



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 2, 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, 9/2, 9/16
Staff Recommendation:	None at this time.
ZBA Action:	Voted on August 19, 2015 to continue the application to September 2, 2015.
Current Status:	The Applicant will submit a written request to continue the application to 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:	None at this time.
ZBA Action:	Voted on August 19, 2015 to continue the application to September 2, 2015.
Current Status:	The Applicant will submit a written request to continue the application to 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
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on August 19, 2015 to continue the application to September 2, 2015.
Current Status:	The Applicant will submit a written request to continue the application to 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
Staff Recommendation:	Recommends denial.
ZBA Action:	Voted on August 19, 2015 to continue the application to September 2, 2015.
Current Status:	The Applicant will submit a written request to continue the application to September 16, 2015.

Previously Opened Cases that 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, 9/2
Staff Recommendation:	Unable to recommend approval.
ZBA Action:	Voted on August 19, 2015 to continue the application to September 2, 2015.
Current Status:	Will be heard on September 2, 2015.

New Cases that will be Opened and Heard

7 Thurston St. (Case #ZBA 2015-55)	
Applicant:	Pete Monaghan
Property Owner:	Nicholas Tham
Agent:	N/A
Legal Notice:	Applicant, Pete Monaghan and Owner Nicholas Tham, seek a Special Permit per SZO §4.4.1 to expand a nonconforming Floor Area Ratio (FAR) in basement. RA zone. Ward 4.
Date(s) of Hearing(s):	9/2
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on September 2, 2015.

22 Pitman St: (Case #ZBA 2015-56)	
Applicant:	Cristina Napoli
Property Owner:	Cristina Napoli & Marcus Santos
Agent:	N/A
Legal Notice:	Applicant Cristina Napoli & Owners Cristina Napoli & Marcus Santos seek a Special Permit under SZO §4.4. to increase the height of the rear portion of the nonconforming single-family house. RB zone. Ward 3.
Date(s) of Hearing(s):	9/2
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on September 2, 2015.

87 Bay State Ave: (Case #ZBA 2015-57)	
Applicant:	Patrick Cooleybeck
Property Owner:	Sarah & Patrick Cooleybeck
Agent:	N/A
Legal Notice:	Applicant, Patrick Cooleybeck, & Owners, Sarah & Patrick Cooleybeck, seek a Special Permit under SZO §4.4.1 to enlarge a rear porch. RA zone. Ward 6.
Date(s) of Hearing(s):	9/2
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on September 2, 2015.

Other Business

None