



City of Somerville

ZONING BOARD OF APPEALS

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

DECISION

PROPERTY ADDRESS: 374A Medford Street
CASE NUMBER: ZP25-000040
OWNER: Paramajit Kaur
OWNER ADDRESS: 374 Medford St, Somerville, MA 02145
APPLICANT: Kero + Homemade Bites Brazilian Café LLC
APPLICANT ADDRESS: 165 Pearl St, Somerville, MA 02145
DECISION: Approved with Conditions (Special Permit)
DATE OF VOTE: June 18, 2025
DECISION ISSUED: June 24, 2025

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CITY CLERK'S OFFICE
SOMERVILLE, MA

This decision summarizes the findings made by the Zoning Board of Appeals (the "Board") regarding the Special Permit application submitted for 374A Medford St.

LEGAL NOTICE

Kero + Homemade Bites Brazilian Café LLC seeks to establish a Bakery, Café, or Coffee Shop in the Small Business (SB) Overlay Zoning District where the underlying zoning is Neighborhood Residence (NR), which requires a Special Permit.

RECORD OF PROCEEDINGS

On June 18, 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, Acting Clerk Sisla Daglian, and Brian Cook. At the meeting, attorney Adam Dash introduced the project on behalf of the applicant. He stated that the proposed business would help activate the storefront and fill a vacancy in Gilman Square left by the previous use. Public comment was opened, and there were no comments from the public.

Following the public comment portion of the hearing, the Board discussed the application. Board members asked about trash removal. The applicant team responded to those questions.

Following the discussion of the proposal, the Board moved to approve the Special Permit for a Coffeeshop, Café, or Bakery in the SB Overlay and NR zoning districts.

PLANS & DOCUMENTS

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

Document	Pages	Prepared By	Date	Revision Date
MedfordSt374_ZP25-000040_FloorPlans.pdf	1	Centrepont Architects LLC 561 Windsor Street A404 Somerville MA 02143	April 4, 2025	N/A
Medford St 374-Narrative-2025-04-09.pdf	3	Adam Dash 48 Grove St Somerville, MA 02145	April 4, 2025	N/A
MedfordSt374_ZP25-000040_NeighborhoodMeetingReport	12	Adam Dash 48 Grove St Somerville, MA 02145	April 4, 2025	N/A

SPECIAL PERMIT FINDINGS

In accordance with the Somerville Zoning Ordinance, the Board may approve or deny a special permit upon making findings considering, at least, each of the following:

1. *The comprehensive plan and existing policy plans and standards established by the City.*

The Board finds that this project supports the goals laid out in SomerVision 2040, the City's Comprehensive Master Plan, including the following: "continuing to support small businesses and to find ways for commercial development to support small businesses.

2. *The intent of the zoning district where the property is located.*

The intent of the NR zoning district is "a. to implement the objectives of the Comprehensive Plan of the City of Somerville".

The intent of the SB zoning overlay district is, in part: "a. to implement recommendations of SomerVision for commercial development. b. to create, maintain, and enhance locations appropriate for neighborhood- and community serving businesses."

The Board finds that this project meets the intent of the zoning district where the property is located.

DECISION

Following public testimony, review of the submitted plans, and discussion of the statutorily required considerations, Sisia Daglian moved to approve the Special Permit to establish a Bakery, Café, or Coffee Shop in the Small Business (SB) Overlay Zoning District where the underlying zoning is Neighborhood Residence (NR), with the conditions included in the staff memo dated June 2, 2025. Anne Brockelman seconded. The Board voted **4-0** to **approve** the **Special 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, and Zoning Division for the Public Record.
3. Digital copies of all required application materials reflecting any physical changes required by the Board, if applicable, must be submitted to the Planning, Preservation, and 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 of compliance with permit conditions must be provided to the Inspectional Services Department at least ten (10) working days in advance of request for a final inspection.

Attest, by the Zoning Board of Appeals:

Orsola Susan Fontano, *Chair*
 Anne Brockelman, *Vice-Chair*
 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 _____