



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

Aldermanic Chambers, 2<sup>nd</sup> Floor, City Hall, 93 Highland Avenue  
Wednesday, February 5, 2014  
DECISIONS 6:00 P.M. followed by New HEARINGS

*Due to the weather, all substantive matters of the Zoning Board of Appeals have been rescheduled to the Wednesday, February 19, 2014 meeting to be held in the Aldermanic Chambers, 2<sup>nd</sup> floor, City Hall, 93 Highland Avenue.*

**Previously Opened Cases that are Requesting Continuances**

<b>35 Cutter Street (Case #ZBA 2013-85)</b>	
Applicant:	Boston XUZ, LLC
Property Owner:	Boston XUZ, LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant/Owner Boston XUZ, LLC seek a Special Permit under SZO §4.4.1 to substantially alter a nonconforming structure and construct a three-family dwelling with nonconforming front and right side yards. Five parking spaces will be located in a garage. Zone RB. Ward 1.
Date(s) of Hearing(s):	12/11/13, 1/8, 1/22, 2/5
Staff Recommendation:	None at this time.
ZBA Action:	Voted on January 22, 2014 to continue the application to February 5, 2014.
Current Status:	The Applicant will submit a written request to continue the application to February 19, 2014.



<b>50-52 Whitman Street (Case #ZBA 2013-90)</b>	
Applicant:	Deborah Flaschen
Property Owner:	Deborah Flaschen
Agent:	N/A
Legal Notice:	Applicant and Owner, Deborah Flaschen, seek a Special Permit per SZO §4.4.1 to expand a nonconforming FAR by finishing the basement. RA Zone. Ward 7.
Date(s) of Hearing(s):	1/22, 2/5
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on January 22, 2014 to continue the application to February 5, 2014.
Current Status:	The Applicant will submit a written request to continue the application to February 19, 2014.

### Previously Opened Cases that will be Heard

<b>47 Hunting Street (Case #ZBA 2013-42)</b>	
Applicant:	James J. McSweeney
Property Owner:	FUD, LLC
Agent:	Nicholas A. Iannuzzi, Jr. Esq.
Legal Notice:	Applicant, James J. McSweeney, and Owner, FUD, LLC, seek a Special Permit with Site Plan Review to establish 7 units residential unit under SZO §7.11.1.c, Special Permit to substantially demolish and construct a nonconforming structure under § 4.4.1 and Variance under §8.5 for lot area per dwelling unit and number of stories. BA zone. Ward 2.
Date(s) of Hearing(s):	10/2, 10/16, 11/6, 11/20, 12/11/13, 1/8, 1/22, 2/5
Staff Recommendation:	Conditional Approval – Staff report has not been updated to reflect revisions that will be presented at the hearing.
ZBA Action:	Voted on January 22, 2014 to continue the application to February 5, 2014.
Current Status:	Will be heard on February 5, 2014

<b>0 South Street (a/k/a 16 South Street) (Case #ZBA 2013-88)</b>	
Applicant:	18 South Street Condominium Trust
Property Owner:	Patrycja Missiuro & Dmitry Vasilyev
Agent:	Adam Dash, Esq.
Legal Notice:	Applicant, 18 South Street Condominium Trust, seek an administrative appeal per SZO §3.1.9 from a decision from the Inspectional Services Division that issued building permits to construct a 3-family dwelling at 0 aka 16 South Street, Owners Patrycja Missiuro and Dmitry Vasilyev. BA Zone. Ward 2.
Date(s) of Hearing(s):	1/8, 1/22, 2/5
Staff Recommendation:	See Staff Report.
ZBA Action:	Voted on January 8, 2014 to continue the application to February 5, 2014.
Current Status:	Will be heard on February 5, 2014.



<b>31 Clyde Street (Case #ZBA 2013-84)</b>	
Applicant:	31-33 Clyde Street, LLC
Property Owner:	31-33 Clyde Street, LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant and Owner, 31-33 Clyde Street, LLC seek a Special Permit per SZO §4.4.1 to alter a nonconforming structure by reconstructing the front porch while making other by-right changes including dormers. The Applicant also seeks a Variance of 1 parking space. RB Zone. Ward 5.
Date(s) of Hearing(s):	1/22, 2/5
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on January 22, 2014 to continue the application to February 5, 2014.
Current Status:	Will be heard on February 5, 2014.

<b>595 Somerville Avenue (Case #ZBA 2013-58)</b>	
Applicant:	Douglas Beaudet
Property Owner:	JAC Realty Trust
Agent:	Richard G. DiGiralamo, Esq.
Legal Notice:	Applicant, Douglas Beaudet, and Owner, JAC Realty Trust, seek a Special Permit under SZO §7.11.1.c to establish four dwelling units in a new mixed-use building with a small retail component; a Special Permit under SZO §9.13.b to alter parking design standards; a Special Permit under SZO §9.13.d to park on a separate lot; and a Special Permit under SZO §9.13.e to share parking. BA zone. Ward 3.
Date(s) of Hearing(s):	12/11/13, 1/8, 1/22, 2/5
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on January 22, 2014 to continue the application to February 5, 2014.
Current Status:	Will be heard on February 5, 2014.

<b>587-593 Somerville Avenue (Case #ZBA 2013-82)</b>	
Applicant:	Thomas Tuton
Property Owner:	593 Somerville Avenue Realty Trust
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant, Thomas Tuton, and Owner, 593 Somerville Avenue Realty Trust, seek a Special Permit under SZO §7.11.1.c to establish six dwelling units in a new mixed-use building with a ground floor retail component; a Variance under SZO §9.5.1.a for parking relief; a Special Permit under SZO §9.13.b to alter parking design standards; a Special Permit under SZO §9.13.c to share a driveway; and a Special Permit under SZO §9.13.e to share parking. BA zone. Ward 3.
Date(s) of Hearing(s):	12/11/13, 1/8, 1/22, 2/5
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on January 22, 2014 to continue the application to February 5, 2014.
Current Status:	Will be heard on February 5, 2014.



**Other Business**

*Plans and reports are available at the City of Somerville website at the following link:*  
[www.somervillema.gov/planningandzoning/reports](http://www.somervillema.gov/planningandzoning/reports)

