



City of Somerville

ZONING BOARD OF APPEALS

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

DECISION

PROPERTY ADDRESS: 12 Linden Street
CASE NUMBER: ZP25-000112
OWNER: Yang Ge
OWNER ADDRESS: 10 Linden Street
APPLICANT: Prince Lobel (Michael Ross)
APPLICANT ADDRESS: 1 International Place, 3700, Boston, MA 02110
DECISION: Approved with Conditions (Hardship Variance)
DATE OF VOTE: April 15, 2026
DECISION ISSUED: April 27, 2026

2026 APR 27 P 4:09

CITY CLERK'S OFFICE
SOMERVILLE, MA

This decision summarizes the findings made by the Zoning Board of Appeals (the "Board") regarding the Hardship Variance submitted for 12 Linden Street.

LEGAL NOTICE

Yang Ge seeks relief from SZO 3.2.18.a.ii. to add a second curb cut on a front lot line in the Urban Residence (UR) District, which requires a Hardship Variance.

RECORD OF PROCEEDINGS

On February 18, 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 Acting Chair Anne Brockelman, Acting Clerk Ann Fullerton, Olivia Mobayed, and Brian Cook. Susan Fontano, Zachary Zaremba, and Alternate Sisia Daglian were absent. At the public hearing Michael Ross (the applicant) gave a brief presentation to the Board. The Board asked questions regarding the proposal, specifically about the availability and eligibility of on-street parking, the current conditions of the lot, and the area on the deed for this unit's exclusive use. The Chair opened the public hearing portion of the hearing, and one abutter spoke in support of the application. The chair closed public comment. The Board discussed the Hardship Variance criteria. The applicant requested a continuance to the March 18, 2026, Zoning Board of Appeals Meeting.

On March 18, 2026, the Board resumed the public hearing. The meeting was held virtually using the Zoom meeting platform. Present and sitting at the public hearing were Board Members Chair Susan Fontano, Vice-Chair Anne Brockelman, Olivia Mobayed, Ann Fullerton, Zachary Zaremba, and Alternate/Acting Clerk Brian Cook. Sisia Daglian was absent from the February 18, 2026 hearing and unable to participate in the discussion. The Board briefly requested supporting documents from the applicant for review before the next hearing. It was also noted that new drawings were submitted within a week of the hearing and the Inspectional Services Division had not reviewed

this documentation for Zoning Compliance, and as such the applicant requested a continuance. The hearing was continued to the April 1, 2026, Zoning Board of Appeals hearing.

On April 1, 2026, the public hearing was continued to the April 15, 2026, Zoning Board of Appeals hearing.

On April 15, 2026, the Board resumed the public hearing. The meeting was held virtually using the Zoom meeting platform. Present and sitting at the hearing were Board Members Chair Susan Fontano, Ann Fullerton, Olivia Mobayed, Zachary Zaremba, and Alternate Brian Cook. Anne Brockelman was absent and Sisia Daglian was absent from the February 18, 2026 hearing and unable to participate in the discussion and vote. Chair Susan Fontano and Zachary Zaremba were absent on February 18, 2026, but submitted an affidavit confirming review of the evidence and were able to participate in the discussion and decision vote.

The applicant presented the updated materials submitted. The Chair opened the public comment portion of the hearing. One individual spoke in support of the application. The Chair closed the public comment.

The Board discussed the application and the Hardship Variance criteria. Following discussion, the Board moved to approve the Hardship Variance.

PLANS & DOCUMENTS

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

Document	Pages	Prepared By	Date	Revision Date
Narrative	5	Michael Ross Prince Lobel 1 International P, 3700 Boston, MA 02110	December 4, 2025	N/A
Plans	1	Marchionda & Associates L.P. 62 Montvale Avenue Suite 1 Stoneham, MA 02180	October 22, 2025	November 26, 2025 March 16, 2026
Condominium Floor Plans and Deed Plan	2	Marchionda & Associates L.P. 62 Montvale Avenue Suite 1 Stoneham, MA 02180	September 12, 2024	N/A

HARDSHIP VARIANCE FINDINGS

In accordance with M.G.L. 40A and the Somerville Zoning Ordinance, the Board may grant a hardship variance only upon finding all of the following for each hardship variance:

1. *Special circumstances exist relating to soil conditions, shape, or topography of a parcel of land or the unusual character of an existing structure but not affecting generally the Urban Residence zoning district in which the land or structure is located;*

The Board finds that special circumstances exist relating to the existing pavement and appearance of a curb cut where there is not one.

2. *Literal enforcement of the provision of this Ordinance for the district where the subject land or structure is located would involve substantial hardship, financial or otherwise, to the petitioner or appellant, Yang Ge, due to said special circumstances;*

The board finds that literal enforcement of the provision of this Ordinance would cause financial hardship to the applicant.

3. *Desirable relief could be granted without causing a substantial detriment to the public good and without nullifying or substantially derogating from the intent and purpose of the Urban Residence district in this Ordinance or the Ordinance in general.*

The board finds that the requested relief would not cause a substantial detriment to the public good and does not nullify or substantially derogate from the intent and purpose of the Urban Residence district or the Ordinance in general.

DECISION

Following public testimony, review of the submitted plans, and discussion of the statutorily required considerations, Brian Cook moved to approve the Hardship Variance to add a second curb cut with the conditions included in the staff memos dated January 30, 2026, and April 9, 2026. Zachary Zaremba seconded. The Board voted **4-1** to approve the permit, (Olivia Mobayed dissenting) subject to the following conditions:

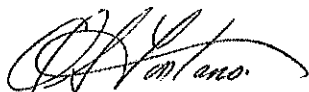
General

1. The on-street parking spaces shown on the revised plans are not approved as part of the variance process. Approval of the variance does not need the frontage parking to the residents of 10-12 Linden Street, and those spaces would be subject to all applicable City Ordinances.
2. Parking shall not take place in the minimum front parking setback of 20 feet per SZO 3.2.8.b.

Prior to Building Permit

3. This Decision must be recorded with the Middlesex South Registry of Deeds.
4. 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.

Attest, by the Zoning Board of Appeals:



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 _____