



City of Somerville

ZONING BOARD OF APPEALS

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

TO: Zoning Board of Appeals
FROM: OSPCD Staff
SUBJECT: 12 Linden Street, ZP25-000112
POSTED: April 9, 2026

RECOMMENDATION: No change

This memo is supplemental to the PPZ Staff Memo dated January 30, 2026, linked [here](#).

BACKGROUND

The Applicant had submitted new plans before the March 18, 2026, meeting that were not reviewed by Inspectional Services for Zoning Compliance. The plan submitted on March 18, 2026, has now been reviewed and has been deemed acceptable by ISD Staff.

ANALYSIS

The new plan proposed by the applicant demonstrates two parking spaces in front of the structure at 12 Linden Street between the existing and proposed curb cut, based on previous questions from the Zoning Board of Appeals on the reduction of on-street spaces.

CONSIDERATIONS & FINDINGS

No change from previous staff memo.

PERMIT CONDITIONS

Note: Refer to prior staff memo for prior recommended conditions.

Should the Board approve the requested Hardship Variance, Planning Staff recommend the following new conditions:

General:

1. The on-street parking spaces shown on the revised plans are not approved as part of the variance process. Approval of variance does not deed the frontage parking to the residents of 10-12 Linden, and those spaces would be subject to all applicable city ordinances.