2012.

761 Broadway (Case #ZBA 2012-92)	
Applicant:	Zipcar, Inc.
Property Owner:	The Seven Hundred Sixty One Broadway Nominee Trust
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant Zipcar, Inc. and Owner, The Seven Hundred Sixty One Broadway Nominee Trust, seek a Special Permit under SZO §4.5.3 in order to expand an existing nonconforming use, an office (SZO §7.11.1), to an office with three (3) parking spaces for car-sharing or flex-car spaces (SZO §7.11.11.14.a). RB zone. Ward 6.
Date(s) of Hearing(s):	12/12
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on December 12, 2012.

765 Somerville Avenue (Case #ZBA 2012-93)	
Applicant:	Zipcar, Inc.
Property Owner:	Nanstan Realty, LLC c/o Porter Square Realty
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant Zipcar, Inc. and Owner, Nanstan Realty, LLC, c/o Porter Square Realty, seek a Special Permit under SZO §4.5.3 in order to expand an existing nonconforming use, a multi-family dwelling (SZO §7.11.1.c), to a multi-family dwelling use with three (3) parking spaces for car-sharing or flex-car spaces (SZO §7.11.11.14.a). RB zone. Ward 5.
Date(s) of Hearing(s):	12/12
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on December 12, 2012.

0 Crown Street (Case #ZBA 2012-94)	
Applicant:	Zipcar, Inc.
Property Owner:	Somerville Hospital
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant Zipcar, Inc. and Owner Somerville Hospital, seek a Special Permit under SZO §4.5.3 in order to expand an existing nonconforming use, a hospital (SZO §7.11.5.B.3.b), to a hospital use with one (1) parking space for car-sharing or flex-car spaces (SZO §7.11.11.14.a). RA zone. Ward 3.
Date(s) of Hearing(s):	12/12
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on December 12, 2012.

15 Weston Avenue (Case #ZBA 2012-96)	
Applicant:	MetroPCS Massachusetts, LLC
Property Owner:	Somerville Housing Authority
Agent:	Bryan S. Wilson
Legal Notice:	Applicant, MetroPCS Massachusetts, LLC, and Owner, Somerville Housing Authority, seek a Special Permit under SZO §7.11.15.3 and SZO §14 to expand the use of the wireless communication facility to include the installation of four dish antennas and related equipment. RB zone. Ward 7.
Date(s) of Hearing(s):	12/12
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on December 12, 2012.

27 College Avenue (Case #ZBA 2012-97)	
Applicant:	MetroPCS Massachusetts, LLC
Property Owner:	Somerville Housing Authority
Agent:	Bryan S. Wilson
Legal Notice:	Applicant, MetroPCS Massachusetts, LLC, and Owner, Somerville Housing Authority, seek a Special Permit under SZO §7.11.15.3 and SZO §14 for the installation of wireless communication equipment consisting of three dish antennas and related equipment and cables. CDB zone. Ward 6.
Date(s) of Hearing(s):	12/12
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on December 12, 2012.

231-233 Holland Street (Case #ZBA 2012-98)	
Applicant:	62 College Ave Trust, LLC
Property Owner:	62 College Ave Trust, LLC
Agent:	N/A
Legal Notice:	Applicant/Owner 62 College Ave Trust LLC, seek a Special Permit under SZO §7.11.1.c to establish 4 residential units at the site along with an existing 1,000 sf commercial space and a Special Permit under §4.4.1 to change and add windows, doors, and construct an enclosed walkway between second floors of the nonconforming structure. NB zone. Ward 7.
Date(s) of Hearing(s):	12/12
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on December 12, 2012.

70 Irving Street (Case #ZBA 2012-100)	
Applicant:	Cynthia Taft and Frederick Mueller
Property Owner:	Cynthia Taft and Frederick Mueller
Agent:	Community Builders Co-Op
Legal Notice:	Applicants and Owners, Cynthia Taft and Frederick Mueller, seek a Special Permit under SZO §4.4.1 to alter a nonconforming single family dwelling through the installation of windows and a bulkhead door on the right side elevation. RA Zone. Ward 6.
Date(s) of Hearing(s):	12/12
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on December 12, 2012.

Other Business

Plans and reports are available at the City of Somerville website at the following link:
www.somervillema.gov/planningandzoning/reports

