



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, September 16, 2015
DECISIONS 6:00 P.M. followed by New HEARINGS

New Cases that are Requesting a Continuance

14 Tyler St. (Case #ZBA 2015-39)	
Applicant:	Claudia Murrow
Property Owner:	JWF, 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 regarding the Certificates of Occupancy at 14 Tyler Street, Owner, JWF, Inc. IA Zone. Ward 2.
Date(s) of Hearing(s):	9/16
Staff Recommendation:	None at this time.
ZBA Action:	---
Current Status:	The Applicant has submitted a written request to continue the application to October 7, 2015.

Previously Opened Cases that Will be Heard

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, 9/2, 9/16
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on September 2, 2015 to continue the application to September 16, 2015.
Current Status:	Will be heard on September 16, 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, 9/2, 9/16
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on September 2, 2015 to continue the application to September 16, 2015.
Current Status:	Will be heard on September 16, 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, 8/19, 9/2, 9/16
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on September 2, 2015 to continue the application to September 16, 2015.
Current Status:	Will be heard on September 16, 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, 9/2, 9/16
Staff Recommendation:	Recommends denial.
ZBA Action:	Voted on September 2, 2015 to continue the application to September 16, 2015.
Current Status:	Will be heard on September 16, 2015.

New Cases that will be Opened and Heard

292 Beacon St. (Case #ZBA 2007-11-R3-7/2015)	
Applicant:	Ken Spera
Property Owner:	Ken Spera
Agent:	N/A
Legal Notice:	Applicant & Owner Ken Spera seeks a revision to Special Permit ZBA 2007-11, 2007-11-R0508 and 2007-50 (SZO §5.3.8) to alter the height and footprint of the rear portion of the approved structure to build an approx. 6,600 sf 4-residential unit building behind the built 2,220 sf structure. RC zone. Ward 2.
Date(s) of Hearing(s):	9/16
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on September 16, 2015.

266 Beacon St. (Case #ZBA 2014-61-E1-8/2015)	
Applicant:	Somerville Realty Ventures, LLC
Property Owner:	Somerville Realty Ventures, LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant and Owner, Somerville Realty Ventures, LLC, seeks a time extension per SZO §5.3.10 & MGL Ch 40a for a Variance (§5.5) from the 3 parking spaces requirement (§9.5), height (feet & number of stories) and side yard setback. This is part of a previous Special Permit with Site Plan Review to establish 7 residential units (§7.11.1.c) in a new structure and a Special Permit (§5.1) for the number of compact parking spaces and to establish a shared driveway (§9.13.b & §9.13.c). RC zone. Ward 2.
Date(s) of Hearing(s):	9/16
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on September 16, 2015.

260 Beacon St: (Case #ZBA 2014-63-E1-8/2015)	
Applicant:	Ben Rogan
Property Owner:	Highland CBD 260 Beacon, LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant, Ben Rogan, and Owner, Highland CBD 260 Beacon, LLC, seeks a time extension per SZO §5.3.10 & MGL Ch 40a for a Variance (§5.5) from the 12 parking spaces requirement (§9.5). This is part of a previous Special Permit with Site Plan Review to establish 17 residential units (§7.11.1.c), in a new mixed-use building with 3 approx 1,000 sf commercial units and a Special Permit to establish a shared driveway (§9.13.b & §9.13.c). RC zone. Ward 2.
Date(s) of Hearing(s):	9/16
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on September 16, 2015.

92-94 Partridge Ave: (Case #ZBA 2015-59)	
Applicant:	Keith Fallon
Property Owner:	Keith Fallon
Agent:	N/A
Legal Notice:	Applicant, Keith Fallon, and Owner, 92 Partridge, LLC, seek a Special Permit per SZO §4.4.1 to enclose a portion of rear deck for egress stair on a non-conforming structure. RA zone. Ward 5.
Date(s) of Hearing(s):	9/16
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on September 16, 2015.

227A Summer St: (Case #ZBA 2015-60)	
Applicant:	Dante Muzzioli
Property Owner:	Dante Muzzioli
Agent:	N/A
Legal Notice:	Applicant, Dante Muzzioli, seeks a Special Permit per SZO §4.4.1 to expand a deck on a non-conforming structure. RB zone. Ward 5.
Date(s) of Hearing(s):	9/16
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on September 16, 2015.

88 Jaques St: (Case #ZBA 2015-64)	
Applicant:	Vincenza Fodera
Property Owner:	Ciross Properties, LLC
Agent:	N/A
Legal Notice:	Applicant, Vincenza Fodera, and Owner, Ciross Properties, LLC, seek a Special Permit to alter a nonconforming three-family structure per SZO §4.4.1. by adding a third floor. RB zone. Ward 4.
Date(s) of Hearing(s):	9/16
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on September 16, 2015.

23A Bow St: (Case #ZBA 2015-66)	
Applicant:	Healthy Options, LLC d/b/a The Juice Union
Property Owner:	Musician Realty Trust, LLC
Agent:	Joshua Krevitz
Legal Notice:	Applicant, Healthy Options, LLC d/b/a The Juice Union, seeks a Special Permit with Design Review (SPD) per SZO §7.11.10.2.1.a to establish a fast order food establishment, and a Special Permit for parking relief per §9.4 and alteration to a nonconforming structure per §4.4.1. NB zone. Ward 3.
Date(s) of Hearing(s):	9/16
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on September 16, 2015.

626B Somerville Ave: (Case #ZBA 2015-68)	
Applicant:	Tucker Lewis
Property Owner:	Eddie Sitt
Agent:	N/A
Legal Notice:	Applicant, Tucker Lewis, and Owner, Eddie Sitt of 624-630 Somerville Realty, LLC, seeks a Special Permit with Site Plan Review to establish a Fast Order Food Establishment, per SZO §7.11.10.2.1.c., along with a by-right General Industrial Use, §7.11.14.B.1.a. A Special Permit is also required for shared parking in the exiting lot per §9.13.e, and alteration to a nonconforming structure to alter the storefront per §4.4.1. IA zone. Ward 3.
Date(s) of Hearing(s):	9/16
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on September 16, 2015.

87 Highland Rd: (Case #ZBA 2015-69)	
Applicant:	Sean Glynn
Property Owner:	Galway Realty, LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant, Sean Glynn, and Owner, Galway Realty, LLC, seek a Special Permit per SZO §4.4.1 to expand a non-conforming Floor Area Ratio (FAR) in basement. RA zone. Ward 5.
Date(s) of Hearing(s):	9/16
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on September 16, 2015.

Other Business

None