



City of Somerville

ZONING BOARD OF APPEALS

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

2025 **DECISION** 1:45

PROPERTY ADDRESS: 28 Chestnut Street
CASE NUMBER: ZP25-000012
OWNER: Brickbottom / QOZB LP
OWNER ADDRESS: 610 West 26th Street, Site 910 New York, NY 10001
APPLICANT: ADA Forsyth Institute Inc.
APPLICANT ADDRESS: 254 First St, Cambridge, MA 02142
DECISION: Withdrawn without Prejudice
DATE OF VOTE: June 4, 2025
DECISION ISSUED: June 5, 2025

This decision summarizes the findings made by the Zoning Board of Appeals (the "Board") regarding the development review application submitted for 28 Chestnut Street.

LEGAL NOTICE

ADA Forsyth Institute, Inc. seeks to install a noncompliant sign in the Commercial Industry (CI) zoning district, which requires a Hardship Variance.

RECORD OF PROCEEDINGS

On June 4, 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, Zachary Zaremba, Ann Fullerton, Brian Cook, and Sisia Daglian. The attorney for the applicant explained that the applicant has requested to withdraw the application without prejudice. The Board voted 5-0 in approval of the request to withdraw without prejudice.

DECISION

Brian Cook moved to grant the Applicant's request to withdraw their application without prejudice. Member Ann Fullerton seconded. The Board voted **5-0** to approve the **withdrawal without prejudice**.

Attest, by the Zoning Board of Appeals:

Orsola Susan Fontano, *Chair*
Ann Fullerton
Zachary Zaremba
Brian Cook, *Alternate*
Sisia Daglian, *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 _____