



City of Somerville

ZONING BOARD OF APPEALS

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

AGENDA

JULY 16, 2025, at 6:00 pm

Posted July 10, 2025 at 4:30PM

The meeting will be held using Zoom.

TO USE A COMPUTER

Link: https://us02web.zoom.us/webinar/register/WN_8Q3pqNmdSS6cCXldjFGMZQ

Webinar ID: 898 8755 0222

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 June 4, 2025
- Minutes of June 18, 2025

PUBLIC HEARINGS

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

379 Somerville Ave

- **ZP25-000058**
Brickstone Builders Corp seeks relief from SZO 4.3.11.e. for façade buildout requirements in the Mid Rise 5 (MR5) district, which requires a Hardship Variance.
Needs to be re-advertised.
- **ZP25-000059**
Brickstone Builders Corp seeks relief from SZO 4.3.8.b. for maximum front yard setbacks in the Mid Rise 5 (MR5) district, which requires a Hardship Variance.
Needs to be re-advertised.
- **ZP25-000060**
Brickstone Builders Corp seeks relief from SZO 4.3.8.d for ground story fenestration requirements for primary façade composition in the Mid Rise 5 (MR5) district, which requires a Hardship Variance.
Needs to be re-advertised.

103 Gilman Street (ZP25-000043)

Avik Deirmenjian seeks relief from SZO 14.1.5.c.11.b. to expand an existing nonconforming structure further into the rear setback, which requires a hardship variance.

8 - 8a Melvin Street

- **ZP25-000047**
Senthil Kumar seeks relief from SZO Section 3.1.13.I.ii.c., regarding total dormer width standards, which required a Hardship Variance.

- **ZP25-000048**
Senthil Kumar seeks relief from SZO Section 3.1.13.l.i.a, regarding dormer face width standards, which requires a Hardship Variance.
- **ZP25-000049**
Senthil Kumar seeks relief from SZO Section 3.1.13.l.i.c, regarding dormer separation standards, which requires a Hardship Variance.

181 Pearl Street (ZP25-000057)

181 Pearl St. LLC seeks relief from SZO Section 10.3.6.a.i., regarding landscape buffer requirements, which requires a Hardship Variance.

14 McGrath Hwy

- **ZP25-000044**
Liquor Junction is proposing to expand their alcohol sales business in the Commercial Business (CB) district, which will require a Special Permit under SZO 4.3.13. 'Permitted Uses.'
Needs to be re-advertised.
- **ZP25-000063**
Liquor Junction is proposing to increase the leasable floor area of their business's use to more than 10,000sqft in the Commercial Business (CB) district, requiring a Special Permit per SZO 9.1.7.c.i.
Needs to be re-advertised.

OTHER BUSINESS

- Clarendon Hill (40B2020-001-R3) – 40B Change Request

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.