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City of Somerville

# ZONING BOARD OF APPEALS

City Hall, 93 Highland Avenue, Somerville MA 02143

**AGENDA**  
**JUNE 17, 2026, at 6:00pm**

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

## TO USE A COMPUTER

Link: [https://us02web.zoom.us/webinar/register/WN\\_aFuUgxMqTym3ntPRvg6fVA](https://us02web.zoom.us/webinar/register/WN_aFuUgxMqTym3ntPRvg6fVA)

## 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 May 20, 2026

## PUBLIC HEARINGS

39 Bartlett Street – ZP26-000025 (*continued from June 3, 2026*)

Raymond and Barbara Estrella seek relief from SZO Section 10.2.1.e. for a shed not meeting setback requirements in the Neighborhood Residence (NR) zoning district, which requires a Hardship Variance.

92R Orchard Street (*continued from April 15, 2026*)

- 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.

24 Berkeley Street – ZP26-000037 (*continued from May 20, 2026*)

Thomas Higdon seeks an Administrative Appeal of the Building Official's issuance of Building Permits B25-001643 and B25-001644.

47 Trull Street – ZP26-000024

Adam Dash on behalf of Maxwell D. Bridges & Stefanie J. Bridges seeks relief from SZO § 3.1.8, regarding the minimum front setback in the Neighborhood Residence (NR) zoning district, which requires a Hardship Variance.

1 McGrath Highway

- ZP26-000034 Somerbridge Hotel LLC seek relief from SZO 5.1.16.b.i parking types, to build a surface level parking in the High-Rise (HR) zoning district, which requires a Hardship Variance.
- ZP26-000052 Somerbridge Hotel LLC seek relief from SZO 10.3.7 parking lot landscaping requirements in the High-Rise (HR) zoning district, which requires a Hardship Variance.

## **OTHER BUSINESS**

- None

The Zoning Board Board Rules of Policy and Procedure may be reviewed online at <https://www.somervillema.gov/departments/zoning-board-appeals>The Zoning Board 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](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).