



City of Somerville

# ZONING BOARD OF APPEALS

City Hall, 93 Highland Avenue, Somerville MA 02143

**TO:** Zoning Board of Appeals  
**FROM:** OSPCD Staff  
**SUBJECT:** 39 Bartlett Street, ZP26-000025  
**POSTED:** June 12, 2026

**RECOMMENDATION:** No change

This memo is supplemental to the PPZ staff memo dated May 28, 2026, linked [here](#).

## BACKGROUND

At the June 3, 2026 hearing, Planning staff noted that there was no lot coverage information on the site plan, therefore the applicant would need to submit this information and ISD (Inspectional Services Department) will review and provide comments prior to the next meeting.

After the applicant project description, the Zoning Board requested for the applicant to provide a schematic for more context on the doors' dimensions when they open and the detachable ramp. Written public comments mentioned concerns about the structure location being a fire hazard, the board and applicant discussed this, and staff followed up to review if this structure required fire-resistant materials.

## ANALYSIS

Since the hearing, the applicant provided an updated plan with an impervious surface lot coverage of 61.1% (see item 11). ISD reviewed it and indicated that the addition of the shed will increase the property's lot coverage beyond the maximum permitted 60%.

In response to this assessment the applicant has offset the increased lot coverage created by the shed and marked a portion in the lot to be de-paved to comply with the 60% maximum requirement (see item 11) of June 11, 2026, plot plan.

Additionally, to address the other discussion points of the June 4 hearing, the applicant provided a supplemental narrative, which has been included within the case materials package. Within this narrative the applicant has indicated that fire-resistant materials will be added to address abutters' fire safety concern.

Other information provided in this narrative is schematic of the proposed door and ramp, and a picture of the intended final product. This new information does not modify the previous analysis carried out in the staff memo of May 28, though it addresses questions brought up by the Board.

## **CONSIDERATIONS & FINDINGS**

No change to considerations and findings.

## **PERMIT CONDITIONS**

Should the Board approve the required Hardship Variance for permitting a shed not meeting setback requirements, PPZ Staff recommends the following additional condition to the ones on Staff memo May 28, 2026 :

### Permit Validity

2. Per Item 11 of Plot Plan dated June 11, 2026, the owner will remove 30.4 sq ft of impervious surface to meet SZO 3.1.8.a.c. Failure to meet this requirement will render the structure non-compliant.