



City of Somerville

ZONING BOARD OF APPEALS

City Hall, 93 Highland Avenue, Somerville MA 02143

AGENDA**AUGUST 05, 2026, at 6:00pm****The meeting will be held using Zoom.****TO USE A COMPUTER**Link: https://us02web.zoom.us/webinar/register/WN_o6YJQe-sRCCKoj9E7TQEjg**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 June 17, 2026
- Clarendon Hill – 34 North Street Comprehensive Permit Revision

PUBLIC HEARINGS**22 Park Avenue – ZP26-000035**

Kenneth Hurd is seeking relief of SZO 2.4.4.a.viii.b for a non-compliant rafter/wall intersection in excess of 2' from the finished first floor on the right rear portion of a building in the Neighborhood Residence (NR) zoning district, which requires a Hardship Variance.

The Applicant has requested a continuance to the August 19, 2026 ZBA Meeting.

88 Winslow Avenue – ZP26-000044

Adam Dash, Esq. on behalf of Theodore W. Lanman and Elizabeth Ann Keller propose to expand a nonconformity for the roof line to add livable space of a two-family dwelling in the Neighborhood Residence (NR) zoning district, which requires a Section 6 finding.

2 Carver Street – ZP26-000071

Athanasios Dousis seeks relief from SZO 2.4.4. regarding the roof rafter intersection height for a half story in the Neighborhood Residence (NR) zoning district, which requires a Hardship Variance.

17 Monmouth Street – ZP26-000043

The Law Office of Richard G. DiGirolamo seeks a Special Permit for a lot split on a property listed on the National Registers of Historic Places in the Neighborhood Residence (NR) zoning district as required by SZO 10.1.1.d.

74 Moreland Street – ZP26-000049

Brandon Rawnsley seeks a Hardship Variance to locate mechanical equipment within three (3) feet of the lot line 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>

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.