



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, August 6, 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_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.

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

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| 7 Louisburg Place | 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 | 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 Highway | 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 requirements for one or more ground story commercial spaces fronting the primary façade on a Pedestrian street for 100% of the total width as required in SZO 2.4.5.b.ii.a. in the Mid Rise 5 (MR5) district, which requires a Hardship Variance. |
| 379 Somerville Ave | Brickstone Builders Corp seeks relief from SZO 2.4.3.d.v. which states mechanical units, in this case a transformer, are prohibited in the frontage area in the Mid Rise 5 (MR5) district, which requires a Hardship Variance. |
| 379 Somerville Ave | Brickstone Builders Corp seeks relief from ground story fenestration requirements of a 70% minimum on the primary façade, as required in SZO 4.3.8.d., which requires a Hardship Variance. |

379 Somerville Ave

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.

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.