



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

**AGENDA**  
**APRIL 15, 2026, at 6:00pm**

**POSTED ON APRIL 9, 2026, at 7:30pm**

**The meeting will be held using Zoom.**

**TO USE A COMPUTER**

Link: [https://us02web.zoom.us/webinar/register/WN\\_iVHINMHbQw2OiWC7ALX3Hw](https://us02web.zoom.us/webinar/register/WN_iVHINMHbQw2OiWC7ALX3Hw)

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

**GENERAL BUSINESS**

- Minutes of March 4, 2026
- Minutes of March 18, 2026

**PUBLIC HEARINGS**

**12 Linden Street (ZP25-000112) – Continued from the April 1, 2026 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.

**92R Orchard Street**

- ZP24-000078  
Bennie Ber, d/b/a NehKooDah seeks relief from SZO Section 10.2.2.d, regarding the number of cars permitted per carport, which requires a Hardship Variance.
- ZP25-000041  
Bennie Ber, d/b/a NehKooDah seeks relief from SZO Section SZO 10.2.2.d.iii, carport height limitations, which requires a Hardship Variance.
- ZP25-000042  
Bennie Ber, d/b/a NehKooDah seeks relief from SZO Section 14.1.7.b.ii, regarding further reducing nonconforming landscape and permeable area, which requires a Hardship Variance.

**56 Franklin Street**

The Law Office of Richard G. DiGirolamo on behalf of Victor Moreira proposes a Major Amendment to a previously issued Special Permit (ZBA 2018-46) in the Neighborhood Residence (NR) zoning district, previously the Residence B (RB) zoning district.

**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 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](mailto: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>

Persons with disabilities who need auxiliary aids and services for effective communication (i.e., CART, ASL), written materials in alternative formats, or reasonable modifications in policies and procedures in order to access the programs, activities, and meetings of the City of Somerville should contact the ADA Coordinator in advance at 617-625-6600 x 2059 or [ADA@somervillema.gov](mailto:ADA@somervillema.gov).