City of Somerville

ZONING BOARD OF APPEALS

Tufts Administration Building, Suite 211, 167 Holland Street, Somerville MA 02144

DECISION

PROPERTY ADDRESS: **17 Oliver Street**
CASE NUMBER: ZP26-000109
OWNER: Lorenzo DiBenedetto
OWNER ADDRESS: 86 Fellsway West, Somerville MA 02145
APPLICANT: Lorenzo DiBenedetto
APPLICANT ADDRESS: 86 Fellsway West, Somerville MA 02145
DECISION: Approved (Minor Site Plan Approval)
DECISION DATE: November 25, 2026

Pursuant the Somerville Zoning Board of Appeals' Rules of Procedure and Policy, land platting involving only a lot split, lot merger, or lot line adjustment as defined by the Somerville Zoning Ordinance, requires only Minor Site Plan Approval, with the Director of Planning, Preservation, & Zoning serving as the decision-making authority in-lieu of the Zoning Board of Appeals.

This decision summarizes the findings made by the Director of Planning regarding the lot split submitted for 17 Oliver Street.

SUMMARY OF PROPOSAL

Applicant proposes to split an existing parcel into two compliant lots at 17 Oliver Street in the Neighborhood Residential (NR) zoning district.

RECORD OF PROCEEDINGS

On November 25, 2026 the Director of Planning reviewed the submitted application materials.

PLANS & DOCUMENTS

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

Document Name	Pages	Prepared By	Date	Revision Date
17 Oliver St Lot Split Plan	1	Medford Engineering & Survey Angelo B Veneziano Associates 15 Hall Street, Medford MA 02155	April 6, 2026	October 16, 2026
17 Oliver Street Land Title Plan	1	Medford Engineering & Survey Angelo B Veneziano Associates 15 Hall Street, Medford MA 02155	April 6, 2026	August 16, 2026
Lot Split Narrative	1	Lorenzo DiBenefetto	October 21, 2026	NA

FINDINGS

In accordance with the Somerville Zoning Ordinance and the Zoning Board of Appeals' Rules of Procedure & Policy for Minor Site Plan Approvals, the Director of Planning may approve or deny a Minor Site Plan Approval upon making findings considering, at least, each of the following:

1. *The comprehensive plan and existing policy plans and standards established by the City.*

The Director finds that this proposal supports the goals laid out in SomerVision 2040, the City's Comprehensive Master Plan, including supporting the production of new housing.

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

The Director finds that this proposal meets the intent of the Neighborhood Residence (NR) zoning district to "permit the development of one-, two-, and three unit detached and semi-detached residential buildings on individual lots."

3. *Mitigation proposed to alleviate any impacts attributable to the proposed development.*

The Director finds that the proposed lot split does not cause impacts requiring mitigation.

DECISION

Following review of the submitted application materials and the statutorily required considerations, the Director of Planning **APPROVED** the Minor Site Plan Approval for a lot split on behalf of the Zoning Board of Appeal.



Dan Bartman, Director of Planning
Strategy and Development Department, City of Somerville

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_____