



City of Somerville

## ZONING BOARD OF APPEALS

City Hall 3<sup>rd</sup> Floor, 93 Highland Avenue, Somerville MA 02143

### AGENDA

Wednesday, July 13, 2022 at 6:00 pm

The meeting will be held using GoToWebinar.  
TO USE A COMPUTER

Link: <https://attendee.gotowebinar.com/register/7088406752758932493>  
Webinar ID: 165-220-915

### TO CALL IN

Phone number: 1 (213) 929-4212  
Access code: 538-197-816

Pursuant to Chapter 22 of the Acts of 2022, this meeting of the Somerville Zoning Board of Appeals will be conducted via remote participation. A recording of these proceedings can be accessed at any time using the registration link at the top of this agenda.

### GENERAL BUSINESS

Approval of minutes

- April 20, 2022; May 4, 2022

Rescheduled or withdrawal of advertised public hearings

- None

### PUBLIC HEARINGS

#### **14 Sycamore Street (P&Z 21-176) (*requesting a continuance to August 3, 2022*)**

David Smith and Jeanne Riley seek relief from the required side setbacks with the addition of a front driveway access in the Neighborhood Residence (NR) district, which requires a Hardship Variance.

#### **515 Somerville Avenue (P&Z 22-069)**

YEM Somerville Ave LLC seeks to edit Condition #37 to strike the language "cast light downward" from ZBA 2018-122 decision for a hotel in the MR4 district.

#### **205 Beacon Street (P&Z 22-027)**

Property owner 717-719 Washington Street, LLC, is constructing a by-right 4-story Apartment Building in the UR zoning district and seeks relief from the façade build out requirement for properties abutting an NR zoning district, which requires a Hardship Variance.

#### **151 Linwood St (P&Z 21-153) (*continued from June 1, 2022*)**

U-Haul Center of Boston seeks multiple Hardship Variances to develop a 6-story commercial building within the Commercial Industry (CI) zoning district. The requested Hardship Variances include number of stories, building height, driveway width, driveway in frontage area, façade build out, principal entrance, curb cuts within 150', loading activities encroaching on a sidewalk.

### OTHER BUSINESS

- Discussion of anticipated Comprehensive Permit application

Plans and reports are available to view at the City of Somerville website via the following link:  
<https://www.somervillema.gov/departments/ospcd/planning-and-zoning/reports-and-decisions>

Individuals with disabilities who need auxiliary aids and services for effective communication, written materials in alternative formats, or reasonable modifications in policies and procedures, in order to access the programs and activities of the City of Somerville or to attend meetings, should contact Nancy Bacci, at 617-625-6600 x2250 or [nbacci@somervillema.gov](mailto:nbacci@somervillema.gov).