



City of Somerville

# ZONING BOARD OF APPEALS

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

## DECISION

2025 AUG - 5 10:17

**PROPERTY ADDRESS:** 33-35 Cedar Street  
**CASE NUMBER:** ZP24-000120  
**OWNER:** Mazel Tov LLC  
**OWNER ADDRESS:** 234 Lewis Wharf, Boston, MA, 02110  
**APPLICANT:** Eaglebrook Capital  
**APPLICANT ADDRESS:** P.O. Box 440364, Somerville, MA, 02144  
**DECISION:** Approved with Conditions (Minor Site Plan Approval)  
**DECISION DATE:** August 5, 2025

Pursuant the Somerville Zoning Board of Appeals' Rules of Procedure and Policy, land platting involving only a lot split as defined by the Somerville Zoning Ordinance, requires only Minor Site Plan Approval, with the Director of Planning, Preservation, & Zoning serving as the decision-making authority in-lieu of the Zoning Board of Appeals.

This decision summarizes the findings made by the Director of Planning, Preservation, & Zoning regarding the lot split application submitted for 33-35 Cedar Street.

## SUMMARY OF PROPOSAL

Applicant proposes to split the lots at 33 and 35 Cedar Street, in order to create three (3) lots, all of which will be zoning compliant for the Neighborhood Residential (NR) zoning district. A Memorandum of Agreement for the demolition of the existing buildings, necessary for the lots to be considered compliant with the Somerville Zoning Ordinance, was finalized at the July 15, 2025 meeting of the Historic Preservation Commission.

## RECORD OF PROCEEDINGS

On August 5, 2025 the Director of Planning, Preservation, & Zoning reviewed the submitted application materials.

## PLANS & DOCUMENTS

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

Document Name	Pages	Prepared By	Date	Revision Date
CedarSt33-35_ZP24-000120_Plan	1	Greater Boston Surveying and Engineering 19 Fredith Rd Weymouth, MA 02110	June 3, 2025	N/A
CedarSt33-35_ZP24-000120_Narrative	1	Julian Lewis/Eaglebrook Capital P.O. Box 440364, Somerville, MA 02110	December 12, 2024	N/A

**FINDINGS**

In accordance with the Somerville Zoning Ordinance and the Zoning Board of Appeals' Rules of Procedure & Policy for Minor Site Plan Approvals, the Director of Planning, Preservation, & Zoning may approve or deny a Minor Site Plan Approval 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 Director finds that this proposal is consistent with the goals laid out in SomerVision 2040, the City's Comprehensive Master Plan, including supporting the production of new housing.

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

The Director finds that the proposed lot split is consistent with the intent of the Neighborhood Residential (NR) zoning district, which is in part "to create, maintain, and enhance areas appropriate for smaller scale, multi-use, and mixed-use buildings and neighborhood serving commercial uses".

3. *Mitigation proposed to alleviate any impacts attributable to the proposed development.*

The Director finds that the proposed lot split does not cause any impacts requiring mitigation.

**DECISION**

Following review of the submitted application materials and the statutorily required considerations, the Director of Planning, Preservation, & Zoning **APPROVED** the Minor Site Plan Approval for a lot split on behalf of the Zoning Board of Appeals, subject to the following conditions:

**General**

1. This Decision and endorsed plan of land must be recorded with the Middlesex South Registry of Deeds.

**Prior to Building Permit**

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.

A handwritten signature in black ink, appearing to be 'Dan Bartman', located above the printed name.

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Dan Bartman, Director of Planning, Preservation, & Zoning  
Office of Strategic Planning & Community Development

**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 \_\_\_\_\_