



City of Somerville

ZONING BOARD OF APPEALS

City Hall, 93 Highland Avenue, Somerville MA 02143

TO: Zoning Board of Appeals
FROM: Planning Staff
SUBJECT: 1154 Broadway, ZP26-000026, ZP26-000027, ZP26-000028,
ZP26-000029, ZP26-000030, ZP26-000031, ZP26-000032, ZP26-000077,
ZP26-000078, ZP26-000079
POSTED: September 25, 2026

RECOMMENDATION: Continue

Staff memos are used to communicate background information, analysis, responses to public comments, review of statutory requirements and other information from PPZ staff to the Review Board members.

This memo summarizes the Variance request(s) submitted for 1154 Broadway, identifies any additional discretionary or administrative development review that is required by the Somerville Zoning Ordinance, and provides related analysis or feedback as necessary. The applications was deemed complete on September 11, 2026 and is scheduled for a public hearing on September 30, 2026.

BACKGROUND

The criteria for obtaining a variance has recently changed. To allow staff time to prepare a staff memo considering the new variance criteria, Planning Staff recommend the applicant present their proposal on September 30, open public comment and for the Board to continue the application to November 4, 2026.