



**CITY OF SOMERVILLE, MASSACHUSETTS**  
**MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT**  
**JOSEPH A. CURTATONE**  
**MAYOR**

MICHAEL F. GLAVIN  
EXECUTIVE DIRECTOR

*PLANNING DIVISION*

**STAFF**

GEORGE PROAKIS, *DIRECTOR OF PLANNING*  
LORI MASSA, *SENIOR PLANNER*  
AMIE HAYES, *PLANNER*  
MELISSA WOODS, *PLANNER*  
DAWN PEREIRA, *ADMINISTRATIVE ASSISTANT*

**MEMBERS**

HERBERT FOSTER, *CHAIRMAN*  
ORSOLA SUSAN FONTANO, *CLERK*  
RICHARD ROSSETTI  
DANIELLE EVANS  
ELAINE SEVERINO  
JOSH SAFDIE (ALT.)  
BRANDY BROOKS (ALT.)

**ZONING BOARD OF APPEALS AGENDA**

\*Previously advertised to be held at the Aldermanic Chambers, 2<sup>nd</sup> Floor, City Hall, 93 Highland Avenue and then the Cummings School, 42 Prescott Street, Somerville

\*\*Now Relocated to the Somerville H.S., 81 Highland Ave, Somerville in the Cafeteria\*\*

Wednesday, June 5, 2013

DECISIONS 6:00 P.M. followed by New HEARINGS

**Previously Opened Cases that are Requesting a Continuance**

<b>32 Hinckley Street (Case # ZBA 2012-58)</b>	
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
Staff Recommendation:	None at this time.
ZBA Action:	Vote on May 15, 2013 to continue the application to June 5, 2013.
Current Status:	The Applicant will submit a written request to continue the application to June 19, 2013.



<b>9 Monmouth Street (Case #ZBA 2013-14)</b>	
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
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on May 15, 2013 to continue the application to June 5, 2013.
Current Status:	The Applicant will submit a written request to continue the application to June 19, 2013.

<b>625 McGrath Hwy (Case #ZBA 2013-17)</b>	
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
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on May 15, 2013 to continue the application to June 5, 2013.
Current Status:	The Applicant will submit a written request to continue the application to June 19, 2013.

<b>11 Linden Avenue (Case #ZBA 2012-27)</b>	
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
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on May 15, 2013 to continue the application to June 5, 2013.
Current Status:	The Applicant will submit a written request to continue the application to June 19, 2013.

<b>26-28 Willow Avenue (Case #ZBA 2013-31)</b>	
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
Staff Recommendation:	None at this time.
ZBA Action:	Voted on May 15, 2013 to continue the application to June 5, 2013.
Current Status:	The Applicant will submit a written request to continue the application to June 19, 2013.

### Previously Opened Cases that Will be Heard

<b>158 Boston Avenue (Case #ZBA 2013-33)</b>	
Applicant:	158 Boston Avenue Realty Trust
Property Owner:	158 Boston Avenue Realty Trust
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant and Owner, 158 Boston Avenue Realty Trust, seeks a Special Permit under SZO §9.13.a for five spaces of parking relief due to additional seating at an existing restaurant establishment. NB zone. Ward 5.
Date(s) of Hearing(s):	5/15, 6/5
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on May 15, 2013 to continue the application to June 5, 2013.
Current Status:	Will be heard on June 5, 2013.

**New Cases to be Opened and are Requesting a Continuance**

<b>45-49 Day Street (Case #ZBA 2013-06)</b>	
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
Staff Recommendation:	None at this time.
ZBA Action:	---
Current Status:	The Applicant will submit a written request to continue the application to June 19, 2013.

<b>47 Fairmount Avenue (Case #ZBA 2013-08)</b>	
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
Staff Recommendation:	None at this time.
ZBA Action:	---
Current Status:	The Applicant will submit a written request to continue the application to June 19, 2013.

**New Cases to be Opened and Heard**

<b>25 Elmwood Street (Case #ZBA 2013-09)</b>	
Applicant:	Paula Vancini
Property Owner:	Paula Vancini
Agent:	N/A
Legal Notice:	Owner and Applicant, Paula Vancini, seek a Special Permit under SZO §4.4.1 to alter an existing, non-conforming, single-family dwelling by construction an addition within the existing non-conforming side yard setback. RB zone. Ward 7.
Date(s) of Hearing(s):	6/5
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on June 5, 2013.



<b>76 Cross Street (Case #ZBA 2013-30)</b>	
Applicant:	Winford Realty Trust
Property Owner:	Winford Realty Trust
Agent:	N/A
Legal Notice:	Applicant and Owner, Winford Realty Trust, seek a Special Permit under SZO §4.5.3 to expand a nonconforming use beauty salon/barber shop in an existing storefront. RB Zone. Ward 1.
Date(s) of Hearing(s):	6/5
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on June 5, 2013.

<b>51 McGrath Highway (Case #ZBA 2013-27)</b>	
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
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on June 5, 2013.

<b>70 Prospect Street (Case #ZBA 2013-34)</b>	
Applicant:	Douglas Beudet
Property Owner:	Emily Trust
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant Douglas Beudet and Owner Emily Trust, received a Special Permit with Site Plan Review under SZO §6.1.22.D.1 to construct a new five story building and a Special Permit to establish 14 residential units in the building under SZO §7.13.E. The building will also include approx. 1,500 square feet of retail and 14 at-grade parking spaces. The current application is to seek a Variance from the side yard setback requirements under SZO §8.5.H, §6.1.22.G.5 and parking design standards under §6.1.22.G.6. CCD-55 zone. Ward 2.
Date(s) of Hearing(s):	6/5
Staff Recommendation:	Recommends approval.
ZBA Action:	---
Current Status:	Will be heard on June 5, 2013.

<b>26 Avon Street (Case #ZBA 2013-35)</b>	
Applicant:	Theresa M. Doneghey
Property Owner:	Theresa M. Doneghey
Agent:	Stephanie Moore
Legal Notice:	Applicant/Owner Theresa M. Doneghey seek a Special Permit under SZO §4.4.1 to alter an existing 2-family nonconforming structure to add a 39 sf addition within the existing front open porch and a 35 sf addition and stairs in the rear of the property. RA zone. Ward 3.
Date(s) of Hearing(s):	6/5
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on June 5, 2013.

**Other Business:**

- Review of Revised Draft Application Form

*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)