



City of Somerville

ZONING BOARD OF APPEALS

City Hall, 93 Highland Avenue, Somerville MA 02143

DECISION

2026 AUG 10 A 11:02

PROPERTY ADDRESS: 2 Carver Street
CASE NUMBER: ZP26-000071
OWNER: Athanasios Dousis
OWNER ADDRESS: 2 Carver St, Somerville MA 02143
APPLICANT: Athanasios Dousis
APPLICANT ADDRESS: 2 Carver St, Somerville MA 02143
DECISION: Approved (Hardship Variance)
DATE OF VOTE: August 5, 2026
DECISION ISSUED: August 10, 2026

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 2 Carver Street.

LEGAL NOTICE

Athanasios Dousis seeks relief from SZO 2.4.4. regarding the roof rafter intersection height for a half story in the Neighborhood Residence (NR) zoning district, which requires a Hardship Variance.

RECORD OF PROCEEDINGS

On August 5, 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 Acting-Chair Anne Brockleman, Olivia Mobayed, Zachary Zaremba, and Acting Clerk Brian Cook. Athanasios Dousis (the Applicant) gave a presentation on the proposal and the desired relief. The Acting-Chair opened public comment and two residents of Carver Street gave public testimony. The Acting-Chair closed public comment. The Zoning Board members asked clarifying questions about the desired relief. After the discussion between the Board and the Applicant, the Board moved to vote.

PLANS & DOCUMENTS

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

Document	Pages	Prepared By	Date	Revision Date
Carver2_ZP26-000071_Narrative	3	Athanasios Dousis (Applicant)	July 6, 2026	NA
Carver2_ZP26-000071_Plans	4	Haven Architecture 126 Alexander Ave, Belmont MA 02478	July 7, 2026	NA

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:

- a) 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 zoning district in which the land or structure is located

The Board finds the unusual character of the existing structure with a centered gable ridge, the existing rear addition that is partial width and offset, and the two existing exterior walls of the rear addition that are not equidistant from the principal ridge create a special circumstance.

- b) 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 due to said special circumstances

The Board finds that literal enforcement of the roof rafter intersection would create substantial financial and practical hardship because a compliant design would require substantial additional work with additional demolition and reconstruction of the structure.

- c) 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 Neighborhood 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 (NR) zoning district by matching the existing roof ridge and producing a contextual architectural result.

DECISION

Following public testimony, review of the submitted plans, and discussion of the statutorily required considerations, Acting Clerk Brian Cook moved to approve the Hardship Variance to relief from SZO 2.4.4. regarding the roof rafter intersection height for a half story in the Neighborhood Residence (NR) zoning district with the conditions included in the July 27, 2026 staff memo. Zachary Zaremba seconded. The Board voted 4-0 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 Division for the public record.

Attest, by the Zoning Board of Appeals:

Anne Brockelman, *Vice-Chair*
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 _____