



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
JOSEPH A. CURTATONE
MAYOR

MICHAEL F. GLAVIN
EXECUTIVE DIRECTOR

PLANNING DIVISION

STAFF

GEORGE PROAKIS, *DIRECTOR OF PLANNING*
LORI MASSA, *SENIOR PLANNER*
SARAH WHITE, *PLANNER*
MELISSA WOODS, *PLANNER*
DAWN PEREIRA, *ADMINISTRATIVE ASSISTANT*

MEMBERS

ORSOLA SUSAN FONTANO, *CHAIR*
RICHARD ROSSETTI, *CLERK*
DANIELLE EVANS
ELAINE SEVERINO
JOSH SAFDIE
ANNE BROCKELMAN, (*ALT.*)

ZONING BOARD OF APPEALS AGENDA

Aldermanic Chambers, 2nd Floor, City Hall, 93 Highland Avenue
Wednesday, August 19, 2015
DECISIONS 6:00 P.M. followed by New HEARINGS

Previously Opened Cases that are Requesting a Continuance

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, 7/15, 8/5, 8/19
Staff Recommendation:	None at this time.
ZBA Action:	Voted on July 15, 2015 to continue the application to August 19, 2015.
Current Status:	The Applicant will submit a written request to continue the application to September 2, 2015.

906-908 Broadway (Case #ZBA 2015-32)	
Applicant:	Siyuan He
Property Owner:	Siyuan He
Agent:	Adam Dash, Esq.
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, 8/5, 8/19
Staff Recommendation:	None at this time.
ZBA Action:	Voted on August 5, 2015 to continue the application to August 19, 2015.
Current Status:	The Applicant submitted a written request to continue the application to September 2, 2015.

198 Central St. (Case #ZBA 2015-34)	
Applicant:	Dean Casassa
Property Owner:	Dean Casassa
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant and Owner, Dean Casassa, seeks a Special Permit under SZO §8.5 to expand a nonconforming story height to go from 3 to 3 ½ stories 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):	8/5 (originally opened on 7/15/15), 8/19
Staff Recommendation:	Recommends denial.
ZBA Action:	Voted on August 5, 2015 to continue the application to August 19, 2015.
Current Status:	The Applicant submitted a written request to continue the application to September 2, 2015.

Previously Opened Cases that Will be Heard

260 Elm St: (Case #ZBA 2015-38)	
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, 8/5, 8/19
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on August 5, 2015 to continue the application to August 19, 2015.
Current Status:	Will be heard

70 Lowden Ave: (Case #ZBA 2014-45)	
Applicant:	John Tucci
Property Owner:	Rudy Caruso
Agent:	N/A
Legal Notice:	Applicant, John Tucci, and Owner, Rudy Caruso, seek a Special Permit per SZO §4.4.1 to alter a nonconforming structure to change rear porches to egress stairs. RA Zone. Ward 6.

Date(s) of Hearing(s):	8/5, 8/19
Staff Recommendation:	Unable to recommend approval.
ZBA Action:	Voted on August 5, 2015 to continue the application to August 19, 2015.
Current Status:	Will be heard

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, 7/15, 8/5, 8/19
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on July 15, 2015 to continue the application to August 19, 2015.
Current Status:	Will be heard

26 Ibbetson St: (Case #ZBA 2015-33)	
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, 8/5, 8/19
Staff Recommendation:	Recommends denial.
ZBA Action:	Voted on July 15, 2015 to continue the application to August 19, 2015.
Current Status:	Will be heard

56 Line St. (Case #ZBA 2015-36)	
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 structure and an approximately 2,000 sf addition and parking relief for 2 spaces under §9.13. RB zone. Ward 2.
Date(s) of Hearing(s):	8/5, 8/19
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on August 5, 2015 to continue the application to August 19, 2015.
Current Status:	Will be heard

New Cases that will be Opened and Heard

1119-1133 Broadway (Case #ZBA 2013-73-E1-7/2015)	
Applicant:	Shree Ganesh Realty Trust, Laxmi Pradhan, Trustee
Property Owner:	Shree Ganesh Realty Trust, Laxmi Pradhan, Trustee
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant and Owner, Shree Ganesh Realty Trust, Laxmi Pradhan, Trustee, seeks a time extension SZO §5.3.10 & mgl ch 40a for Variances (§5.5) for lot area per dwelling unit (§8.5.B), floor area ratio (§8.5.E), and number of parking spaces (§9.5). This is part of a previous Special Permit with Site Plan Review to add 8 new units and a build an additional floor to the structure. BB zone. Ward 1.
Date(s) of Hearing(s):	8/19
Staff Recommendation:	Recommends approval
ZBA Action:	---
Current Status:	Will be heard

40 Evergreen Ave (Case #ZBA 2015-45) <i>Readvertised</i>	
Applicant:	Burgundy Realty, Vincent Lee, Manager
Property Owner:	Burdgundy Realty
Agent:	N/A
Legal Notice:	Applicant & Owner, Burgundy Realty, Vincent Lee, Manager, seek a Special Permit to alter a nonconforming two-family structure by adding a second story to the front porch, a window well, and new windows and doors under SZO §4.4.1 and a Special Permit to not provide a parking space §9.13. RA zone. Ward 4.
Date(s) of Hearing(s):	8/5, 8/19
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on August 5, 2015 continue the application to August 19, 2015 and readvertised.
Current Status:	Will be heard

Other Business

Note: 74 Morrison Ave (Case #ZBA 2015-42) was readvertised for August 19 to include construction of a dormer. The Applicant chose to move forward at the originally advertised hearing date of August 5 with the original proposal that did not include the dormer. The ZBA approved the case as was originally proposed and the case will not be before the Board on August 19.