



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, October 21, 2015
DECISIONS 6:00 P.M. followed by New HEARINGS

Previously Opened Cases that Will be Heard

14 Tyler St: (Case #ZBA 2015-39)	
Applicant:	Claudia Murrow
Property Owner:	JWF, LLC
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 regarding the Certificates of Occupancy at 14 Tyler Street, Owner, JWF, Inc. IA Zone. Ward 2.
Date(s) of Hearing(s):	9/16, 10/7, 10/21
Staff Recommendation:	Recommends Denial.
ZBA Action:	Voted on October 7, 2015 to continue the application to October 21, 2015.
Current Status:	Will be heard on October 21, 2015.

906-908 Broadway (Case #ZBA 2015-32)	
Applicant:	Siyuan He
Property Owner:	Siyuan He
Agent:	Adam Dash, Esq.
Legal Notice:	Applicant & Owner, Siyuan He, seeks a Special Permit under SZO §4.4.1 to alter a nonconforming 2-family house to add an approximately 2,000 sf addition. RA zone. Ward 6.
Date(s) of Hearing(s):	7/15, 8/5, 8/19, 9/2, 9/16, 10/7
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on October 7, 2015 to continue the application to October 21, 2015.
Current Status:	Will be heard on October 21, 2015.

204 Morrison Ave: (Case #ZBA 2014-56-R1-9/2015)	
Applicant:	Ronald & Linde Dynneson
Property Owner:	Ronald & Linde Dynneson
Agent:	N/A
Legal Notice:	Applicants and Owners, Ronald and Linde Dynneson, seek a revision, SZO §5.3.8 to case ZBA 2014-56 to increase the amount of impervious area originally approved for the project. The original approval was for a Special Permit with Design Review under SZO §7.11.3.g for a change in use to a Historic Bed and Breakfast. The Applicants also received a Special Permit under SZO §4.4.1 to alter a nonconforming structure, which included the addition of dormers and an enlargement of the existing rear addition. RA zone. Ward 6.
Date(s) of Hearing(s):	10/7, 10/21
Staff Recommendation:	Conditional Approval.
ZBA Action:	Voted on October 7, 2015 to continue the application to October 21, 2015.
Current Status:	Will be heard on October 21, 2015.

New Cases that will be Opened and Continued

40 Medford Street: (Case #ZBA 2015-67)	
Applicant:	Kenneth Lanzilli
Property Owner:	38-42 Medford Street, LLC
Agent:	Sean T. O'Donovan, Esq
Legal Notice:	The Applicant, Kenneth Lanzilli and owner 38-42 Medford Street, LLC seeks a special permit with site plan review to demolish an existing single story garage, and construct a seven unit residential project with ground floor retail; they also require a Variance for parking relief. BA Zone, Ward 2.
Date(s) of Hearing(s):	11/4
Staff Recommendation:	Continuance
ZBA Action:	---
Current Status:	Applicant has submitted a request to continue to November 4 th , 2015.

12 Beacon Place: (Case #ZBA 2015-81)	
Applicant:	Anthony Fava & Ryan Hunt
Property Owner:	Kathleen M. Connors
Agent:	Richard G. Di Girolamo
Legal Notice:	Applicants Anthony Fava & Ryan Hunt, and Owner Kathleen M. Connors, seek a special permit to modify a nonconforming structure, and add a second principal structure under SZO §7.2. by adding a two unit structure in the side yard. A variance is also required for parking relief. RB Zone. Ward 2.
Date(s) of Hearing(s):	11/4
Staff Recommendation:	Continuance
ZBA Action:	---
Current Status:	Applicant has submitted a request to continue to November 4 th , 2015.

70 Craigie Street: (Case #ZBA 2015-80)	
Applicant:	Somervista, LLC
Property Owner:	Somervista, LLC
Agent:	Richard G. Di Girolamo
Legal Notice:	Applicant/Owner, Somervista, LLC, seeks a Special Permit to alter a nonconforming 3-family structure by adding an approx. 2,500 sf addition and a dormer on the existing house. RB zone. Ward 3.
Date(s) of Hearing(s):	11/4
Staff Recommendation:	Continuance
ZBA Action:	---
Current Status:	Applicant has submitted a request to continue to November 4 th , 2015.

161 Linwood Street: (Case #ZBA 2015-49)	
Applicant:	Herb Chamber I-93, Inc.
Property Owner:	Tauro Realty Trust
Agent:	Richard G. Di Girolamo
Legal Notice:	Applicant, Herb Chamber I-93, Inc., and Owner, Tauro Realty Trust, seek a Special Permit with Site Review per SZO §7.11.11.1 Motor Vehicle Sales and Service to establish a car dealership over 5,000 square feet. IA Zone. Ward 2.
Date(s) of Hearing(s):	11/4
Staff Recommendation:	Continuance
ZBA Action:	---
Current Status:	Applicant has submitted a request to continue to November 4 th , 2015.

New Cases that will be Opened and Heard

32 Lexington Ave: (Case #ZBA 2015-75)	
Applicant:	Fariba Abbasi & Michael Lagasse
Property Owner:	Fariba Abbasi & Michael Lagasse
Agent:	N/A
Legal Notice:	Applicant/Owners, Fariba Abbasi & Michael Lagasse, seek a Special Permit under SZO §4.4.1 to alter a nonconforming 2-family to add living space in the basement. RA zone. Ward 5.
Date(s) of Hearing(s):	10/21
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on October 21, 2015.

35 Moreland St: (Case #ZBA 2015-78)	
Applicant:	Kevin Slattery & Marie Mullarkey
Property Owner:	Kevin Slattery & Marie Mullarkey
Agent:	Richard G. Di Girolamo
Legal Notice:	Applicants and owners, Kevin Slattery & Marie Mullarkey, seek a Special Permit per SZO §4.4.1 to substantially alter a non-conforming single family structure in order to construct a 3-family structure. Applicants also seek a Variance for parking relief per SZO §9.5.1.a. RB zone. Ward 4.
Date(s) of Hearing(s):	10/21
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on October 21, 2015.

96 Cross Street: (Case #ZBA 2015-83)	
Applicant:	Conness LLC
Property Owner:	Conness LLC
Agent:	Adam Dash
Legal Notice:	Applicant and Owner, Conness LLC, seek a special permit to modify a nonconforming structure under SZO §4.4.1, by adding a single family addition on top of an existing garage, and adding a retail/office space to the garage. A special permit for parking relief for one space under SZO §9.1 is also required. RB Zone. Ward 1.
Date(s) of Hearing(s):	10/21
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on October 21, 2015.

346 Summer Street: (Case #ZBA 2015-85)	
Applicant:	Paul Lavelle
Property Owner:	Paul Lavelle
Agent:	NA
Legal Notice:	The Applicant and Owner, Paul Lavelle, seeks a special permit to modify a non-conforming structure by moving the rear egress stair to the outside of the structure, and adding decks at the second and third levels. RA Zone, Ward 6.
Date(s) of Hearing(s):	10/21
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on October 21, 2015.

Other Business