



CITY OF SOMERVILLE, MASSACHUSETTS
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ZONING BOARD OF APPEALS AGENDA

Somerville High School Auditorium, 81 Highland Avenue, Somerville
Wednesday, June 24, 2015
DECISIONS 6:00 P.M. followed by New HEARINGS

Previously Opened Cases that are Requesting a Continuance

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:	The Applicant will submit a written request to continue the application to July 15, 2015.

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, 6/24
Staff Recommendation:	Recommends denial.
ZBA Action:	Voted on June 10, 2015 to continue the application to June 24, 2015.
Current Status:	The Applicant will submit a written request to continue the application to August 5, 2015.

Previously Opened Cases that Will be Heard

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, 6/24
Staff Recommendation:	Uphold ISD decision.
ZBA Action:	Voted on May 20, 2015 to continue the application to June 24, 2015.
Current Status:	Will be heard on 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, 6/24
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on June 10, 2015 to continue the application to June 24, 2015.
Current Status:	Will be heard on June 24, 2015.

New Cases that will be Opened and Heard

318 Beacon St: (Case #ZBA 2013-91-R1-5/2015)	
Applicant:	Beacon Street Partners, LLC
Property Owner:	Beacon Street Partners, LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant and Owner, Beacon Street Partners, LLC, seek a revision, SZO sec 5.3.8, to Case ZBA 2013-91 to modify portions of the building and provide 3 at grade parking spaces and a Variance for 4 additional parking spaces. The original approval was for a Special Permit with Site Review to established 7 residential units per SZO §7.11.1.c, a Special Permit per SZO §9.13 for modification of parking design standards and a Variance §9.13 for parking relief. RC Zone. Ward 2.
Date(s) of Hearing(s):	6/24
Staff Recommendation:	Recommends denial.
ZBA Action:	---
Current Status:	Will be heard on June 24, 2015.

13 Roberts St: (Case #ZBA 2015-04)	
Applicant:	Oak Hill Park, LLC – Fred Starikov
Property Owner:	Oak Hill Park, LLC – Fred Starikov
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant and Owner, Oak Hill Park, LLC - Fred Starikov, seek a Special Permit to alter a nonconforming three-family structure by adding an approx 1800 sf addition and to not provide 1 of the required parking spaces. RB zone. Ward 5.
Date(s) of Hearing(s):	6/24
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on June 24, 2015.

15 Wesley Park: (Case #ZBA 2015-15)	
Applicant:	Joseph David Tarkoff & Jocelyn Segal Tarkoff
Property Owner:	Joseph David Tarkoff & Jocelyn Segal Tarkoff
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant and Owner, Joseph David Tarkoff and Jocelyn Segal Tarkoff, seek a Special Permit to alter a nonconforming three-family to add window wells for the basement. RB zone. Ward 3.
Date(s) of Hearing(s):	6/24
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on June 24, 2015.

23-25 Ashland St: (Case #ZBA 2015-24)	
Applicant:	Derick Snare
Property Owner:	Christopher Brand
Agent:	Derick Snare
Legal Notice:	Applicant, Derick Snare, and Owner, Christopher Brand, seek a Special Permit to modify a nonconforming structure by modifying a rear addition and adding dormers. RB zone. Ward 5.
Date(s) of Hearing(s):	6/24
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on June 24, 2015.

140 Morrison Ave: (Case #ZBA 2015-28)	
Applicant:	Brian & Katia Green
Property Owner:	Brian & Katia Green
Agent:	N/A
Legal Notice:	Applicant and Owners, Brian and Katia Green, seek a Special Permit to alter a nonconforming structure to enclose a rear porch, construct a rear deck, and make window and door alterations in a narrow sideyard. RA Zone. Ward 6.
Date(s) of Hearing(s):	6/24
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on June 24, 2015.

31-33 Century St: (Case #ZBA 2015-29)	
Applicant:	Ella Goren
Property Owner:	Ella Goren
Agent:	Lucio Trabucco
Legal Notice:	Applicant and Owner, Ella Goren, seeks a Special Permit to enclose the rear decks, build front porches, and make window and door alterations. RB Zone. Ward 4.
Date(s) of Hearing(s):	6/24
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on June 24, 2015.

19 Boston St: (Case #ZBA 2015-30)	
Applicant:	Danuza Aquino
Property Owner:	Danuza Aquino
Agent:	N/A
Legal Notice:	Applicant and Owner, Danuza Aquino, seeks a Special Permit to establish an office within a primary residence of a psychotherapist and therapeutic massage specialist under SZO sec 7.11.4.f and a Special Permit to not provide parking. RA zone. Ward 3.
Date(s) of Hearing(s):	6/24
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on June 24, 2015.

Other Business