City of Somerville

ZONING BOARD OF APPEALS

City Hall, 93 Highland Avenue, Somerville MA 02143

DECISION

PROPERTY ADDRESS: **333 Highland Avenue**
CASE NUMBER: ZP26-000048
OWNER: Fan Wang and Marc Wagner
OWNER ADDRESS: 70 Lincoln St, Unit L215, Boston MA 02111
APPLICANT: Fan Wang
APPLICANT ADDRESS: 70 Lincoln St, Unit L215, Boston MA 02111
DECISION: Approved with Conditions (Special Permit)
DATE OF VOTE: September 30, 2026
DECISION ISSUED: October 6, 2026

This decision summarizes the findings made by the Zoning Board of Appeals (the "Board") regarding the Special Permit submitted for 333 Highland Avenue.

LEGAL NOTICE

Fan Wang proposes alterations and additions to an existing non-conforming principal building which has 4 units when the maximum is 3 units in the Neighborhood Residence (NR) zoning district, which requires a Special Permit.

RECORD OF PROCEEDINGS

On September 30, 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, Susan Fontano, Olivia Mobayed, Sisia Daglian, and Acting-Clerk Brian Cook. The Applicant presented their proposal to renovate and expand an existing four-unit, residential building with a pre-existing non-conformity of having more than the maximum of three (3) dwelling units permitted in the NR District. unit. The Board had questions for the Applicant and staff regarding the next steps of the Historic Demolition process, and comments shared during the neighborhood meeting and through written comments. There were no public comments.

PLANS & DOCUMENTS

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

Document	Pages	Prepared By	Date	Revision Date
Narrative	2	Fan Wang 70 Lincoln St, Unit L215, Boston MA 02111	March 18, 2026	N/A
Special Permit Plan Set	20	SDP Architects LLC 680 Temple St. Unit A3, Whitman, MA 02382	August 3, 2026	N/A

Plot Plan	1	Scott Cerrato, PLS 51 Wareham Street Medford, MA 02155	March 26, 2026	N/A
Framing Plans	6	Agile Engineering - Liang Cheng, PE 188 South Street Quincy, MA 02169	October 3, 2025	N/A
Street Context	3	Fan Wang 70 Lincoln St, Unit L215, Boston MA 02111	April 28, 2026	N/A
Neighborhood Meeting Report/Minutes	50	Fan Wang 70 Lincoln St, Unit L215, Boston MA 02111	April 28, 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:

1. *The comprehensive plan and existing policy plans and standards established by the City*
   .
   a. The Board finds that this project supports the goals laid out in SomerVision 2040, the City's Comprehensive Master Plan, including the following:

      i. *"Celebrate the unique character of our neighborhoods and the strength of our community as expressed in our history, cultures and vibrant civic engagement."*
      ii. *Support modernization of the existing housing.*

2. *The intent of the zoning district where the property is located.*

   b. To conserve already established areas of detached and semi-detached residential buildings.

3. *The extent and nature of the proposed alteration.*

   a. The Board finds the extent of the proposed alterations functions with the existing lot size, and that the additions do not denaturize the architectural characteristics of the building and surrounding neighborhood.

4. *The ability of conforming alterations to meet the demonstrated need of the Applicant.*

   a. The Board did not have any comment on this item.

5. *Consistency of the proposed alterations with the evolution of neighboring structures.*

a. The Board finds that the proposed expansions are consistent with the overall pattern of development of the neighborhood.

6. *Establishment of permeable lot surface, to the maximum extent possible.*

    a. The Board finds that the proposed plans show an increase of around 10%, (from 37% to 47%) the maximum ground coverage allowed in this zone is 60%.

7. *Conformance to design guidelines applicable to the district where the property is located.*

    a. The Board finds that the proposed project conforms to the design guidelines of the district.

DECISION

Following public testimony, review of the submitted plans, and discussion of the statutorily required considerations, Acting Clerk Brian Cook moved to approve the Special Permit to expand a non-conformity to a principal building which has 4 units when the maximum is 3 units in the Neighborhood Residence (NR) zoning district with the conditions included in the staff memo. Susan Fontano seconded. The Board voted **5-0** to approve the permit, subject to the following conditions:

Validity

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

2. Alteration does not allow for any additional dwelling units.

3. Cost affidavit provided shows that project does not currently qualify as a substantial renovation as defined in SZO 2.1 - Glossary and thus does not trigger green score requirement from SZO 10.4. Once a building permit is applied for, any updated cost affidavits or contracts will be reviewed to determine whether project requires green score review.

4. The patio will need to be physically separated from the driveway by either landscaping plantings, some sort of elevated curbing, or other barrier. Otherwise, it would be interpreted as part of the driveway and would be between the facade and the front lot line in the frontage area which is not allowed per SZO 3.1.18.c.iiiand would be over the allowed max width of 12 ft from SZO 3.1.18.c.iv. Parking in the patio area would also not adhere to the minimum parking setback from SZO 3.1.8.b.

5. Project is under demolition review on HP26-00004. That process will need to be completed prior to release of a building permit.

Public Record

6. 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, *Acting-Chair*

Orsola Susan Fontano
Olivia Mobayed
Brian Cook, *Acting-Clerk*
Sisia Daglian, *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_____