



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, June 19, 2013
DECISIONS 6:00 P.M. followed by New HEARINGS

Previously Opened Cases that are Requesting a Continuance

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, 12/12/12, 1/9, 3/6, 3/20, 4/3, 4/17, 5/1, 6/5, 6/19
Staff Recommendation:	None at this time.
ZBA Action:	Voted on June 5, 2013 to continue the application to June 19, 2013.
Current Status:	The Applicant will submit a written request to continue the application to July 10, 2013.



51 McGrath Highway (Case #ZBA 2013-27)	
Applicant:	Bell Atlantic Mobile of Massachusetts Corp. Ltd. d/b/a Verizon Wireless
Property Owner:	Somerville Storage Partners
Agent:	Daniel D. Klasnick
Legal Notice:	Applicant, Bell Atlantic Mobile of Massachusetts Corp Ltd d/b/a Verizon Wireless, and Owner, Somerville Storage Partners, seek a Special Permit under SZO §7.11.15.3 and SZO §14 to establish a wireless communication facility which includes the installation of wireless communications equipment, cabling, and one equipment shelter. IA zone. Ward 2
Date(s) of Hearing(s):	6/5, 6/19
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on June 5, 2013 to continue the application to June 19, 2013.
Current Status:	The Applicant will submit a written request to continue the application to July 10, 2013.

9 Monmouth Street (Case #ZBA 2013-14)	
Applicant:	Monmouth Street, LLC
Property Owner:	Monmouth Street, LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant and Owner, Monmouth Street LLC, seeks a Special Permit under SZO §7.11.1.b to add one dwelling unit and living space, which includes two dormers and a rear addition, and a Special Permit under SZO §9.4.d.2 for one space of parking relief. RB zone. Ward 3.
Date(s) of Hearing(s):	4/3, 4/17, 5/1, 5/15, 6/5, 6/19
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on June 5, 2013 to continue the application to June 19, 2013.
Current Status:	The Applicant will submit a written request to continue the application to July 10, 2013.

625 McGrath Hwy (Case #ZBA 2013-17)	
Applicant:	Berkley Investments, Inc.
Property Owner:	625 McGrath Highway, LLC
Agent:	Adam Dash, Esq.
Legal Notice:	Applicant, Berkley Investments, Inc., and owner, 625 McGrath Highway, LLC., seek a Special Permit with Site Plan Review under SZO §7.11.1.c to establish 34 new residential units in a NB/RB District. Affordable housing per Article 13. The applicant seeks a variance for 9 parking spaces under SZO §9.5. Ward 1.
Date(s) of Hearing(s):	4/17, 5/1, 5/15, 6/5, 6/19
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on June 5, 2013 to continue the application to June 19, 2013.
Current Status:	The Applicant will submit a written request to continue the application to July 10, 2013.

26-28 Willow Avenue (Case #ZBA 2013-31)	
Applicant:	Fifth Street Development, LLC
Property Owner:	Fifth Street Development, LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant and Owner, Fifth Street Development LLC, seeks a Special Permit under SZO §4.4.1 to modify an existing nonconforming accessory structure by adding doors and windows and a Variance under SZO §5.5 to violate setback requirements and Special Permit with Site Plan Review under SZO §7.2 to convert this structure into a second principle structure. RA zone. Ward 6.
Date(s) of Hearing(s):	5/15, 6/5, 6/19
Staff Recommendation:	None at this time.
ZBA Action:	Voted on June 5, 2013 to continue the application to June 19, 2013.
Current Status:	The Applicant will submit a written request to continue the application to July 10, 2013.

Previously Opened Cases that Will be Heard

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 and a Special Permit under SZO §9.13.b to modify parking design standards. RB zone. Ward 5.
Date(s) of Hearing(s):	(originally opened on 5-2-12, re-advertised for 5-1-13) 5/2, 6/6, 6/20, 7/11, 8/1, 8/15, 9/5, 9/19, 10/3, 10/17, 11/7, 11/28, 12/12/12, 1/9, 1/23, 2/6, 2/20, 4/3, 4/17, 5/1, 5/15, 6/5, 6/19
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on June 5, 2013 to continue the application to June 19, 2013.
Current Status:	Will be heard on June 19, 2013.

45-49 Day Street (Case #ZBA 2013-06)	
Applicant:	Flatbread Somerville, Inc.
Property Owner:	The Marina Trust, Catherine L. Serrano, Trustee
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant, Flatbread Somerville, Inc., and Owner, The Marina Trust, Catherine L. Serrano, Trustee, seek a Special Permit to expand an existing restaurant and add outdoor seating (SZO §7.11.10.1.2.a) and a Variance from providing 9 parking spaces. Six parking spaces will be provided. CBD zone. Ward 6.
Date(s) of Hearing(s):	6/5, 6/19
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on June 5, 2013 to continue the application to June 19, 2013.
Current Status:	Will be heard on June 19, 2013.



47 Fairmount Avenue (Case #ZBA 2013-08)	
Applicant:	Richard DiGirolamo
Property Owner:	Edward Dolan
Agent:	N/A
Legal Notice:	Applicant, Richard Di Girolamo, and Owner, Edward Dolan, seek a Special Permit under SZO §4.4 to alter an existing 3-family dwelling to make alterations such as a second story front porch, expanded dormer, and window and door alterations. The Applicant seeks a Variance to build a third story with the construction of a dormer under SZO §5.5. RA Zone. Ward 7.
Date(s) of Hearing(s):	6/5, 6/19
Staff Recommendation:	Recommends conditional approval for Special Permit and denial of Variance.
ZBA Action:	Voted on June 5, 2013 to continue the application to June 19, 2013.
Current Status:	Will be heard on June 19, 2013.

New Cases to be Opened and are Requesting a Continuance

336 Summer Street (Case #ZBA 2013-39)	
Applicant:	Siyuan He
Property Owner:	Siyuan He & Robert Yi Bao
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant, Siyuan He, and Owners, Siyuan He and Robert Yi Bao, seek a Special Permit under SZO §4.4.1 to alter a nonconforming structure to create one new two-family dwelling. RA zone. Ward 6.
Date(s) of Hearing(s):	6/19
Staff Recommendation:	None at this time.
ZBA Action:	---
Current Status:	The Applicant will submit a written request to continue the application to July 10, 2013.

New Cases to be Opened and Heard

17 Fremont Avenue (Case #ZBA 2013-36)	
Applicant:	Stephanie Hirsch and Joseph Calzaretta
Property Owner:	Stephanie Hirsch and Joseph Calzaretta
Agent:	Josh Safdie
Legal Notice:	Applicant/Owners Stephanie Hirsch & Joseph Calzaretta seek a Special Permit under SZO §4.4.1 to alter a nonconforming single-family house by adding a small addition in the front and by altering an accessory structure roof and windows. RB district / Ward 2.
Date(s) of Hearing(s):	6/19
Staff Recommendation:	Conditional Approval
ZBA Action:	---
Current Status:	Will be heard on June 19, 2013.



35 Corinthian Road (Case #ZBA 2013-37)	
Applicant:	Brandee and Chris Hall
Property Owner:	Brandee and Chris Hall
Agent:	Al Weisz
Legal Notice:	Applicant and Owners, Brandee and Chris Hall, seek a Special Permit under SZO §4.4.1 to alter an existing, non-conforming, single-family dwelling by constructing an addition within the existing non-conforming side yard setback. RA zone. Ward 7.
Date(s) of Hearing(s):	6/19
Staff Recommendation:	Conditional Approval
ZBA Action:	---
Current Status:	Will be heard on June 19, 2013.

17 Winslow Avenue (Case #ZBA 2013-40)	
Applicant:	John Connolly
Property Owner:	John Connolly
Agent:	Richard Graf, RA
Legal Notice:	Applicant and Owner, John Connolly, seeks a Special Permit under SZO §4.4.1 to alter an existing, non-conforming, single-family dwelling by constructing an addition within the existing non-conforming side yard setback. RA zone. Ward 6.
Date(s) of Hearing(s):	6/19
Staff Recommendation:	Conditional Approval
ZBA Action:	---
Current Status:	Will be heard on June 19, 2013.

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

