



City of Somerville
ZONING BOARD OF APPEALS
City Hall 3rd Floor, 93 Highland Avenue, Somerville MA 02143

PUBLIC HEARING NOTICE

The Somerville Zoning Board of Appeals (ZBA) will hold a virtual public hearing on Wednesday, June 4, 2025, at 6:00pm through Zoom.

Pursuant to Chapter 2 of the Acts of 2025, this meeting of the Zoning Board of Appeals will be conducted via remote participation. An audio recording of these proceedings will be available upon request to ZoningBoard@somervillema.gov.

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.

The Zoning Board will consider the following pursuant to M.G.L. 40A and the Somerville Zoning Ordinance:

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| 54 Albion St | 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. |
| 100 Chestnut St (28 Fitchburg St) | ADA Forsyth Institute, Inc. seeks to install a noncompliant sign in the Commercial Industry (CI) zoning district, which requires a Hardship Variance. |
| 28 Chestnut St | ADA Forsyth Institute, Inc. seeks to install a noncompliant sign in the Commercial Industry (CI) zoning district, which requires a Hardship Variance. |
| 54 Elm Street | 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. |
| 230 Elm Street | 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. |

Development review application submittal materials and other documentation may be viewed online at <https://www.somervillema.gov/departments/ospcd/planning-and-zoning/reports-and-decisions>.

Interested persons may provide comments to the Zoning Board of Appeals at the hearing or by submitting written comments by email to ZoningBoard@somervillema.gov.