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City of Somerville

# ZONING BOARD OF APPEALS

City Hall, 93 Highland Avenue, Somerville MA 02143

## AGENDA
## NOVEMBER 04, 2026, at 6:00pm

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

**TO USE A COMPUTER**

Link: https://us02web.zoom.us/webinar/register/WN_4_RF8otESIiC3djdb3NR2Q

**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 September 30, 2026
- Minutes of October 14, 2026
- ZBA Annual Report

## PUBLIC HEARINGS

**36-38 Magnus Avenue**

Emily Sandler seeks relief from SZO 3.1.11.c to modify an existing building that does not comply with the minimum facade build out, which requires a Hardship Variance.

34R Clyde Street

- ZP26-000086
  Adam Dash Esq, on behalf of Nathan Aparo, seeks relief from SZO 3.1.18.c.iiii regarding the frontage area parking in the Neighborhood Residence (NR) zoning district, which requires a Hardship Variance.
- ZP26-000087
  Adam Dash Esq, on behalf of Nathan Aparo, seeks relief from SZO 3.1.18.c.iv regarding the maximum driveway width for a proposed driveway in the Neighborhood Residence (NR) zoning district, which requires a Hardship Variance.
- ZP26-000088
  Adam Dash Esq, on behalf of Nathan Aparo, seeks relief from SZO 3.1.7.b. regarding the minimum sum of side setbacks in the Neighborhood Residence (NR) zoning district, which requires a Hardship Variance.
- ZP26-000089
  Adam Dash Esq, on behalf of Nathan Aparo, seeks relief from SZO 3.1.7.a. regarding the minimum lot width in the Neighborhood Residence (NR) zoning district, which requires a Hardship Variance.

**180 Somerville Ave - ZP26-000057** *(continued from the October 14, 2026 meeting)*

Seth Anderson seeks to expand the existing formula business into the neighboring vacant storefront, which requires a Special Permit for the expansion of a pre-existing nonconforming

formula business

**1154 Broadway** *(continued from the September 30, 2026 meeting)*

- ZP26-000026
  Adam Dash & Associates, on behalf of Laxmi N. Pradhan and Jharana Pradhan, seek relief from SZO 4.2.9.a for the required GreenScore in the Mid-Rise 4 (MR4) Zoning District, which requires a Hardship Variance.
- ZP26-000027
  Adam Dash & Associates, on behalf of Laxmi N. Pradhan and Jharana Pradhan, seek relief from SZO 10.3.6.a.i for the landscape buffer requirements in the Mid-Rise 4 (MR4) Zoning District, which requires a Hardship Variance.
- ZP26-000028
  Adam Dash & Associates, on behalf of Laxmi N. Pradhan and Jharana Pradhan, seek relief from SZO 4.2.9.c for building height in the Mid-Rise 4 (MR4) Zoning District, which requires a Hardship Variance.
- ZP26-000029
  Adam Dash & Associates, on behalf of Laxmi N. Pradhan and Jharana Pradhan, seek relief from SZO 4.2.9.c for number of stories of a commercial building in the Mid-Rise 4 (MR4) Zoning District, which requires a Hardship Variance.
- ZP26-000030
  Adam Dash & Associates, on behalf of Laxmi N. Pradhan and Jharana Pradhan, seek relief from SZO 4.2.9.b for a nonconforming rear setback in the Mid-Rise (MR4) Zoning District, which requires a Hardship Variance.
- ZP26-000031
  Adam Dash & Associates, on behalf of Laxmi N. Pradhan and Jharana Pradhan, seek relief from SZO 4.2.15.c.ii for a driveway in the frontage area of a lot in the Mid-Rise 4 (MR4) Zoning District, which requires a Hardship Variance.
- ZP26-000032
  Adam Dash & Associates, on behalf of Laxmi N. Pradhan and Jharana Pradhan, seek relief from SZO 4.2.9.b for the secondary front setback standards in the Mid-Rise 4 (MR4) Zoning District, which requires a Hardship Variance.
- ZP26-000077
  Adam Dash & Associates, on behalf of Laxmi N. Pradhan and Jharana Pradhan, seek relief from SZO 4.2.16.a.i. for the sidewalk width standard in the Mid-Rise 4 (MR4) Zoning District, which requires a Hardship Variance.
- ZP26-000078
  Adam Dash & Associates, on behalf of Laxmi N. Pradhan and Jharana Pradhan, seek relief from SZO 4.2.16.b.ii for curb cut standards in the Mid-Rise 4 (MR4) Zoning District, which requires a Hardship Variance.
- ZP26-000079
  Adam Dash & Associates, on behalf of Laxmi N. Pradhan and Jharana Pradhan, seek relief from SZO 4.2.16.b.iv.a. for the curb cut distance from intersection standards in the Mid-Rise 4 (MR4) Zoning District, which requires a Hardship Variance.

***The Applicant has requested to continue these items to the December 2, 2026 ZBA meeting.***

## OTHER BUSINESS

- None

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.