



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, July 16, 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_8Q3pqNmdSS6cCXIdjFGMZQ
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.

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

181 Pearl Street	181 Pearl St. LLC seeks relief from SZO Section 10.3.6.a.i., regarding landscape buffer requirements, which requires a Hardship Variance.
8 - 8a Melvin Street	Senthil Kumar seeks relief from SZO Section 3.1.13.I.ii.c., regarding total dormer width standards, which required a Hardship Variance.
8 - 8a Melvin Street	Senthil Kumar seeks relief from SZO Section 3.1.13.I.i.a, regarding dormer face width standards, which requires a Hardship Variance.
8 - 8a Melvin Street	Senthil Kumar seeks relief from SZO Section 3.1.13.I.i.c, regarding dormer separation standards, which requires a Hardship Variance.
103 Gilman Street	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.
14 McGrath Hwy	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.'
14 McGrath Hwy	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.
379 Somerville Ave	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.

379 Somerville Ave

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.

379 Somerville Ave

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.

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.