



City of Somerville

ZONING BOARD OF APPEALS

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

AGENDA

JUNE 18, 2025, at 6:00 pm

The meeting will be held using Zoom.

TO USE A COMPUTER

Link: https://us02web.zoom.us/webinar/register/WN_Wp9s_3wfTDqn4HHfKZU51w
Webinar ID: 869 7879 6962

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

- None

PUBLIC HEARINGS

56 Webster Avenue (ZP25-000025) – Continued from May 14, 2025

Triad Alpha Partners, LLC seeks an extension of time on a previously granted special permit (ZBA #2008-65) and a modification to the conditions of its approval.

374A Medford Street (ZP25-000040)

Kero + Homemade Bites Brazilian Café LLC seeks to establish a Bakery, Café, or Coffee Shop in the Small Business (SB) Overlay Zoning District where the underlying zoning is Neighborhood Residence (NR), which requires a Special Permit.

142 Cross Street (ZP25-000019)

JAC Investments LLC seeks relief from the secondary front façade buildout requirement to construct an Apartment Building in the Mid-Rise 3 (MR-3) zoning 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. 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.