



City of Somerville

ZONING BOARD OF APPEALS

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

AGENDA

JUNE 4, 2025, at 6:00 pm

Posted on May 29, 2025 at 4:30 PM

The meeting will be held using Zoom.

TO USE A COMPUTER

Link: https://us02web.zoom.us/webinar/register/WN_Z9IISRYNSQyWw6kOxNoLNg
Webinar ID: 811 4538 7477

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 2025, this meeting of the Somerville Zoning Board of Appeals will be conducted via remote participation. A video recording of these proceedings will be available on the City website's Meetings and Events page or by emailing zoningboard@somervillema.gov.

GENERAL BUSINESS

- Minutes of April 30, 2025
- Minutes of May 14, 2025

PUBLIC HEARINGS

54 Elm Street (ZP25-000050)

Kupel's Bagels, represented by Adam Dash & Associates, seeks to establish a bakery, café, coffee shop business in the Neighborhood Residential (NR) district within the Small Business Overlay District, which will require a Special Permit.

54 Albion St (ZP25-000026)

Susan and Terran Lane seek relief from SZO Section 3.1.7.b, regarding the minimum sum of side setbacks, which requires a Hardship Variance.

28 Chestnut St (ZP25-000012)

ADA Forsyth Institute, Inc. seeks to install a noncompliant sign in the Commercial Industry (CI) zoning district, which requires a Hardship Variance.

The applicant has requested a Withdrawal without Prejudice of ZP25-000012)

100 Chestnut St (28 Fitchburg St) (ZP25-000012)

ADA Forsyth Institute, Inc. seeks to install a noncompliant sign in the Commercial Industry (CI) zoning district, which requires a Hardship Variance.

230 Elm Street (ZP25-000027)

Classic Signs Inc. seeks to have an illuminated sign more than 10 feet from the principal entrance of a new commercial business in the Mid Rise 4 (MR4) district, which will require a Hardship Variance.

OTHER BUSINESS

- Discussion of Clerk's responsibilities

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.