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City of Somerville

ZONING BOARD OF APPEALS

City Hall, 93 Highland Avenue, Somerville MA 02143

AGENDA
DECEMBER 02, 2026, at 6:00pm

The meeting will be held using Zoom.

TO USE A COMPUTER

Link: https://us02web.zoom.us/webinar/register/WN_GDaXDKpwQB6Wok2YIn7O2w

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

- None

PUBLIC HEARINGS

64 Hooker Ave – ZP26-000095

- Jared Gardiner proposes to convert an existing nonconforming rear projecting porch into habitable space in the Neighborhood Residence (NR) zoning district, which requires a Section 6 finding.

599 Somerville Ave – ZP26-000108

- 599 Somerville Ventures LLC is requesting relief of ground story entrance spacing Per SZO 4.1.9.d., which requires a Variance.

2 Quincy Street

- **ZP26-000096**
  Stefanov Architects Inc. is requesting relief of minimum lot width for an Apartment Building per SZO 3.2.10.a, which requires a Variance.
- **ZP26-000114**
  Stefanov Architects Inc. is requesting relief of ground story elevation requirements per SZO 3.2.10.c., which requires a Variance.
- **ZP26-000115**
  Stefanov Architects Inc. is requesting relief of setback requirements per 3.2.10.b, which requires a Variance.

199 Elm Street

- **ZP26-000098**
  Mapu Development LLC seeks relief from SZO 4.2.8.c. for number of stories, which requires a Variance.
- **ZP26-000099**
  Mapu Development LLC seeks relief from SZO 4.2.8.c. for building height, which requires a Variance.

- **ZP26-000100**
  Mapu Development LLC seeks relief from SZO 4.2.8.d. for the density factor for number of residential units, which requires a Variance.

1154 Broadway *(continued from the November 4, 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 January 6, 2027 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

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