



City of Somerville

# ZONING BOARD OF APPEALS

City Hall 3<sup>rd</sup> Floor, 93 Highland Avenue, Somerville MA 02143

## DECISION

2025 APR 10 P 1:26

**PROPERTY ADDRESS:** 103 Washington St  
**CASE NUMBER:** ZP25-000023  
**OWNER/APPLICANT:** Clover Leaf Capital Holdings, LLC  
**OWNER ADDRESS:** 105 North Washington St, Boston, MA 02114  
**DECISION:** Approved with Conditions (Major Amendment to a Special Permit)  
**DATE OF VOTE:** April 2, 2025  
**DECISION ISSUED:** April 10, 2025

CITY CLERK'S OFFICE  
SOMERVILLE, MA

This decision summarizes the findings made by the Zoning Board of Appeals (the "Board") regarding the Major Amendment to a Special Permit application submitted for 103 Washington St.

## LEGAL NOTICE

Clover Leaf Capital Holdings, LLC seeks a Major Amendment to a previously issued Special Permit (ZBA 2017-54) under prior SZO §4.4.1 and §5.3.8.

## RECORD OF PROCEEDINGS

On April 2, 2025, the Zoning Board of Appeals held a public hearing advertised in accordance with M.G.L. 40A and the Somerville Zoning Ordinance. Present and sitting at the public hearing were Board Members Chair Susan Fontano, Vice-Chair Anne Brockelman, Ann Fullerton, Zachary Zaremba, Alternate Brian Cook, and Alternate Sisia Daglian (non-voting). The attorney and architect for the Applicant provided a brief overview of the application. Chair Fontano then opened the public comment portion of the meeting, and no one spoke for or against the application. Chair Fontano closed the public comment portion of the hearing and asked if Board members had any questions or concerns. There being none, the Board moved to approve the application.

## PLANS & DOCUMENTS

Application plans, documents, and supporting materials submitted and incorporated are identified below.

Document	Pages	Prepared By	Date	Revision Date
103 Washington St Narrative	5	Adam Dash, Esq. 48 Grove St #304 Somerville, MA 02144	Undated, submitted February 21, 2025	n/a
103 Washington St Updated Plan Set	4	Peter Quinn Architects LLC 259 Elm St, Ste 301 Somerville, MA 02144	Varies, submitted February 21, 2025	n/a
103 Washington St Final As Built Plan	1	Peter Nolan & Associates 697 Cambridge St, Ste 103 Brighton, MA 02135	November 29, 2023	February 5, 2025

## **SPECIAL PERMIT FINDINGS**

In accordance with the Somerville Zoning Ordinance (2017 SZO §5.1.4), the Board may approve or deny a major amendment to a special permit upon making findings considering, at least, each of the following:

### *1. Information Supplied*

The Board finds that the information provided conforms to the requirements of 2017 SZO §5.1.2 and allows for analysis of the project with respect to the required Major Amendment to Special Permit.

### *2. Compliance with Standards*

The Board finds that the project, as amended, is not substantially more detrimental to the neighborhood than the previously approved nonconforming structure.

### *3. Consistency with Purposes*

The Board finds that the amended project continues to be consistent with the prior Zoning Ordinance, as determined in the previously issued Special Permit.

### *4. Site & Area Compatibility*

The Board finds that the changes maintain the project's compatibility with the site and surrounding area.

## **DECISION**

Following public testimony, review of the submitted plans, and discussion of the statutorily required considerations, Brian Cook moved to approve the Major Amendment to a previously issued Special Permit (ZBA 2017-54) under prior SZO §4.4.1 and §5.3.8, with the conditions included in the staff memo dated March 21, 2025. Zac Zaremba seconded. The Board voted **5-0** to approve the permit, subject to the following conditions:

### **Prior to Building Permit**

1. This Decision must be recorded with the Middlesex South Registry of Deeds.
2. A digital copy of the recorded Decision stamped by the Middlesex South Registry of Deeds must be submitted to the Planning, Preservation & Zoning Division for the public record.
3. One (1) digital copy of all required application materials reflecting any physical changes required by the Board, if applicable, must be submitted to the Planning, Preservation & Zoning Division for the public record. Materials must be submitted

in accordance with the document format standards of relevant Submittal Requirements.

Prior to Certificate of Occupancy

4. A written narrative or descriptive checklist identifying the completion or compliance with permit conditions must be provided to the Inspectional Services Department at least ten (10) working days in advance of a request for a final inspection.

Attest, by the Zoning Board of Appeals:

Orsola Susan Fontano, *Chair*  
Anne Brockelman, *Vice-Chair*  
Ann Fullerton  
Zachary Zaremba  
Brian Cook, *Alternate*

**CLERK'S CERTIFICATE**

Any appeal of this decision must be filed within twenty days after the date this notice is filed in the Office of the City Clerk, and must be filed in accordance with M.G.L. c. 40A, sec. 17 and SZO sec. 15.5.3.

In accordance with M.G.L. c. 40 A, sec. 11, no variance shall take effect until a copy of the decision bearing the certification of the City Clerk that twenty days have elapsed after the decision has been filed in the Office of the City Clerk and no appeal has been filed, or that if such appeal has been filed, that it has been dismissed or denied, is recorded in the Middlesex County Registry of Deeds and indexed in the grantor index under the name of the owner of record or is recorded and noted on the owner's certificate of title.

Also in accordance with M.G.L. c. 40 A, sec. 11, a special permit shall not take effect until a copy of the decision bearing the certification of the City Clerk that twenty days have elapsed after the decision has been filed in the Office of the City Clerk and either that no appeal has been filed or the appeal has been filed within such time, is recorded in the Middlesex County Registry of Deeds and indexed in the grantor index under the name of the owner of record or is recorded and noted on the owner's certificate of title. The person exercising rights under a duly appealed Special Permit does so at risk that a court will reverse the permit and that any construction performed under the permit may be ordered undone.

The owner or applicant shall pay the fee for recording or registering. Furthermore, a permit from the Division of Inspectional Services shall be required in order to proceed with any project favorably decided upon by this decision, and upon request, the Applicant shall present evidence to the Building Official that this decision is properly recorded.

This is a true and correct copy of the decision filed on \_\_\_\_\_ in the Office of the City Clerk, and twenty days have elapsed, and

**FOR VARIANCE(S) WITHIN**

\_\_\_\_\_ there have been no appeals filed in the Office of the City Clerk, or  
\_\_\_\_\_ any appeals that were filed have been finally dismissed or denied.

**FOR SPECIAL PERMIT(S) WITHIN**

\_\_\_\_\_ there have been no appeals filed in the Office of the City Clerk, or  
\_\_\_\_\_ there has been an appeal filed.

**FOR SITE PLAN APPROVAL(S) WITHIN**

\_\_\_\_\_ there have been no appeals filed in the Office of the City Clerk, or  
\_\_\_\_\_ there has been an appeal filed.

Signed \_\_\_\_\_ City Clerk Date \_\_\_\_\_