



City of Somerville

ZONING BOARD OF APPEALS

City Hall 3rd Floor, 93 Highland Avenue, Somerville MA 02143

TO: Zoning Board of Appeals
FROM: OSPCD Staff
SUBJECT: 76-78 Powder House Boulevard, ZP24-000029
POSTED: May 8, 2025

RECOMMENDATION: No Change

This memo is supplemental to the PPZ Staff Memo dated November 14, 2025, found [here](#). Since the original Staff Memo was posted, a new site plan, dated April 2, 2025, was submitted.

BACKGROUND

The case was originally scheduled for the November 20, 2024 ZBA Hearing, but continued by the Board before it was opened at the request of the applicant.

ANALYSIS

The applicant is proposing to convert a portion of the lot frontage to driveway. The proposal requires one (1) Hardship Variance for the following relief from SZO Article 3.1.18.c.iii, which states that driveways are not permitted in the frontage area between a building and the front lot line.

The applicant has submitted an updated site plan, dated April 2, 2025, which changes the dimensions of the proposed driveway. In the updated plan, the driveway has been shortened, and the curb cut is moved four inches closer to the city tree located in front of the property.

All other application materials remain the same.

The analysis of the review criteria remains the same as the original memo (linked above) dated November 14, 2024.

CONSIDERATIONS & FINDINGS

The Zoning Board of Appeals is required by the Somerville Zoning Ordinance to deliberate each of the following considerations at the public hearing. The Board must discuss and draw conclusions for each consideration, but may make additional findings beyond this minimum statutory requirement.

The considerations and findings are listed on the original memo (linked above) dated November 14, 2024 and remain the same.

PERMIT CONDITIONS

Should the Board approve the required Hardship Variance, PPZ Staff recommends the conditions listed on the original memo dated November 14, 2024.