



City of Somerville

ZONING BOARD OF APPEALS

City Hall 3rd Floor, 93 Highland Avenue, Somerville MA 02143

AGENDA

Wednesday, November 6, 2024, at 6:00 pm

The meeting will be held using Zoom.

TO USE A COMPUTER

Link: <https://us02web.zoom.us/j/82534381238>

Webinar ID: 825 3438 1238

TO CALL IN

An attendee must register for the meeting online in order for a call-in number to be emailed to them by Zoom.

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

- October 16, 2024

Rescheduled or withdrawal of advertised public hearings

- None

PUBLIC HEARINGS

241 Willow Avenue (ZP24-000079) – Continued from October 16, 2024

Tony and Elizabeth Malandain seek to further extend the existing nonconformity for the required rear setback in the Neighborhood Residence (NR) district, which requires a Special Permit Finding.

44 Josephine Avenue, Apt 2 (ZP24-000086) – Continued from October 16, 2024

Whitney Larsen and Philip Shafnacker seek to extend an existing nonconforming projecting porch in the Neighborhood Residence (NR) zoning district, which requires a Special Permit Finding.

3 Emerson Street (ZP24-000088)

Linda Gritz and Michael Katz seek zoning relief from the sum of side setbacks for front driveway access in the Neighborhood Residence (NR) district, which requires a Hardship Variance.

200 Inner Belt Road (ZP24-000094)

NRL WSC 200 Inner Belt Prop, LLC seeks to install a noncompliant sign in the Commercial Industry (CI) zoning district, which requires a Hardship Variance.

22 Highland Avenue (ZP24-000100)

Kenneth and Christine Chan seek to establish a Bar, Restaurant, or Tavern principal use in the Small Business (SB) Overlay District, which requires a Special Permit.

OTHER BUSINESS

- 299 Broadway (40B Change)

The Zoning Board of Appeals' Rules of Procedure and Policy may be reviewed online at <https://www.somervillema.gov/departments/zoning-board-appeals>

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.