



City of Somerville

ZONING BOARD OF APPEALS

City Hall, 93 Highland Avenue, Somerville MA 02143

DECISION

PROPERTY ADDRESS: 47 Trull Street
CASE NUMBER: ZP26-000024
OWNER: Maxwell D Bridges & Stefanie J. Bridges
OWNER ADDRESS: 47 Trull Street Unit 2, Somerville MA 02145
APPLICANT: Adam Dash and Associates
APPLICANT ADDRESS: 48 Grove Street, Ste 308, Somerville MA 02144
DECISION: Approved (Hardship Variance)
DATE OF VOTE: June 17, 2026
DECISION ISSUED: June 30, 2026

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CITY CLERK'S OFFICE
SOMERVILLE, MA

This decision summarizes the findings made by the Zoning Board of Appeals (the "Board") regarding the hardship variance application submitted for 47 Trull Street.

LEGAL NOTICE

Adam Dash on behalf of Maxwell D. Bridges & Stefanie J. Bridges seeks relief from SZO § 3.1.8, regarding the minimum front setback in the Neighborhood Residence (NR) zoning district, which requires a Hardship Variance.

RECORD OF PROCEEDINGS

On June 17, 2026 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 Fontana, Vice-Chair Anne Brockelman, Ann Fullerton, Olivia Mobayed, and Alternate Brian Cook. Adam Dash, the agent, gave a brief presentation on the proposal. The Chair opened public comment, and one resident gave public testimony. The Chair closed public comment.

Following the public comment portion of the hearing, the Board discussed the project. The Board commented that within the neighborhood of the Applicant, a second-floor porch enclosure is common and does not find the proposed plan to be unique for the character of the neighborhood.

PLANS & DOCUMENTS

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

Document	Pages	Prepared By	Date	Revision Date
47Trull_ZP26-000024_Narrative	3	Adam Dash Esq., 48 Grove Street Ste 308, Somerville MA 02144	3-16-2026	

47Trull_ZP26-000024_Plans	6	Carreiro Design Studio	08-25-2025	09-08-2025
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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 the 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 a special circumstance exists relating to the unusual character of the lot that limits expansion due to the presence of an additional building to the rear of the lot.

2. Literal enforcement of the provision of the Ordinance for the district where the subject land or structure is located would involve substantial hardship, financial or otherwise, to the petitioner or appellant.

The Board finds that literal enforcement of the minimum front setback would create financial hardship or otherwise for the applicant and would impact the Applicant's ability to utilize their space fully and cause the family to relocate.

3. Desirable relief could be granted without causing 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 desirable relief can be granted without causing substantial detriment to the public good and without nullifying or substantially derogating from the intent and purpose of the Neighborhood Residence zoning district and the Ordinance in general.

DECISION

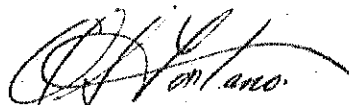
Following public testimony, review of the submitted plans, and discussion of the statutorily required considerations, Brian Cook moved to approve the Hardship Variance to seek relief from the minimum front setback in the Neighborhood Residence (NR) zoning district, which requires a Hardship Variance. Anne Brockleman 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

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.

A handwritten signature in black ink, appearing to read "Orsola Susan Fontano".

Attest, by the Zoning Board of Appeals:

Orsola Susan Fontano, *Chair*
Anne Brockelman, *Vice-Chair*
Ann Fullerton
Olivia Mobayed
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. 40A, 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. 40A, 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 _____