City of Somerville
ZONING BOARD OF APPEALS
93 Highland Ave, Somerville, MA 02143

VARIANCE DECISION

Case No: **ZP26-000086, ZP26-000087, ZP26-000088, ZP26-000089**
Address: 34 R Clyde Street
Decision: Approved
Date Issued: November 16, 2026

Record of Proceedings
On November 4th, 2026, the Zoning Board of Appeals held a public hearing advertised in accordance with M.G.L. 40A and the Somerville Zoning Ordinance (SZO) to review Variance application #ZP26-000086, ZP26-000087, ZP26-000088, ZP26-000089 submitted by Adam Dash, Esq on behalf of Nathan Aparo.

The proposal is to add an 8.5-foot long by 17-foot wide driveway and two side-by-side parking spaces to the frontage area of the property, as well as a 17-foot-wide curb cut. The location of the driveway and width of the curb cut do not comply with the SZO, nor does the resulting lot width and sum of side setbacks for properties with a front driveway.

Variance Requirement	Required	Proposed	Variance
ZP26-000086 Frontage area parking (SZO 3.1.18.c.iii)	Parking not permitted in the frontage area	2 side-by-side spaces; entire lot functions as frontage area (building at rear)	Relief to allow 2 spaces in the frontage area
ZP26-000087 Maximum driveway width (SZO 3.1.18.c.iv)	12 ft (max)	17 ft proposed	+5 ft (41.7% over the maximum)
ZP26-000088 Minimum sum of side setbacks (SZO 3.1.7.b)	12 ft (minimum with front driveway access)	5.7 ft	Existing nonconforming condition increased by driveway addition
ZP26-000089 Minimum lot width (SZO 3.1.7.a)	34 ft (minimum with front driveway access)	25 ft	Existing nonconforming condition increased by driveway addition

Present and sitting at the public hearing were Board Members Chair Susan Fontano, Vice-Chair Anne Brockelman, Olivia Mobayed, Acting-Clerk Brian Cook, and Alternate Sisia Daglian. The Applicant gave a presentation on the proposal. The Board opened the public comment portion of the hearing. There was no public comment. The Zoning Board discussed the proposal.

Board members noted the property's position in the quarter-mile transit area. While the Mobility Division's suggested a narrower curb cut to provide a solution with minimum needed relief, the Applicant explained the proposed design better serves safety and functionality needs, including better maneuvering, turning radius and visibility of pedestrians and other cars on the street. The Board discussed whether a practical difficulty was self-created, to which the Applicant responded that the lot is narrow and has a large frontage area due to the location of home, which was not self-created. Additionally, the Board discussed the proposed material for the driveway. The Board has no further deliberations and moved to vote.

Plans & Documents

The following submitted plans, documents, and supporting materials are incorporated and retained on file with the original application:

Document	Pages	Prepared By	Date	Revision Date
Clyde St 34R Narrative	6	Adam Dash, Esq	September 9, 2026	NA
Clyde St 34R Narrative Supplement	4	Adam Dash, Esp	September 28, 2026	NA
Clyde St 34R_Existing Site Plan	1	D & A Survey Associates, inc. P.O. Box 80 Reading MA 01867	July 28, 2026	NA
Clyde St 34R_Proposed Site Plan with Dimensional Table	1	D & A Survey Associates, inc. P.O. Box 80 Reading MA 01867	July 28, 2026	NA

Findings

The Board finds that strict enforcement of the prohibition on frontage area parking, maximum driveway width, sum of side setbacks and minimum lot width standards of the zoning ordinance results in a practical difficulty. The Board weighed the benefits to the Applicant of improved accessibility and furthering the usefulness of the existing housing stock for current residents against the detriments of potential stormwater and heat island impacts to the health, safety, and welfare of the neighborhood, and found that the benefits outweigh any detriments.

Decision

Following public testimony, review of submitted materials, and discussion of the statutorily required considerations, Brian Cook moved to approve the Variances, Vice-Chair Anne Brockelman seconded.

The Board voted 5-0 to approve Variance ZP26-000086, granting relief from SZO 3.1.18.c.ii for frontage area parking, as shown in the referenced plans.

The Board voted 5-0 to approve Variance ZP26-000087, granting relief from SZO 3.1.18.c.iv , granting relief for the maximum driveway width, as shown in the referenced plans.

The Board voted 5-0 to approve Variance ZP26-000088, granting relief from SZO 3.1.7.b, granting relief from the minimum sum of side setbacks, as shown in the referenced plans.

The Board voted 5-0 to approve Variance ZP26-000089, granting relief from SZO 3.1.7.a., granting relief from the minimum lot width, as shown in the referenced plans.

For the Zoning Board of Appeals:

Katherine Luster

Kit Luster, ZBA Coordinator

THIS DECISION MUST BE RECORDED AT THE MIDDLESEX SOUTH REGISTRY OF DEEDS
The owner or applicant is responsible for paying any fees assessed by the registry.

A true and correct copy of the above decision has been filed with the office of the City Clerk by the Zoning Board of Appeals.

I certify that twenty (20) days have elapsed since the filing of this decision and that no appeal was filed, or that if an appeal was filed, it has been dismissed or denied.

Attest, by the City Clerk: _____ Date: _____

Received and entered with the Middlesex South Registry of Deeds.

Attest, by the Register of Deeds: _____ Book: _____ Page: _____