



CITY OF SOMERVILLE, MASSACHUSETTS
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ZONING BOARD OF APPEALS AGENDA

Somerville High School Auditorium, 81 Highland Avenue, Somerville
Wednesday, June 10, 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, 3/18, 5/6, 5/20, 6/10
Staff Recommendation:	Uphold ISD decision.
ZBA Action:	Voted on May 20, 2015 to continue the application to June 10, 2015.
Current Status:	Previously continued to June 24, 2015.

18-20 Chandler St: (Case #ZBA 2015-18)	
Applicant:	Paul Lavelle
Property Owner:	Paul Lavelle
Agent:	N/A
Legal Notice:	Applicant and Owner, Paul Lavelle, seeks a Special Permit to alter a nonconforming 4-family structure to build an approx. 565 sf addition, dormers, and a rear 2-story porch. RA zone. Ward 6.
Date(s) of Hearing(s):	5/6, 5/20, 6/24
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on May 20, 2015 to continue the application to June 24, 2015.
Current Status:	Previously continued to June 24, 2015.

Previously Opened Cases that are Requesting a Continuance

620 Broadway (Case #ZBA 2014-69)	
Applicant:	620 Broadway, LLC
Property Owner:	Somerville Citgo, Inc.
Agent:	Sean T. O'Donovan, Esq.
Legal Notice:	Applicant, 620 Broadway LLC and Owner, Somerville Citgo Inc., seek a Special Permit with Site Review to establish an 11 unit building, a Special Permit for relief from parking dimensional standards, shared parking, and reduction of required parking for a specific use, and a Variance for rear yard setback and parking. NB Zone. Ward 5.
Date(s) of Hearing(s):	5/20, 6/10
Staff Recommendation:	Recommends denial.
ZBA Action:	Voted on May 20, 2015 to continue the application to June 10, 2015.
Current Status:	Submitted a written continuance request to June 24, 2015.

120 Washington St: (Case #ZBA 2015-11)	
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, 5/6, 5/20, 6/10
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on May 20, 2015 to continue the application to June 10, 2015.
Current Status:	Submitted a written continuance request to June 24, 2015.

Previously Opened Cases that Will be Heard

77-83 North St: (Case #ZBA 2012-68-R-4/2015)	
Applicant:	Peter Stefanou
Property Owner:	Peter Stefanou
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant and Owner, Peter Stefanou, seeks a time extension (SZO §5.3.10) for Special Permit ZBA 2012-68 to greatly alter a nonconforming commercial structure under SZO §4.4.1 to construct two, three-story, semi-detached townhouses and associated parking. RB zone. Ward 7.
Date(s) of Hearing(s):	5/6, 5/20, 6/10
Staff Recommendation:	Recommends approval.
ZBA Action:	Voted on May 20, 2015 to continue the application to June 10, 2015.
Current Status:	Will be heard.

New Cases that will be Opened and Heard

263 Highland Avenue, Unit #4 (Case #ZBA 2015-22)	
Applicant:	Christopher & Abbey Lewis
Property Owner:	Christopher & Abbey Lewis
Agent:	N/A
Legal Notice:	Applicants and Owners, Christopher and Abbey Lewis, seek a Special Permit to construct an approx. 180sf roof deck and access stairs on a nonconforming structure. RC zone. Ward 3.
Date(s) of Hearing(s):	6/10
Staff Recommendation:	Conditional Approval
ZBA Action:	---
Current Status:	Will be heard.

198 Central Street (Case #ZBA 2015-23)	
Applicant:	Dean Casassa
Property Owner:	Dean Casassa
Agent:	N/A
Legal Notice:	Applicant and Owner, Dean Casassa, seek a Special Permit to alter rear decks into rear egress on a nonconforming 3-family. RA zone. Ward 5.
Date(s) of Hearing(s):	6/10
Staff Recommendation:	Conditional Approval
ZBA Action:	---
Current Status:	Will be heard.

Other Business