



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

Aldermanic Chambers, 2<sup>nd</sup> Floor, City Hall, 93 Highland Avenue  
Wednesday, July 15, 2015  
DECISIONS 6:00 P.M. followed by New HEARINGS

**Previously Continued Cases to Future Dates**

<b>620 Broadway (Case #ZBA 2014-69)</b>	
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, 8/5
Staff Recommendation:	Recommends denial.
ZBA Action:	Voted on June 24, 2015 to continue the application to August 5, 2015.
Current Status:	Previously continued to August 5, 2015.

## Previously Opened Cases that are Requesting a Continuance

<b>318 Beacon St: (Case #ZBA 2013-91-R1-5/2015)</b>	
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, 7/15
Staff Recommendation:	Recommends denial.
ZBA Action:	Voted on June 24, 2015 to continue the application to July 15, 2015.
Current Status:	The Applicant will submit a written request to continue the application to August 5, 2015.

<b>13 Roberts St: (Case #ZBA 2015-04)</b>	
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, 7/15
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on June 24, 2015 to continue the application to July 15, 2015.
Current Status:	The Applicant will submit a written request to continue the application to August 5, 2015.

## New Cases to be Opened that are Requesting a Continuance

<b>377 Summer St: (Case #ZBA 2015-27)</b>	
Applicant:	Christos Poutahidis & Kyriakos Kouzoukas
Property Owner:	Christos Poutahidis
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicants, Christos Poutahidis & Kyriakos Kouzoukas, and Owner, Christos Poutahidis, seek a Special Permit to establish an approx 3,000 sf fast order food establishment, a donut shop, with indoor and outdoor seating under SZO sec 7.11.10.2.2.b and a parking variance sec 9.5. CBD zone. Ward 6.
Date(s) of Hearing(s):	7/15
Staff Recommendation:	None at this time.
ZBA Action:	---
Current Status:	The Applicant will submit a written request to continue the application to August 5, 2015.

<b>906-908 Broadway (Case #ZBA 2015-32)</b>	
Applicant:	Siyuan He
Property Owner:	Siyuan He
Agent:	N/A
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
Staff Recommendation:	None at this time.
ZBA Action:	---
Current Status:	The Applicant will submit a written request to continue the application to August 5, 2015.

<b>198 Central St: (Case #ZBA 2015-34)</b>	
Applicant:	Dean Casassa
Property Owner:	Dean Casassa
Agent:	N/A
Legal Notice:	Applicant and Owner, Dean Casassa, seeks a dimensional Variance under SZO §8.5 for an additional story in height and a Special Permit to alter a nonconforming structure under SZO §4.4 to expand a nonconforming FAR. RA zone. Ward 5.
Date(s) of Hearing(s):	7/15
Staff Recommendation:	None at this time.
ZBA Action:	---
Current Status:	The Applicant will submit a written request to continue the application to August 5, 2015.

<b>56 Line St: (Case #ZBA 2015-36)</b>	
Applicant:	Eamon Fee
Property Owner:	Eamon Fee
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant & Owner, Eamon Fee, seeks a Special Permit under SZO §4.4.1 to substantially alter a nonconforming single-family house to construct a 3-family add an approximately 2,000 sf addition. RA zone. Ward 6.
Date(s) of Hearing(s):	7/15
Staff Recommendation:	None at this time.
ZBA Action:	---
Current Status:	The Applicant will submit a written request to continue the application to August 5, 2015.

*PREVIOUSLY OPENED CASES THAT WILL BE HEARD*

<b>18-20 Chandler St: (Case #ZBA 2015-18)</b>	
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, 7/15
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on June 24, 2015 to continue the application to July 15, 2015.
Current Status:	Will be heard on July 15, 2015.

<b>19 Boston St: (Case #ZBA 2015-30)</b>	
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, 7/15
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on June 24, 2015 to continue the application to July 15, 2015.
Current Status:	Will be heard on July 15, 2015.

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

<b>84-90 Washington St: (Case #ZBA 2013-41-E1-6/2015) advertised in error as (Case #ZBA 2015-37)</b>	
Applicant:	Cobble Hill Center, LLC
Property Owner:	Cobble Hill Center, LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant and Owner, Cobble Hill Center LLC, seeks a time extension SZO §5.3.10 for Variances under SZO §8.5.F for height and for parking relief SZO §9.5.1.a. This is part of a previous Special Permit approval for a 159 unit building with first floor retail. BB zone. Ward 1.
Date(s) of Hearing(s):	7/15
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on July 15, 2015.

<b>82 Highland Ave: (Case #2014-16-R1-6/2015)</b>	
Applicant:	LaRosa Development Corporation
Property Owner:	Highland Avenue Realty Trust
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant, LaRosa Development Corporation, and Owner, Highland Avenue Realty Trust, seek a revision to Special Permit ZBA 2014-16 under SZO §5.3.8 to add rear decks. The original approval was to substantially alter the nonconforming structure to build a structure with 6 residential units. Approval also included a variance for 3 parking spaces. Zone RC. Ward 3.
Date(s) of Hearing(s):	7/15
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on July 15, 2015.

<b>26 Ibbetson St: (Case #ZBA 2015-33)</b>	
Applicant:	Mark Richardson & Joan Bunker
Property Owner:	Joan Bunker
Agent:	N/A
Legal Notice:	Applicants, Mark Richardson & Joan Bunker, & Owner, Joan Bunker, seek a Special Permit under SZO §4.4.1 to alter a nonconforming 3-family structure to add an approximately 430 sf addition. RB zone. Ward 3.
Date(s) of Hearing(s):	7/15
Staff Recommendation:	Recommends denial.
ZBA Action:	---
Current Status:	Will be heard on July 15, 2015.

<b>27 William St: (Case #ZBA 2015-35)</b>	
Applicant:	Elizabeth Pinsky & Sara Cable
Property Owner:	Elizabeth Pinsky & Sara Cable
Agent:	Andrea Morton
Legal Notice:	Applicant and Owners, Elizabeth Pinsky and Sara Cable, seek a Special Permit per SZO 4.4 to modify a rear egress and front porch within setbacks. RA zone. Ward 6.
Date(s) of Hearing(s):	7/15
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on July 15, 2015.

<b>260 Elm St: (Case #ZBA 2015-38)</b>	
Applicant:	Xue Zhen Cao
Property Owner:	Urban Equity Development
Agent:	Paul Yu
Legal Notice:	Applicant, Xue Zhen Cao, & Owner, Urban Equity Development, seek a Special Permit to provide parking for a restaurant on a separate lot and for shared parking at 55 Day St. CBD zone. Ward 6.
Date(s) of Hearing(s):	7/15
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on July 15, 2015.

<b>259 Willow Ave: (Case #ZBA 2015-41)</b>	
Applicant:	KTA Construction, LLC
Property Owner:	KTA Construction, LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant, KTA Construction, LLC, and Owner, KTA Construction, seek a Special Permit to alter a nonconforming two-family to add living space in the basement. RA zone. Ward 5.
Date(s) of Hearing(s):	7/15
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on July 15, 2015.

## **Other Business**