



City of Somerville

ZONING BOARD OF APPEALS

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

AGENDA

MARCH 19, 2025, at 6:00 pm

The meeting will be held using Zoom.

TO USE A COMPUTER

Link: https://us02web.zoom.us/webinar/register/WN_MGEP6Yt0Th-azE2rb-j0DA
Webinar ID: 876 8370 3408

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

- February 5th, 2025
- February 19th, 2025

PUBLIC HEARINGS

11 Garfield Avenue (ZP25-000007)

Julia Marsh Rabin seeks zoning relief to construct a two-story addition at the rear of the property with a roof deck, add a shed dormer to the existing roofline at the rear of the building, and construct an entry canopy above a rear entry door in an Urban Residence (UR) zoning district, which requires a Hardship Variance.

11 Garfield Avenue (ZP25-000008)

Julia Marsh Rabin seeks zoning relief to construct a Projecting Porch on a non-conforming building type in an Urban Residence (UR) zoning district, which requires a Special Permit.

181 Pearl Street (ZP24-000126)

181 Pearl St. LLC seeks relief from SZO Section 2.4.5.b.i.a, regarding principal entrance requirements on façades, which requires a Hardship Variance.

181 Pearl Street (ZP24-000127)

181 Pearl St. LLC seeks relief from SZO Section 4.1.16.a.i., regarding sidewalk width requirements, 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. All written public testimony must be submitted to zoningboard@somervillema.gov.

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.

Join the Zoning Board of Appeals! The Board is looking to fill one spot for a full member position. Please [click here](#) to learn more.