



City of Somerville

ZONING BOARD OF APPEALS

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

DECISION

PROPERTY ADDRESS: 7 Louisburg Place
CASE NUMBER: ZP25-000056
OWNER: 7-9 Louisburg Place LLC
OWNER ADDRESS: 14 Bradley St, Somerville, MA 02145
APPLICANT: Garrett Construction Co Inc
APPLICANT ADDRESS: 47 Hillcrest Rd, Weston, MA 02493
DECISION: Approved with Conditions (Special Permit Finding)
DATE OF VOTE: August 6, 2025
DECISION ISSUED: August 13, 2025

This decision summarizes the findings made by the Zoning Board of Appeals (the "Board") regarding the Special Permit Finding submitted for 7 Louisburg Place.

LEGAL NOTICE

7-9 Louisburg Place LLC seek to expand an existing nonconformity for the width of the main massing in the Neighborhood Residence (NR) district, which requires a Special Permit Finding.

RECORD OF PROCEEDINGS

On August 6, 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, Ann Fullerton, Zachary Zaremba, and Alternate Sisia Daglian.

Garrett Einis (the Applicant) gave a brief introduction of the proposal. The chair then opened public comment. One neighbor spoke in support of the project. The chair closed the public comment portion of the hearing. Following the public comment, the board briefly discussed the proposal. There were no questions from the Board.

PLANS & DOCUMENTS

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

Document	Pages	Prepared By	Date	Revision Date
LouisburgPI7_ZP25-000056_SitePlan.pdf	1	C.L.G. Associates 3 Boston St, Salem MA 01970	April 18, 2025	N/A
LouisburgPI7_ZP25-000056_StructuralPlans.pdf	28	John Spink Design 59 Clay St Middleborough, MA 02346	November 6, 2024	N/A
LouisburgPI7_ZP25-000056_Narrative	1	Garrett Construction Company 47 Hillcrest Rd, Weston, MA 02493	May 9, 2025	N/A

SPECIAL PERMIT FINDINGS

In accordance with the Somerville Zoning Ordinance and M.G.L. Chapter 40A, Section 6, the Board may approve or deny the special permit finding upon making findings considering, at least, of the following:

Special Permit Finding Consideration:

- Pursuant to M.G.L. Chapter 40A, Section 6, "Pre-existing nonconforming structures or uses may be extended or altered, provided, that no such extension or alteration shall be permitted unless there is a finding by the permit granting authority or by the special permit granting authority designated by ordinance or by-law that such change, extension, or alteration shall not be substantially more detrimental than the existing nonconforming use to the neighborhood."

DECISION

Following public testimony, review of the submitted plans, and discussion of the statutorily required considerations, Anne Brockelman moved to approve the Special Permit Finding to extend the width of the main massing with the conditions included in the staff memo on the application dated July 29, 2025. Zac Zaremba seconded. The Board voted **5-0** to approve the permit, subject to the following conditions:

General

1. This decision must be recorded with the Middlesex South Registry of Deeds.

Prior to Building Permit

1. 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.

Attest, by the Zoning Board of Appeals:

Orsola Susan Fontano, *Chair*
 Anne Brockelman, *Vice-Chair*
 Ann Fullerton
 Zachary Zaremba
 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 _____