



City of Somerville

ZONING BOARD OF APPEALS

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

DECISION 2026 AUG 10 P 12:21

PROPERTY ADDRESS: 34 North Street / Clarendon Hill
CASE NUMBER: ZP26-000059 / 40B2020-001-R4 CITY CLERK'S OFFICE
OWNER: Somerville Housing Authority SOMERVILLE, MA
OWNER ADDRESS: 30 Memorial Road, Somerville, MA 02145
APPLICANT: ICON Architecture
APPLICANT ADDRESS: 141 Tremont Street, Boston, MA 02111
DECISION: Insubstantial Changes
DATE OF VOTE: August 5, 2026
DECISION ISSUED: August 10, 2026

This decision summarizes the findings made by the Zoning Board of Appeals (the "Board") regarding revisions to a previously-issued Comprehensive Permit submitted for 34 North Street (Clarendon Hill).

RECORD OF PROCEEDINGS

On August 5, 2026, the Zoning Board of Appeals held a public meeting. Present and sitting at the public hearing were Board Members Vice-Chair Anne Brockelman, Olivia Mobayed, Zachary Zaremba, and Acting-Clerk Brian Cook. Kendra Halliwell from Icon Architecture represented the Applicant and provided an overview of the proposed modifications, including the following:

1. Changes to the woonerf
2. Setback changes
3. Street Trees
4. Consolidation of townhomes buildings
5. Color palettes
6. Façade updates
7. Updates to site access, building entrances, trash storage, bicycle parking, transformer locations, and play area location
8. Updates to the lighting photometric plans

As this was not a public hearing, no public comment was taken.

The Board expressed no concerns with the proposed modifications to the previously issued 40B Comprehensive Permit but had some clarifying questions regarding the tree plan that were answered by the Applicant.

PLANS & DOCUMENTS

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

Document	Pages	Prepared By	Date	Revision Date
Clarendon Hill Plans	5	ICON Architecture 141 Tremont Street Boston, MA 02111	July 22, 2026	August 5, 2026
Clarendon Hill Narrative	4	ICON Architecture 141 Tremont Street Boston, MA 02111	June 16, 2026	N/A
Original 40B Decision	37	ICON Architecture 141 Tremont Street Boston, MA 02111	October 20, 2026	N/A
Revised Waiver List	7	ICON Architecture 141 Tremont Street Boston, MA 02111	September 10, 2026	June 16, 2026

DECISION

Following review of the submitted plans, and discussion of the statutorily required considerations, Acting Chair Brian Cook moved to determine that the proposed changes are **INSUBSTANTIAL** in accordance with 760 CMR 56.07(4)(c) and (d), and to modify the waivers as recommended in the staff memo dated July 30, 2026. Zac Zaremba seconded. The Board voted **4-0** to approve the changes.

The Board voted to amend the waivers as follows:

Waiver #6, concerning building setback requirements, to change the secondary front setback from 74'0" to North Street, to **73'9"**, and the rear setback from 16'6" to **15'3"**.

Waiver #12, concerning the Gross Floor Area/Dwelling Unit requirements, to change the maximum number of Dwelling Units permitted per Building Type

- Building D: 57 maximum units. **Proposed: 58 units**
- Building E: 165 maximum units. **Proposed: 168 units**

Waiver #16, concerning the building setback requirement, to change the primary front setback of the Townhomes on Lot E1 from 4'-2" to New Street #3 (at curve) to **2.4' to TH-1 building face and 1.5' at bay on Clarendon Hill Drive**, the rear setback from 2"-2" to Townhomes of Lot E2 to TH-1 to **2'0" to E2 Property Line**, and the Townhomes on lot E2, changing the primary front setback from 0'-10" to Powder House Boulevard (5'-4" to the back of sidewalk) to **TH-3 to 4" to property line and 4.5' to back of sidewalk on Powderhouse Blvd**, the left setback from 5'-4" to New Street #1 to **TH-2 to 5.2' to property line/ back of sidewalk on Stephenson Aman St**, and the rear setback from 10'00" to Townhomes on lot E1 to **TH-2 to 7.4' to property line**.

Waiver #18, concerning the allowed maximum number of row houses in sequence.

- Current maximum: 10. **Proposed: 11**
- Waiver from Ground Story Elevation requirement and from the maximum Row Houses in Sequence requirement.
- **Revision to combine 8-dwelling unit building and 5-unit dwelling building into a single 11-dwelling unit building.**

Waiver #19 concerning the maximum number of dwelling units per site requirement. The current waiver allows 16 Dwelling Units on Lot E1 (combination of 3-Dwelling Unit,

8-Dwelling Unit, and 5- Dwelling Unit buildings). The proposed waiver would allow 16 units in two buildings: combination of 11-Dwelling Unit building and 5-Dwelling Unit building.

New Waiver #20A

- Topic: Standards & Measurements
- Sub-Topic: Building Placement – Setback Encroachment
- Ordinance Section: 2.4.3(d) v.
- Requirement: Mechanical equipment associated with residential uses, such as an HVAC unit, is not permitted in the frontage area of a lot, but may encroach into a required side or rear setback, provided that at least two (2) feet or the distance provided in the manufacturer's specifications, whichever is greater, is maintained from the vertical plane of any lot line.
- Relevant Lots: D1; E2
- Requested Waiver: Waiver to locate transformers in frontage area.
- Details: Ground-mounted transformers will be sited throughout the Development Site Area, per coordination with utility company.

Waiver #22, concerning the amount of parking on New Street #3. The approved number calls for approximately 25 spaces. The requested modification and design would reduce the parking to 23 spaces to account for the trash enclosure and ADA parking.

All conditions, findings, and waivers unaffected by this decision remain in effect.

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

OR COMPREHENSIVE PERMIT(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

Signed _____ City Clerk Date _____