



City of Somerville

ZONING BOARD OF APPEALS

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

DECISION 2026 APR 28 A 10:13

PROPERTY ADDRESS: 56 Franklin Street
CASE NUMBER: ZP25-000095
OWNER: Victor Moreira
OWNER ADDRESS: 56 Franklin Street, Somerville MA 02143
APPLICANT: Law Office of Richard DiGirolamo/Anne Vigorito
APPLICANT ADDRESS: 424 Broadway, Somerville, MA 02145
DECISION: Approved with Conditions (Major Amendment to a Special Permit)
DATE OF VOTE: April 15, 2026
DECISION ISSUED: April 27, 2026

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 previously issued Special Permit submitted for 56 Franklin Street.

LEGAL NOTICE

The Law Office of Richard G. DiGirolamo on behalf of Victor Moreira proposes a Major Amendment to a previously issued Special Permit (ZBA 2018-46) in the Neighborhood Residence (NR) zoning district, previously the Residence B (RB) zoning district.

RECORD OF PROCEEDINGS

On April 15, 2026, the Zoning Board of Appeals held a public hearing advertised in accordance with M.G.L. 40A and the Somerville Zoning Ordinance. The meeting was held virtually using the Zoom meeting platform. Present and sitting at the public hearing were Board Members Chair Susan Fontano, Ann Fullerton, Olivia Mobayed, Zachary Zaremba, Alternate/Acting Clerk Sisia Daglian, and Alternate Brian Cook. At the hearing, the applicant gave a brief presentation. The Chair opened the public comment portion of the hearing. No public comment was provided at the hearing. The Board received three letters of support for this proposal ahead of the meeting. The Chair closed the public comment portion of the hearing. The Board discussed the proposal. They noted that there were two small material changes, the flat canopy over the porch and the HVAC condenser in addition to the parking change.

The Board asked Planning Staff to confirm that under the old zoning ordinance, this property was subject to six parking spaces and originally received relief for two spaces. This was confirmed by Staff and the Board noted that the additional garage bay brings this closer into compliance with the prior parking regulations.

After discussion of the submitted materials, the Board moved to approve the major amendment to a previously issued Special Permit.

PLANS & DOCUMENTS

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

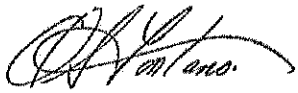
Document	Pages	Prepared By	Date	Revision Date
Narrative	1	Law Offices of Richard G. DiGirolamo 424 Broadway Somerville, MA 02143	July 25, 2022	n/a
Site Plan	5	GCD Architects 2 Worthington St Cambridge, MA 02138	April 29, 2025	n/a
As-Built Changes Plan	1	GCD Architects 2 Worthington St Cambridge, MA 02138	January 9, 2026	n/a
Prior ZBA Decisions	10	City of Somerville 93 Highland Ave Somerville, MA 02143	June 13, 2018	n/a

DECISION

Following public testimony, review of the submitted plans, and discussion of the statutorily required considerations, Ann Fullerton moved to approve the major amendment to a previously issued Special Permit with the conditions included in the staff memo. Brian Cook 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.



Orsola Susan Fontano, *Chair*

Ann Fullerton
Olivia Mobayed
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 _____