



City of Somerville

ZONING BOARD OF APPEALS

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

AGENDA

NOVEMBER 05, 2025, at 6:00 pm

Posted on October 30, 2025 at 4:30 PM

The meeting will be held using Zoom.

TO USE A COMPUTER

Link: https://us02web.zoom.us/webinar/register/WN_Bk2SEchIRReJ_ZQPAcp56Q

Webinar ID: 839 9106 4941

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

- New member welcome!
- Minutes of 1 October 2025
- Minutes of 15 October 2025

PUBLIC HEARINGS

156-158 Summer Street (ZP25-000098)

Somerset LLC - Kevin Foley (Manager), seeks a Hardship Variance for a transformer in the frontage area per Section 2.4.3.d.v of the SZO.

36 Beacon Street

- **ZP25-000075**
36 Beacon LLC seeks relief from SZO 3.2.11.b to construct rear egress stairs within the rear setback in the Urban Residence (UR) district, which requires a hardship variance.
- **ZP25-000084**
36 Beacon LLC seeks relief from SZO 14.1.7.b.ii to further reduce nonconforming landscape and permeable area in the Urban Residence (UR) 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.