



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

**Argenziano School Cafeteria, 290 Washington Street, Somerville**  
**Wednesday, June 18, 2014**  
**DECISIONS 6:00 P.M. followed by New HEARINGS**

**Previously Continued Cases to Future Dates**

<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, 2/19, 3/5, 7/17
Staff Recommendation:	See Staff Report.
ZBA Action:	Voted on March 5, 2014 to continue the application to July 16, 2014.
Current Status:	Previously continued to July 16, 2014.



**Previously Opened Cases that are Requesting Continuance**

<b>44 Park St: (Case #ZBA 2014-03)</b>	
Applicant:	Claudia Murrow
Property Owner:	Belam, II
Agent:	N/A
Legal Notice:	Applicant, Claudia Murrow, seeks an Administrative Appeal per SZO §3.1.9, 3.2, and 3.2.3 from a decision from the Inspectional Services Division that issued a temporary certificate of occupancy for a School for Instruction in Arts at 44 Park Street, Owner, Belam II LLC . RC Zone. Ward 2.
Date(s) of Hearing(s):	5/7, 6/18
Staff Recommendation:	N/A
ZBA Action:	Voted on May 7, 2014 to continue the application to June 18, 2014.
Current Status:	The Applicant has submitted a written request to continue the application to October 15, 2014.

<b>457 Medford Street (Case #ZBA 2014-09)</b>	
Applicant:	Henry Donaldson
Property Owner:	Henry Donaldson
Agent:	N/A
Legal Notice:	Applicant and Owner, Henry Donaldson, seek a Special Permit per SZO §4.4.1 to alter a nonconforming structure by changing the building type from a side gable to 3-story flat roof structure and expanding rear additions. RB Zone. Ward 5.
Date(s) of Hearing(s):	3/19, 4/2, 4/16, 5/7, 5/21, 6/4, 6/18
Staff Recommendation:	None at this time.
ZBA Action:	Voted on June 4, 2014 to continue the application to June 18, 2014.
Current Status:	The Applicant will submit a written request to continue the application to July 16, 2014.

<b>240 Elm Street (Case #ZBA 2014-06)</b>	
Applicant:	Fitness Holdings Somerville, LLC (d/b/a Crunch Fitness)
Property Owner:	Davis Square Realty Ventures, Nominee Trust, Michael Argiros, Trustee
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant, Fitness Holdings Somerville, LLC, d/b/a Crunch Fitness, seek a Special Permit under SZO §7.11.6.3.b to establish a exercise facility over 10,000 sf and a Special Permit under SZO §9.13.a to modify parking space requirements for approx 2 parking spaces. Zone CBD. Ward 6.
Date(s) of Hearing(s):	3/19, 4/2, 4/16, 5/7, 5/21, 6/4, 6/18
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on June 4, 2014 to continue the application to June 18, 2014.
Current Status:	The Applicant will submit a written request to continue the application to July 16, 2014.



<b>40 Pitman St: (Case #ZBA 2014-19)</b>	
Applicant:	40 Pitman, LLC
Property Owner:	Caroline & Aaron Becker
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant, 40 Pitman, LLC, and Owner Caroline & Aaron Becker, seek a Special Permit to establish 5 residential units per SZO §7.11.1.c and parking relief and parking design standards per SZO §9.13 BA Zone. Ward 3.
Date(s) of Hearing(s):	5/7, 5/21, 6/4, 6/18
Staff Recommendation:	None at this time.
ZBA Action:	Voted on June 4, 2014 to continue the application to June 18, 2014.
Current Status:	The Applicant will submit a written request to continue the application to July 16, 2014.

<b>206 Summer St: (Case #ZBA 2014-31)</b>	
Applicant:	Mark Silva
Property Owner:	Silva Realty, LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant, Mark Silva, and Owner, Silva Realty, LLC, seek a Special Permit under SZO §4.4.1 to alter a nonconforming three-family structure by expanding and adding a dormer, adding a rear deck and altering window and door locations. RB zone. Ward 3.
Date(s) of Hearing(s):	5/7, 5/21, 6/4, 6/18
Staff Recommendation:	None at this time.
ZBA Action:	Voted on June 4, 2014 to continue the application to June 18, 2014.
Current Status:	The Applicant will submit a written request to continue the application to July 16, 2014.

<b>18 South Street (Case #ZBA 2014-35)</b>	
Applicant:	Patrycja Missiuro & Dmitry Vasilyev
Property Owner:	Patrycja Missiuro & Dmitry Vasilyev
Agent:	N/A
Legal Notice:	Applicant, Patrycja Missiuro & Dmitry Vasilyev, and Owner, 18 South Street Condominium Trust, seek a Variance for parking relief per SZO §9.5.1. BA Zone. Ward 2.
Date(s) of Hearing(s):	6/4, 6/18
Staff Recommendation:	None at this time.
ZBA Action:	Voted on June 4, 2014 to continue the application to June 18, 2014.
Current Status:	The Applicant will submit a written request to continue the application to July 16, 2014.

<b>16 South Street (Case #ZBA 2014-36)</b>	
Applicant:	Patrycja Missiuro & Dmitry Vasilyev
Property Owner:	Patrycja Missiuro & Dmitry Vasilyev
Agent:	N/A
Legal Notice:	Applicant & Owners, Patrycja Missiuro & Dmitry Vasilyev, seek a Special Permit for compact parking spaces per SZO §9.13. BA Zone. Ward 2.
Date(s) of Hearing(s):	6/4, 6/18
Staff Recommendation:	None at this time.
ZBA Action:	Voted on June 4, 2014 to continue the application to June 18, 2014.
Current Status:	The Applicant will submit a written request to continue the application to July 16, 2014.

### Previously Opened Cases that Will be Heard

<b>82 Highland Avenue (Case #ZBA 2014-16)</b>	
Applicant:	LaRosa Development Corporation
Property Owner:	Gabriel & Gladys Ragusa
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant, LaRosa Development Corporation, and Owner, Gabriel & Gladys Ragusa, seek a Special Permit under §4.4.1 and §7.11.1.c to substantially alter a nonconforming structure to building a 6 unit residential dwelling and a Variance for 3 parking spaces (§9.5). Zone RC. Ward 5.
Date(s) of Hearing(s):	6/4, 6/18
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on June 4, 2014 to continue the application to June 18, 2014.
Current Status:	Will be heard on June 18, 2014.

### New Cases to be Opened and Heard

<b>92-100 Properzi Way (Case #ZBA 2012-34-R1-5/2014)</b>	
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 revision to the Special Permit ZBA 2012-34 to substantially demolish the existing two-family historic structure and to reconstruct this structure in-kind. The original Special Permit was under SZO §4.4.1, to retain a portion of the existing structure and construct a two-story rear addition to add a third dwelling unit. 92 Properzi Way is located in the Residential B zone; 100 Properzi Way is located in the Neighborhood Business zone. Ward 2.
Date(s) of Hearing(s):	6/18
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on June 18, 2014.



<b>289 Highland Ave: (Case #ZBA 2014-42)</b>	
Applicant:	Bell Atlantic Mobile of Massachusetts Corporation, Ltd. d/b/a Verizon Wireless
Property Owner:	289 Highland Avenue Realty, Inc.
Agent:	Daniel D. Klasnick, Esq.
Legal Notice:	Applicant, Bell Atlantic Mobile of Massachusetts Corporation, Ltd. d/b/a Verizon Wireless, and Owner, 289 Highland Ave Realty Inc., seek a Special Permit under SZO §7.11.15.3 and SZO §14 to establish a collocation wireless communication facility, which includes the installation of panel antennas, remote radio heads, a basement equipment room and other related equipment. RC zone. Ward 6.
Date(s) of Hearing(s):	6/18
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on June 18, 2014.

<b>15 Weston Ave: (Case #ZBA 2014-43)</b>	
Applicant:	Bell Atlantic Mobile of Massachusetts Corporation, Ltd. d/b/a Verizon Wireless
Property Owner:	Somerville Housing Authority
Agent:	Daniel D. Klasnick, Esq.
Legal Notice:	Applicant, Bell Atlantic Mobile of Massachusetts Corporation, Ltd. d/b/a Verizon Wireless, and Owner, Somerville Housing Authority, seek a Special Permit under SZO §7.11.15.3 and SZO §14 to establish a collocation wireless communication facility, which includes the installation of panel antennas, remote radio heads, a basement equipment room and other related equipment. RB zone. Ward 7.
Date(s) of Hearing(s):	6/18
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on June 18, 2014.

<b>12 Gilman Terrace (Case #ZBA 2014-</b>	
Applicant:	Christian Psuik
Property Owner:	Shawna MacDonalad & Christian Psuik
Agent:	N/A
Legal Notice:	Applicant, Christian Psuik, and Owners, Shawna MacDonald and Christian Psuik, seek a Special Permit under SZO §4.4.1 to alter a non-conforming, two-family dwelling through the addition of a second dormer and a rear second-story deck. RB zone. Ward 1.
Date(s) of Hearing(s):	6/18
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on June 18, 2014.



<b>38 Warner St: (Case #ZBA 2014-47)</b>	
Applicant:	Melvin Santos
Property Owner:	Melvin Santos
Agent:	N/A
Legal Notice:	Applicant and Owner Melvin Santos, seeks a special permit to alter a nonconforming structure under SZO §4.4.1 to expand the front porches on the first and second floors of an existing two-family residence. RA zone. Ward 6.
Date(s) of Hearing(s):	6/18
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on June 18, 2014.

<b>22 Beacon Place (Case #ZBA 2014-48)</b>	
Applicant:	Irene Mizrahi
Property Owner:	Irene Mizrahi
Agent:	N/A
Legal Notice:	Applicant and Owner Irene Mizrahi, seeks a special permit under §4.4.1 to reconstruct a nonconforming 2-family home previously damaged in a fire with modifications including dormers on nonconforming sideyards and window and door alterations. RB Zone. Ward 2.
Date(s) of Hearing(s):	6/18
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on June 18, 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)

