



City of Somerville

ZONING BOARD OF APPEALS

City Hall, 93 Highland Avenue, Somerville MA 02143

DECISION

2026 AUG 17 A 11:40

PROPERTY ADDRESS: 88 Winslow Avenue
CASE NUMBER: ZP26-000044
OWNER: Theodore W. Lanman, Matthew Donovan, Glisser, and Elizabeth Ann Keller
OWNER ADDRESS: 88 Winslow Avenue, Somerville, MA 02144
APPLICANT: Theodore W. Lanman and Elizabeth Ann Keller
APPLICANT ADDRESS: 88 Winslow Avenue, Somerville, MA 02144
DECISION: Approved with Conditions (Special Permit)
DATE OF VOTE: August 5, 2026
DECISION ISSUED: August 17, 2026

This decision summarizes the findings made by the Zoning Board of Appeals (the "Board") regarding the Special Permit Section 6 finding submitted for 88 Winslow Avenue.

LEGAL NOTICE

Adam Dash, Esq. on behalf of Theodore W. Lanman and Elizabeth Ann Keller propose to expand a nonconformity for the roof line to add livable space of a two-family dwelling in the Neighborhood Residence (NR) zoning district, which requires a Section 6 finding.

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 Brockelman, Olivia Mobayed, Zach Zaremba, Acting-Clerk Brian Cook. The Applicant provided an overview of the project and explained that the proposal meets the criteria for a special permit section 6 finding by having minimal impact on the neighborhood. The Acting Chair opened public comments, there was one public comment unrelated to this matter, regarding clarification about the items in the meeting. The Board noted that the proposed changes are not unsubstantial, however they are not more detrimental to the neighborhood, and meet the requirements of the Section 6 Finding. 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
Narrative	5	Adam Dash, Esq. 48 Grove St #304 Somerville, MA 02144	April 21, 2026	N/A

Neighborhood Report	22	Adam Dash, Esq. 48 Grove St #304 Somerville, MA 02144	April 8, 2026	N/A
Site Plan	1	Maloney Geospatial 7 Walnut Road Somerville, MA 02145	July 13, 2016	N/A
Building Plans	17	I-Kanda Architects Inc. 50 Terminal Street Charlestown, MA 02129	April 22, 2026	N/A

SPECIAL PERMIT FINDINGS

In accordance with the Somerville Zoning Ordinance, the Board may approve or deny a special permit upon making findings considering, at least, each 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."

The Board does not believe that the extension and alteration is substantially more detrimental to the neighborhood than the existing nonconforming structure.

DECISION

Following public testimony, review of the submitted plans, and discussion of the statutorily required considerations, moved to approve the Special Permit to expand a nonconformity for the roof line to add livable space of a two-family dwelling in the Neighborhood Residence (NR) zoning district with the conditions included in the staff memo dated July 30, 2026. Zac seconded. The Board voted **4-0** to approve the permit, subject to the following conditions:

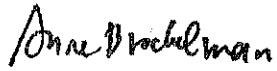
Validity

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

Public Record

- 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:



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 _____