



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

**Visiting Nurse Association
259 Lowell Street, 3rd Floor
Community Room, Somerville, MA
Wednesday, January 7, 2015
DECISIONS 6:00 P.M. followed by New HEARINGS**

Opened Cases that have Previously Been Continued to Future Dates

457 Medford Street (Case #ZBA 2014-09)	
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, 7/16, 8/6, 8/20, 9/3, 9/17, 10/1, 10/15, 11/5, 11/19/14, 1/21
Staff Recommendation:	None at this time.
ZBA Action:	Voted on November 19, 2014 to continue the application to January 21, 2015.
Current Status:	Previously continued to January 21, 2015.



44 Park St: (Case #ZBA 2014-03)	
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, 10/15 , 12/10/14, 1/7
Staff Recommendation:	N/A
ZBA Action:	Voted on December 10, 2014 to continue the application to January 21, 2014.
Current Status:	Previously continued to January 21, 2015.

Previously Opened Cases that are Requesting a Continuance

1108 Broadway (Case #ZBA 2014-78) (Amended)	
Applicant:	JSS Realty Corporation
Property Owner:	JSS Realty Corporation
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant and Owner, JSS Realty Corp., seeks a Special Permit under SZO §9.13a to not provide two parking spaces required under SZO §9.4 while converting a two-family to a three-family dwelling. Ward 7. BA zone.
Date(s) of Hearing(s):	12/10/14, 1/7
Staff Recommendation:	Recommends denial.
ZBA Action:	Voted on December 10, 2014 to continue the application to January 7, 2015.
Current Status:	The Applicant will submit a written request to continue the application to January 21, 2015.

73 Concord Avenue: (Case #ZBA 2013-83)	
Applicant:	Ze'ev Mehler & Nathalie Horowicz
Property Owner:	Ze'ev Mehler & Nathalie Horowicz
Agent:	Richard DiGirolamo
Legal Notice:	Applicants and Owners, Ze'ev Mehler & Nathalie Horowicz, seek a Special Permit with Site Plan Review under SZO §7.2.a to construct a second principle structure composed of two dwelling units; a Special Permit under SZO §4.4.1 to rehabilitate the nonconforming accessory structure, which includes alterations to window and door openings, and Variances under SZO §9.5.1.a for two spaces of parking relief under SZO §9.11.a to modify the dimensions of the maneuvering aisle. RB zone. Ward 2.
Date(s) of Hearing(s):	7/16, 8/6, 8/20, 9/3, 9/17, 10/1, 10/15, 11/5, 11/19, 12/10/14, 1/7
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on December 10, 2014 to continue the application to January 7, 2015.
Current Status:	The Applicant will submit a written request to continue the application to January 21, 2015.



Previously Opened Cases that Will be Heard

240 Elm Street (Case #ZBA 2014-06)	
Applicant:	Fitness Holdings Somerville, LLC d/b/a Crunch Fitness
Property Owner:	Davis Square Realty Ventures
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 or Variance under SZO §9.5 or 9.13.a to modify parking space requirements. The proposal also includes the alteration to a nonconforming structure under §4.4.1 to alter the façade and floor area ratio. Zone CBD. Ward 6.
Date(s) of Hearing(s):	10/1, 10/15, 11/5, 11/19, 12/10/14, 1/7
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on December 10, 2014 to continue the application to January 7, 2015.
Current Status:	Will be heard on January 7, 2015.

33 South St: (Case #ZBA 2014-113)	
Applicant:	Sproot/Katherine Saamraj
Property Owner:	BBD Trust
Agent:	
Legal Notice:	Applicant, Sproot/Katherine Saamraj, and Owner, BBD Trust, seek a Special Permit under SZO 7.11.10.4 to establish a catering operation and a Special Permit under 9.5 & 9.13 for parking relief for approximately 2 spaces. BA zone. Ward 2.
Date(s) of Hearing(s):	12/10/14, 1/7
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on December 10 2014 to continue the application to January 7, 2015.
Current Status:	Will be heard on January 7, 2015.

New Cases to be Opened and Heard

485 Mystic Valley Parkway (Case #ZBA 2011-79-E1-12/2014)	
Applicant:	The Somerville Housing Authority
Property Owner:	The Somerville Housing Authority
Agent:	
Legal Notice:	Applicant and Owner, the Somerville Housing Authority, seek a time extension (SZO §5.3.10) to a Comprehensive Permit (#ZBA 2011-79) under M.G.L. Chapter 40B for an Inclusionary Housing Development. The approval was for 60 affordable one-bedroom residential dwelling units for seniors and person with disabilities in two buildings. The project would consist of the redevelopment and conversion of the existing Mystic Water Works into a 25 affordable housing unit rental apartment building and the demolition of the existing office and garage outbuilding to be replaced with a newly constructed 35 affordable housing unit rental apartment building. The Applicant is requesting waivers from various sections of the City's ordinances and requirements, including but not limited to waivers from the following sections of the SZO: §4.4.1, §4.5.3, §7.2, §7.3, §7.9, §7.11, §8.5.B, §8.5.C, §8.5.E, §8.5.F, §8.5.I, §9.4, §9.5.1.b, §9.6.1, §9.9, §9.11, §9.15, §10.5, and §10.6. RA zone. Ward 7.
Date(s) of Hearing(s):	1/7
Staff Recommendation:	Recommends approval.
ZBA Action:	---
Current Status:	Will be heard on January 7, 2015.

23 Ames St: (Case #ZBA 2014-114)	
Applicant:	Cattello Battinelli, II
Property Owner:	Cattello Battinelli, II
Agent:	
Legal Notice:	Applicant and Owner, Cattello Battinelli II, seeks a Variance under SZO §8.6.17 to construct a pool less than 6' from the side property line. RA Zone. Ward 5.
Date(s) of Hearing(s):	1/7
Staff Recommendation:	Unable to recommend approval.
ZBA Action:	---
Current Status:	Will be heard on January 7, 2015.

11 Landers St: (Case #ZBA 2014-117)	
Applicant:	John Murphy and John Berrigan
Property Owner:	John Murphy and John Berrigan
Agent:	
Legal Notice:	Applicant and Owners, John Murphy and John Berrigan, seek a Special Permit per SZO §4.4.1 to alter a nonconforming structure to extend a dormer, modify a rear addition, and add rear decks. RB Zone. Ward 2.
Date(s) of Hearing(s):	1/7
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on January 7, 2015.



25 Ivaloo St: (Case #ZBA 2014-118)	
Applicant:	Richard Williams and Jeane Segal
Property Owner:	Richard Williams and Jeane Segal
Agent:	
Legal Notice:	Applicant and Owner, Richard Williams and Jeane Segal, seek Special Permits under SZO§4.4.1 to alter a non-conforming structure to create a new single-family dwelling, and under SZO 9.13.a for one space of parking relief. RB zone. Ward 2.
Date(s) of Hearing(s):	1/7
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on January 7, 2015.

315 Highland Ave: (Case #ZBA 2014-120)	
Applicant:	Gwen Simpkins, Theresa Nibi & 311 Highland, LLC
Property Owner:	The Diamond Club, LLC
Agent:	
Legal Notice:	Applicants, Gwen Simpkins, Theresa Nibi, & 311 Highland LLC, along with Owner, the Diamond Club LLC, seek a Special Permit with Site Plan Review under SZO §7.11.1.c to construct a mixed-use building with seven (7) residential units and ground floor retail, Special Permits under SZO §4.4.1 to alter a non-conforming structure and under SZO §9.13.e to share parking, and a Variance under §9.5 for parking relief. RC zone. Ward 6.
Date(s) of Hearing(s):	1/7
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on January 7, 2015.

18 Burnside Ave: (Case #ZBA 2014-128)	
Applicant:	Peter Kochansky
Property Owner:	Peter Kochansky & Lauren Dias
Agent:	
Legal Notice:	Applicant, Peter Kochansky, and Owners , Peter Kochansky and Lauren Dias seek a Special Permit per SZO §4.4.1 to alter a nonconforming structure by enclosing a front porch. RA Zone. Ward 6.
Date(s) of Hearing(s):	1/7
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on January 7, 2015.

Other Business

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

