



City of Somerville

## **ZONING BOARD OF APPEALS**

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

### **AGENDA**

**Wednesday, July 19, 2023, at 6:00 pm**

**The meeting will be held using GoToWebinar.**

#### **TO USE A COMPUTER**

Link: <https://attendee.gotowebinar.com/register/9136661683517539935>  
Webinar ID: 422-058-763

#### **TO CALL IN**

Phone number: 1 (415) 930-5321  
Access code: 581-636-316

Pursuant to Chapter 2 of the Acts of 2023, 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

- May 3, 2023
- June 14, 2023

Rescheduled or withdrawal of advertised public hearings

- None

### **PUBLIC HEARINGS**

#### **391-395 Somerville Ave (P&Z 23-039)**

Isaías and Victor Martins seek to extend the validity of a previously approved Special Permit with Site Plan Review (ZBA 2019-37) in the Mid-Rise 4 (MR4) district for a period of one (1) year.

#### **120-132 Middlesex Ave (P&Z 23-059)**

DWCH Assembly Row, LLC seeks to extend the validity of a previously approved Hardship Variance (P&Z 22-056) in the Assembly Square Mixed-Use (ASMD) district.

#### **118 Rogers Ave (P&Z 23-036)**

Valerie Humblet seeks to further extend the existing nonconformity for the required rear setback in the Neighborhood Residence (NR) district, which requires a Special Permit Finding.

#### **36 Radcliffe Road (P&Z 23-024)**

Lidia Szydlowska proposes modifications to a Detached Triple Decker in the Urban Residence district, which requires a Special Permit.

#### **34 Allen Street (P&Z 23-028)**

Chris Ulrich seeks to establish a Veterinarian principal use in a pre-existing nonconforming commercial building in the Neighborhood Residence District, which requires a Special Permit.

#### **29 Lake Street (P&Z 23-033)**

Esther Silberstein and David Mlaver seek relief from the maximum amount of stories permitted in the Neighborhood Residence (NR) district, which requires a Hardship Variance.

**27 Fountain Ave (P&Z 23-037)**

Andrea Traviglia & Andre Pelletier seek relief from the required sum of setbacks in the Neighborhood Residence (NR) district, which requires a Hardship Variance.

**OTHER BUSINESS**

- None

The Zoning Board of Appeals' Rules of Policy and Procedure may be reviewed online at

<https://www.somervillema.gov/departments/zoning-board-appeals>

- In accordance with these Rules of Policy and Procedure, no items of business will be taken up after 10pm except by a majority vote of the Board.
- In accordance with these Rules of Policy and Procedure, written public testimony is accepted until noon on the Friday prior to a public hearing unless otherwise stated by the Chair.

Plans and reports are available to view at the City of Somerville website:

<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 the ADA Coordinator, Adrienne Pomeroy, at 617-625-6600 x2059 or [ada@somervillema.gov](mailto:ada@somervillema.gov).