



City of Somerville
ZONING BOARD OF APPEALS
City Hall, 93 Highland Avenue, Somerville MA 02143

AGENDA
FEBRUARY 18, 2026, at 6:00pm

POSTED ON FEBRUARY 12, 2026, at 7:30pm

The meeting will be held using Zoom.

TO USE A COMPUTER

Link: https://us02web.zoom.us/webinar/register/WN_WMbR0Q1HQxGWt_XpG0OZ4Q

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 Planning Board will be conducted via remote participation. A recording of these proceedings can be found online here: [Agendas, Minutes, & More](#).

GENERAL BUSINESS

- None

PUBLIC HEARINGS

12 Linden Street (ZP25-000112) – *Continued from the February 4 Meeting*

Yang Ge seeks relief from SZO 3.2.18.a.ii. to add a second curb cut on a front lot line in the Urban Residence (UR) zoning district, which requires a Hardship Variance.

148 Morrison Avenue (ZP25-000089)

MBA Builders, Andrea Morelli proposes modifications to an existing nonconforming building in the Neighborhood Residence (NR) zoning district, which requires a Special Permit.

307-309 Highland Ave (ZP25-000110)

Adam Dash, representing Silva Realty 9 LLC, seeks a Hardship Variance for principal entrance orientation of an existing Detached House in the Neighborhood Residence (NR) zoning district.

OTHER BUSINESS

- None

The Zoning Board 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 more than six (6) public hearings shall be scheduled per meeting inclusive of agenda items with another body (i.e., the Land Use Committee).
- In accordance with these Rules of Policy and Procedure, written public testimony is accepted until 9am 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.

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>

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.