



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

Aldermanic Chambers, 2nd Floor, City Hall, 93 Highland Avenue
Wednesday, August 5, 2015
DECISIONS 6:00 P.M. followed by New HEARINGS

Previously Continued Cases to Future Dates

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
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on July 15, 2015 to continue the application to August 19, 2015.
Current Status:	Previously continued to August 19, 2015.

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
Staff Recommendation:	Recommends denial.
ZBA Action:	Voted on July 15, 2015 to continue the application to August 19, 2015.
Current Status:	Previously continued to August 19, 2015.

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
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on July 15, 2015 to continue the application to August 5, 2015.
Current Status:	The Applicant will submit a written request to continue the application to August 19, 2015.

906-908 Broadway (Case #ZBA 2015-32)	
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, 8/5
Staff Recommendation:	None at this time.
ZBA Action:	Voted on July 15, 2015 to continue the application to August 5, 2015.
Current Status:	The Applicant will submit a written request to continue the application to August 19, 2015.

New Cases to be Opened that are Requesting a Continuance

40 Evergreen Ave (Case #ZBA 2015-45)	
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, and increasing the FAR. RA zone. Ward 4.
Date(s) of Hearing(s):	8/5
Staff Recommendation:	None at this time.
ZBA Action:	---
Current Status:	The Applicant will submit a written request to continue the application to August 19, 2015.

Previously Opened Cases that Will be 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, 7/15, 8/5
Staff Recommendation:	Recommends denial.
ZBA Action:	Voted on July 15, 2015 to continue the application to August 5, 2015.
Current Status:	The Applicant will submit a written request to Withdraw the Application without Prejudice.

377 Summer St: (Case #ZBA 2015-27)	
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, 8/5

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

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 add an approximately 2,000 sf addition. RA zone. Ward 6.
Date(s) of Hearing(s):	7/15, 8/5
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on July 15, 2015 to continue the application to August 5, 2015.
Current Status:	Will be heard on August 5, 2015.

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

New Cases that will be Opened and 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
Staff Recommendation:	Unable to recommend approval.
ZBA Action:	---
Current Status:	Will be heard on August 5, 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 to alter a nonconforming structure per SZO 4.4.1, a Special Permit per SZO §9.13 for relief from parking dimensional standards, shared parking, and reduction of required parking for a specific use. NB Zone. Ward 5.
Date(s) of Hearing(s):	8/5 (originally opened 5/20/15)
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on August 5, 2015.

49 Davis Sq. (Case #ZBA 2015-31)	
Applicant:	Bell Atlantic Mobile of Massachusetts Corp.
Property Owner:	BF Somerville Properties, LLC
Agent:	Daniel D. Klasnick, Esq.
Legal Notice:	Applicant, Bell Atlantic Mobile of Massachusetts Corp, and Owner BF Somerville Properties LLC, seek a Special Permit per SZO §7.11.15.3 and §14 to add wireless and ancillary equipment at an existing facility. CBD zone. Ward 6.
Date(s) of Hearing(s):	8/5
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on August 5, 2015.

198 Central St. (Case #ZBA 2015-34)	
Applicant:	Dean Casassa
Property Owner:	Dean Casassa
Agent:	N/A
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)
Staff Recommendation:	Recommends denial.
ZBA Action:	---
Current Status:	Will be heard on August 5, 2015.

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
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on August 5, 2015.

7 Sewall St. (Case #ZBA 2015-40)	
Applicant:	Timothy Norton
Property Owner:	Timothy Norton
Agent:	N/A
Legal Notice:	Applicant and Owner, Timothy Norton, seek a Special Permit per SZO §4.4.1 to alter a nonconforming structure by adding rear decks. RB Zone. Ward 4.
Date(s) of Hearing(s):	8/5
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on August 5, 2015.

79 Thurston St. (Case #ZBA 2015-42)	
Applicant:	Jonathan Ryan
Property Owner:	Chikuo Chen & Lin Li Lin
Agent:	N/A
Legal Notice:	Applicant, Jonathan Ryan, and Owner, Chikuo Chen and Lin Li Lin, seek a Special Permit per SZO §4.4.1 to alter a nonconforming structure to add dormers on a 3-family. RA Zone. Ward 4.
Date(s) of Hearing(s):	8/5
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on August 5, 2015.

415 Medford St. (Case #ZBA 2015-46)	
Applicant:	Anna Gaul
Property Owner:	Double Disco Realty Trust
Agent:	N/A
Legal Notice:	Applicant, Anna Gaul, and Owner, Double Disco Realty Trust, seek a Special Permit with Site Review to establish a fast food use per SZO 7.11.10.2 for an ice cream shop and parking relief per SZO §9.4.
Date(s) of Hearing(s):	8/5
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on August 5, 2015.

9-11 Dresden Circle (Case #ZBA 2015-47)	
Applicant:	Newr, LLC
Property Owner:	Newr, LLC
Agent:	Joseph P. Hanley, Esq.
Legal Notice:	Owner/Applicant, Newr, LLC, seeks a Special Permit to alter a nonconforming 2-family structure to increase the FAR and add a rear addition, rear deck, dormer, windows and doors. RB zone. Ward 6.
Date(s) of Hearing(s):	8/5
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on August 5, 2015.

86 Glenwood Rd (Case #ZBA 2015-48)	
Applicant:	Adam & Lesley Fulford
Property Owner:	Adam Fulford
Agent:	Kris Auger, Contractor
Legal Notice:	Applicants, Adam and Lesley Fulford, and Owner Adam Fulford, seek a Special Permit per SZO §4.4.1 to expand a nonconforming FAR. RA zone. Ward 5.
Date(s) of Hearing(s):	8/5
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on August 5, 2015.

42 Princeton St (Case #ZBA 2015-50)	
Applicant:	Kenneth & Alexandra Greene
Property Owner:	Kenneth & Alexandra Greene
Agent:	N/A
Legal Notice:	Applicant and Owners, Kenneth and Alexandra Greene, seek a Special Permit per SZO §4.4.1 to alter a nonconforming structure by adding a dormer. RB Zone. Ward 5.
Date(s) of Hearing(s):	8/5
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on August 5, 2015.

74 Morrison Ave (Case #ZBA 2015-51)	
Applicant:	Buster Bronze, LLC
Property Owner:	Buster Bronze, LLC
Agent:	N/A
Legal Notice:	Applicant & Owner, Buster Bronze LLC, seeks a Special Permit to alter a nonconforming three-family structure to add a third floor to the rear porch and add a door to access the porch. RA zone. Ward 6.
Date(s) of Hearing(s):	8/5
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on August 5, 2015.

Other Business

81 Park Street Case # ZBA 2014-70: The Applicants are requesting to withdraw the application without prejudice as specified in the Order of Remand from the Massachusetts Land Court dated July 15, 2015.