



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

Somerville High School Auditorium, 81 Highland Avenue  
Wednesday, April 15, 2015  
DECISIONS 6:00 P.M. followed by New HEARINGS

**Previously Continued Cases to Future Dates**

<b>44 Park St: (Case #ZBA 2014-03)</b>	
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, 3/18
Staff Recommendation:	Uphold ISD decision.
ZBA Action:	Voted on March 18, 2015 to continue the application to May 6, 2015.
Current Status:	Previously continued to May 6, 2015.

<b>290 Highland Ave: (Case #ZBA 2015-01)</b>	
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, 3/18
Staff Recommendation:	Unable to recommend.
ZBA Action:	Voted on March 18, 2015 to continue the application to May 6, 2015.
Current Status:	Previously continued to May 6, 2015.

### Previously Opened Cases that are Requesting a Continuance

<b>1108 Broadway (Case #ZBA 2014-78) (re-advertised)</b>	
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, 3/18, 4/1, 4/15
Staff Recommendation:	Recommends Denial.
ZBA Action:	Voted on April 1, 2015 to continue the application to April 15, 2015.
Current Status:	The Applicant will submit a written request to continue the application to May 6, 2015.

### Previously Opened Cases that Will be Heard

<b>200 Highland Ave: (Case #ZBA 2014-124)</b>	
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, 3/18, 4/1, 4/15
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on April 1, 2015 to continue the application to April 15, 2015.
Current Status:	Will be heard on April 15, 2015.

<b>120 Washington St: (Case #ZBA 2015-11)</b>	
Applicant:	Mark Food Enterprises
Property Owner:	ITS Realty, LLC
Agent:	Daniel Thompson, Esq. & Anthony Gargano, Esq.
Legal Notice:	Applicant, Mark Food Enterprises, and Owners, ITS Realty, LLC, seek a Variance for parking relief to expand the restaurant seating count. IA Zone. Ward 1.
Date(s) of Hearing(s):	4/1, 4/15
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on April 1, 2015 to continue the application to April 15, 2015.
Current Status:	Will be heard on April 15, 2015.

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

<b>51Ossipee Rd: (Case #ZBA 2015-12)</b>	
Applicant:	Fariba Rostam
Property Owner:	51 Ossipee Road, LLC
Agent:	N/A
Legal Notice:	Applicant Fariba Rostam and Owner, 51 Ossipee Rd LLC, seek a Special Permit to expand a nonconforming FAR by finishing a basement. RA zone. Ward 7.
Date(s) of Hearing(s):	4/15/15
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on April 15, 2015.

### **Other Business**

None