



**CITY OF SOMERVILLE, MASSACHUSETTS**  
**MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT**  
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*PLANNING DIVISION*

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**ZONING BOARD OF APPEALS AGENDA**

Aldermanic Chambers, 2<sup>nd</sup> Floor, City Hall, 93 Highland Avenue  
Wednesday, October 7, 2015  
DECISIONS 6:00 P.M. followed by New HEARINGS

**Previously Opened Cases that Will be Heard**

<b>14 Tyler St: (Case #ZBA 2015-39)</b>	
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
Staff Recommendation:	Recommends Denial.
ZBA Action:	Voted on September 16, 2015 to continue the application to October 7, 2015.
Current Status:	Will be heard on October 7, 2015.

<b>906-908 Broadway (Case #ZBA 2015-32)</b>	
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 September 16, 2015 to continue the application to October 7, 2015.
Current Status:	Will be heard on October 7, 2015.

<b>198 Central St. (Case #ZBA 2015-34)</b>	
Applicant:	Dean Casassa
Property Owner:	Dean Casassa
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant and Owner, Dean Casassa, seeks a Special Permit under SZO §8.5 to expand a nonconforming story height to go from 3 to 3 ½ stories and a Special Permit to alter a nonconforming structure under SZO §4.4 to expand a nonconforming FAR. RA zone. Ward 5.
Date(s) of Hearing(s):	8/5 (originally opened on 7/15/15), 8/19, 9/2, 9/16, 10/7
Staff Recommendation:	Recommends denial.
ZBA Action:	Voted on September 16, 2015 to continue the application to October 7, 2015.
Current Status:	Will be heard on October 7, 2015.

### **New Cases that will be Opened and Heard**

<b>204 Morrison Ave: (Case #ZBA 2014-56-R1-9/2015)</b>	
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
Staff Recommendation:	Recommends Denial.
ZBA Action:	---
Current Status:	Will be heard on October 7, 2015.

<b>415 Medford St: (Case #ZBA 2015-74)</b>	
Applicant:	Somerville Bread Company, LLC
Property Owner:	Double Disco Realty Trust
Agent:	
Legal Notice:	Applicant, Somerville Bread Company LLC, and Owner, Double Disco Realty Trust, seek a Special Permit with Site Review to establish specialty food store use per SZO 7.11.9.3 for a bakery, and parking relief per SZO §9.4. Ward 4.
Date(s) of Hearing(s):	10/7
Staff Recommendation:	Recommend conditional approval.
ZBA Action:	---
Current Status:	Will be heard on October 7, 2015.

<b>503B Medford St: (Case #ZBA 2015-71)</b>	
Applicant:	Broadway Investments
Property Owner:	Broadway Investments
Agent:	N/A
Legal Notice:	Legal Notice: Applicant, Sophiya Thakali, and Owner, Broadway Investments Inc., seek a Special Permit for adding seating to a fast food use & for parking relief. NB Zone. Ward 5.
Date(s) of Hearing(s):	10/7
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on October 7, 2015.

<b>74 Morrison Ave: (Case #ZBA 2015-72)</b>	
Applicant:	Buster Bronze, LLC
Property Owner:	Buster Bronze, LLC
Agent:	N/A
Legal Notice:	Applicant & Owner, Buster Bronze LLC, seeks a Special Permit to alter a nonconforming three-family structure to add a dormer to the nonconforming side yard. RA zone. Ward 6.
Date(s) of Hearing(s):	10/7
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on October 7, 2015.

<b>44 Powder House Blvd: (Case #ZBA 2015-73)</b>	
Applicant:	Francis & Marjorie Lichtenberger
Property Owner:	Francis & Marjorie Lichtenberger
Agent:	Joseph O'Brien
Legal Notice:	Applicants and owners Francis & Marjorie Lichtenberger seek a Special Permit to alter a nonconforming three-family structure by remodeling and adding a family room in the basement. RA Zone. Ward 6.
Date(s) of Hearing(s):	10/7
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on October 7, 2015.

**Other Business**

None