



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*
SARAH WHITE, *PRESERVATION PLANNER*
ETHAN LAY-SLEEPER, *PLANNER*
DAWN PEREIRA, *ADMINISTRATIVE ASSISTANT*

MEMBERS

ORSOLA SUSAN FONTANO, *CHAIR*
RICHARD ROSSETTI, *CLERK*
DANIELLE EVANS
ELAINE SEVERINO
JOSH SAFDIE
ANNE BROCKELMAN, (*ALT.*)

ZONING BOARD OF APPEALS AGENDA

Argenziano School Cafeteria, 290 Washington Street, Somerville, MA
Wednesday, November 18, 2015
DECISIONS 6:00 P.M. followed by New HEARINGS

Previously Opened Cases that are Requesting a Continuance

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):	10/21, 11/4, 11/18
Staff Recommendation:	None at this time.
ZBA Action:	Voted on November 4, 2015 to continue the application to November 18, 2015.
Current Status:	The Applicant will submit a written request to continue the application to December 9, 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):	10/21, 11/4, 11/18
Staff Recommendation:	None at this time.
ZBA Action:	Voted on November 4, 2015 to continue the application to November 18, 2015.
Current Status:	The Applicant will submit a written request to continue the application to December 9, 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):	10/21, 11/4, 11/18
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on November 4, 2015 to continue the application to November 18, 2015.
Current Status:	Will be heard on November 18, 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, 11/4, 11/18
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on November 4, 2015 to continue the application to November 18, 2015.
Current Status:	Will be heard on November 18, 2015.

103 Kidder Avenue: (Case #ZBA 2015-92)	
Applicant:	KTA Construction, LLC
Property Owner:	KTA Construction, LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant & Owner, KTA Construction, LLC, seek a Special Permit under SZO §4.4.1 to alter a nonconforming two-family to add dormers and inc the floor area ratio. RA zone. Ward 6.
Date(s) of Hearing(s):	11/4, 11/18
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on November 4, 2015 to continue the application to November 18, 2015.
Current Status:	Will be heard on November 18, 2015.

New Cases to be Opened that are Requesting a Continuance

15 Dane Ave: (Case #ZBA 2015-97)	
Applicant:	Lynette Tsiang
Property Owner:	Lynette Tsiang
Agent:	Eric Parkes
Legal Notice:	Applicant and Owner Lynette Tsiang seeks a special permit to modify a nonconforming structure by demolishing a previous rear addition, and adding a single-story addition in the rear and side yards. Zone RB. Ward 2.
Date(s) of Hearing(s):	11/18
Staff Recommendation:	None at this time.
ZBA Action:	---
Current Status:	The Applicant will submit a written request to continue the application to December 9, 2015.

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, 11/4, 11/18
Staff Recommendation:	Recommends Denial.
ZBA Action:	Voted on November 4, 2015 to continue the application to November 18, 2015.
Current Status:	Will be heard on November 18, 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, 11/4, 11/18
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on November 4, 2015 to continue the application to November 18, 2015.
Current Status:	Will be heard on November 18, 2015.

11 George Street: (Case #ZBA 2015-77)	
Applicant:	Elio LoRusso
Property Owner:	LoRusso Family Irrevocable Trust
Agent:	N/A
Legal Notice:	Applicant, Elio LoRusso, and Owner, LoRusso Family Irrevocable Trust, seeks a Special Permit to alter a nonconforming 2-family under SZO §4.4.1 to add an approx. 230 sf side addition and 120 sf side porch and enclose the second floor of a rear porch. RB zone. Ward 1.
Date(s) of Hearing(s):	11/4, 11/18
Staff Recommendation:	Recommends denial/conditional approval.
ZBA Action:	Voted on November 4, 2015 to continue the application to November 18, 2015.
Current Status:	Will be heard on November 18, 2015.

23 Park Street: (Case #ZBA 2015-90)	
Applicant:	Luyao Li
Property Owner:	Luyao Li
Agent:	N/A
Legal Notice:	Applicant & Owner, Luyao Li, seeks a Variance from providing a parking space that is required to convert a studio to a 2-bedroom unit (SZO §9.5 & 5.5). BA zone. Ward 2.
Date(s) of Hearing(s):	11/4, 11/18
Staff Recommendation:	Recommends denial.
ZBA Action:	Voted on November 4, 2015 to continue the application to November 18, 2015.
Current Status:	Will be heard on November 18, 2015.

New Cases that will be Opened and Heard

14 Oak St: (Case #ZBA 2015-62)	
Applicant:	Dan Spinosa
Property Owner:	Jennifer Spinosa
Agent:	N/A
Legal Notice:	Applicant, Dan Spinosa, seeks a Special Permit per SZO §4.4.1 to construct decks on the second and third stories within the rear yard setback. RB zone. Ward 2.
Date(s) of Hearing(s):	11/18
Staff Recommendation:	Recommends denial.
ZBA Action:	---
Current Status:	Will be heard on November 18, 2015.

72 Dimick St: (Case #ZBA 2015-70)	
Applicant:	Kevin Kee
Property Owner:	Kevin Kee
Agent:	Andrea Morton
Legal Notice:	Applicant, Kevin Kee, seeks a Special Permit per SZO §4.4.1 to alter a non-conforming structure by building a 3-story front porch within the front yard setback. RB zone. Ward 2.
Date(s) of Hearing(s):	11/18
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on November 18, 2015.

88 Dover St: (Case #ZBA 2015-82)	
Applicant:	Sing Cheung
Property Owner:	Mui Sin Chow & Nam Cheung
Agent:	Adam Dash, Esq.
Legal Notice:	Applicant, Sing Cheung, seeks a Special Permit per SZO §4.4.1 to substantially alter an existing, non-conforming 2-family building to construct a 3-family structure. Applicant seeks a Special Permit per SZO §9.13 for relief from parking space dimensions. Ward 6.
Date(s) of Hearing(s):	11/18
Staff Recommendation:	Recommends denial.
ZBA Action:	---
Current Status:	Will be heard on November 18, 2015.

41 Horace St: (Case #ZBA 2015-96)	
Applicant:	Ihor Chaban
Property Owner:	Ihor Chaban
Agent:	N/A
Legal Notice:	Applicant & Owner, Ihor Chaban, seeks a Special Permit to alter a nonconforming single-family structure (SZO §4.4.1) to add 60sf addition to the second floor. RB zone. Ward 2.
Date(s) of Hearing(s):	11/18
Staff Recommendation:	Recommends denial.
ZBA Action:	---
Current Status:	Will be heard on November 18, 2015.

Other Business