



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, March 4, 2015
DECISIONS 6:00 P.M. followed by New HEARINGS

Previously Continued Cases to a Future Date

44 Park St: (Case #ZBA 2014-03)	
Applicant:	Claudia Murrow
Property Owner:	Belam, II 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 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, 1/21, 1/26, 1/29, 2/4, 2/18, 3/4
Staff Recommendation:	None at this time.
ZBA Action:	Voted on February 18, 2015 to continue the application to March 18, 2015.
Current Status:	

654 Mystic Ave: (Case #ZBA 2014-125)	
Applicant:	FMS Auto Sales LLC
Property Owner:	Fieldcom Realty Trust
Agent:	Adam Dash, Esq.
Legal Notice:	Applicant, FMS Auto Sales LLC, and Owner, Fieldcom Realty Trust, seek a Special Permit with Site Plan Review under SZO §7.11.11.7.b to establish a used motor vehicle sales and service business. BB zone. Ward 4.
Date(s) of Hearing(s):	1/21, 1/26, 1/29, 2/4, 2/18, 3/4
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on February 18, 2015 to continue the application to March 4, 2015.
Current Status:	Will be heard on March 4, 2015.

290 Highland Ave: (Case #ZBA 2015-01)	
Applicant:	290 Highland Ave, LLC
Property Owner:	290 Highland Ave, LLC
Agent:	Sean O'Donovan, Esq.
Legal Notice:	Applicant & Owner, 290 Highland Ave LLC, seek a Special Permit to alter a nonconforming structure, a Special Permit with Site Review to establish 7 units and Variances for dimensional requirements such as lot area per dwelling unit, building story height, and setbacks. A Variance is required for parking relief. RC Zone. Ward 3
Date(s) of Hearing(s):	2/18, 3/4
Staff Recommendation:	Unable to recommend.
ZBA Action:	Voted on February 18, 2015 to continue the application to March 4, 2015.
Current Status:	Applicant has submitted a written continuance to March 18, 2015.

Cases Requesting To Withdraw

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, 1/21, 1/26, 1/29, 2/4, 2/18, 3/4
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on February 18, 2015 to continue the application to March 18, 2015.
Current Status:	Applicant has submitted a written request to withdraw without prejudice.

139 Summer St: (Case #ZBA 2014-90)	
Applicant:	139 Summer Street LLC
Property Owner:	139 Summer Street LLC
Agent:	
Legal Notice:	Applicant and Owner, 139 Summer Street LLC, seeks Special Permits under SZO §4.4.1 to alter a non-conforming structure to add a third dwelling unit and under SZO §9.13.a for parking relief. RB/RA zone. Ward 3.
Date(s) of Hearing(s):	1/21, 1/26, 1/29, 2/4, 3/4
Staff Recommendation:	Unable to recommend.
ZBA Action:	Voted on February 4, 2015 to continue the application to March 4, 2015.
Current Status:	Applicant has submitted a written request to withdraw without prejudice.

Previously Opened Cases that are Requesting a Continuance

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, 1/21, 1/26, 1/29, 2/4, 2/18, 3/4
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on February 18, 2015 to continue the application to March 4, 2015.
Current Status:	Applicant has submitted a written continuance to March 18, 2015.

1108 Broadway (Case #ZBA 2014-78) (re-advertised)	
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 §9.13.c for an access easement to be able to provide on-site parking at an existing two-family dwelling. Ward 7. BA zone.
Date(s) of Hearing(s):	12/10/14, 1/7, 1/21, 1/26, 1/29, 2/4, 3/4
Staff Recommendation:	Recommends Denial.
ZBA Action:	Voted on February 4, 2015 to continue the application to March 4, 2015.
Current Status:	Applicant has submitted a written continuance to March 18, 2015.

Previously Opened Cases that Will be Heard

7 Holts Ave: (Case #ZBA 2014-122)	
Applicant:	Michelle Hewitt
Property Owner:	Michelle Hewitt and Andre Weinstock
Agent:	--
Legal Notice:	Applicant, Michelle Hewitt, and Owners, Michelle Hewitt and Andre Weinstock, seek a Special Permit to build an approx. 160 sf two-story rear addition on a nonconforming single-family house. RB zone. Ward 2.
Date(s) of Hearing(s):	1/21, 1/26, 1/29, 2/4, 2/18, 3/4
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on February 18, 2015 to continue the application to March 4, 2015.
Current Status:	Will be heard on March 4, 2015.

200 Highland Ave: (Case #ZBA 2014-124)	
Applicant:	SBN, LLC
Property Owner:	SBN, LLC
Agent:	Sarah Like Rhatigan, Esq.
Legal Notice:	Applicant and Owner, SBN, LLC, seek a Special Permit to make alterations to a nonconforming 4-family structure including changing fenestration, adding balconies and decks, and adding a garage door to interior parking on Spring Hill Terrace. RC zone. Ward 3.
Date(s) of Hearing(s):	1/21, 1/26, 1/29, 2/4, 2/18, 3/4
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on February 18, 2015 to continue the application to March 4, 2015.
Current Status:	Will be heard on March 4, 2015.

New Cases that will be Opened and Heard

9 Montgomery Avenue: (Case #ZBA 2014-119)	
Applicant:	The Montgomery Avenue Trust
Property Owner:	The Montgomery Avenue Trust
Agent:	Richard G. DiGirolamo
Legal Notice:	Applicant and Owner, The Montgomery Avenue Trust, seeks a Special Permit to construct a dormer/cross gable. RB Zone. Ward 1.
Date(s) of Hearing(s):	3/4
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	
Current Status:	Will be heard on March 4, 2015.

29 Warwick Street: (Case #ZBA 2015-05)	
Applicant:	April Dovholuk
Property Owner:	April Dovholuk
Agent:	David Supple
Legal Notice:	Applicant and Owner, April Dovholuk, seeks a Special Permit to change a cottage into a 2 ½ story structure with dormers/cross gables. RB Zone. Ward 1.
Date(s) of Hearing(s):	3/4
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	
Current Status:	Will be heard on March 4, 2015.

10 Landers: (Case #ZBA 2015-08)	
Applicant:	Elaine and Chris Kakambouras
Property Owner:	Elaine and Chris Kakambouras
Agent:	n/a
Legal Notice:	Applicant and Owner, Elaine and Chris Kakambouras, seek a Special Permit to alter a nonconforming structure to enclose a portion of a rear porch. RB zone/Ward 2.
Date(s) of Hearing(s):	3/4
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	
Current Status:	Will be heard March 4, 2015.

Other Business