



City of Somerville

ZONING BOARD OF APPEALS

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

AGENDA

AUGUST 6, 2025, at 6:00 pm

Posted 7/31/2025 at 4:30PM

The meeting will be held using Zoom.

TO USE A COMPUTER

Link: https://us02web.zoom.us/webinar/register/WN_JTWM1sVETF-3Q69ruyHufA

Webinar ID: 895 4132 8615

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
- None

PUBLIC HEARINGS

379 Somerville Ave *(Continued from 16 July 2025)*

- **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.
- **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.
- **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.
- **ZP25-000074**
Brickstone Builders Corp seeks relief from the maximum front ground story setback allowed of 15 ft in the Mid Rose 5 (MR5) district as required by SZO 4.3.8.b, which requires a Hardship Variance.

7 Louisburg Place (ZP25-000056)

7-9 Louisburg Place LLC seeks to expand an existing nonconformity for the width of the main massing in the Neighborhood Residence (NR) district, which requires a Special Permit Finding.

14 McGrath Highway

- **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.'
- **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.

OTHER BUSINESS

- Updates to Rules of Policy and Procedure
 - Additional Minor Site Plan Approval allowances.
 - Minor Site Plan Approval Scriveners Error

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.