



City of Somerville

# ZONING BOARD OF APPEALS

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

## AGENDA

Wednesday, December 14, 2022 at 6:00 pm

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

Link: <https://attendee.gotowebinar.com/register/6539228185885014614>  
Webinar ID: 201-677-211

## TO CALL IN

Phone number: 1 (562) 247-8422  
Access code: 708-197-237

Pursuant to Chapter 107 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

- September 7, 2022; November 30, 2022

Rescheduled or withdrawal of advertised public hearings

- None

## PUBLIC HEARINGS

**620 Broadway (P&Z 22-138)** (continued from November 30, 2022)

620 Broadway, LLC requests an extension to a previously approved Hardship Variance (P&Z 21-140).

**292-294 Beacon Street (P&Z 22-167)**

Capital Equity Partners requests an extension to a previously approved Variance (ZBA 2018-118).

**42-44 Hamilton Road (P&Z 22-111)** (continued from November 30, 2022)

Jusan Yang seeks to establish a Group Living Use in the Neighborhood Residence District, which requires a Special Permit.

**231 Morrison Avenue (P&Z 22-143)**

David Fang seeks relief from the maximum height requirement for a pergola accessory structure in the Neighborhood Residence (NR) district, which requires a Hardship Variance.

**74 Derby Street (P&Z 21-193)** (continued from November 30, 2022)

Michael and Andrea Keenan seek relief from the minimum width requirement for a rear projecting porch in the Neighborhood Residence (NR) district, which requires a Hardship Variance.

**299 Broadway (P&Z 22-092)** (continued from November 30, 2022)

Applicants, Mark Development LLC and Beacon Communities Services LLC and RISE Together LLC seek a Comprehensive Permit under M.G.L. Chapter 40B. The proposal would create a total

of 288 residential units in two (2) new residential buildings, and two (2) new civic spaces. The Applicants are requesting waivers from various sections of the City's ordinances and requirements, including but not limited to waivers related to the following sections of the SZO: building massing and setbacks; screening requirements; and on-street parking in transit areas.

## **OTHER BUSINESS**

- Vote to authorize the OSPCD Executive Director to submit a General Land Area Minimum safe harbor assertion to the Massachusetts Department of Housing and Community Development on the Board's behalf.
- Discussion of ZBA Rules of Policy and Procedure.

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).