City of Somerville

ZONING BOARD OF APPEALS

City Hall, 93 Highland Avenue, Somerville MA 02143

PUBLIC HEARING NOTICE

The Somerville Zoning Board of Appeals (ZBA) will hold a virtual public hearing on Wednesday, December 2, 2026, at 6:00pm through 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.

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.

The Zoning Board will consider the following pursuant to M.G.L. 40A and the Somerville Zoning Ordinance:

64 Hooker Ave	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	599 Somerville Ventures LLC is requesting relief of ground story entrance spacing Per SZO 4.1.9.d., which requires a Variance.
199 Elm Street	Mapu Development LLC seeks relief from SZO 4.2.8.c. for number of stories, which requires a Variance.
199 Elm Street	Mapu Development LLC seeks relief from SZO 4.2.8.c. for building height, which requires a Variance.
199 Elm Street	Mapu Development LLC seeks relief from SZO 4.2.8.d. for the density factor for number of residential units, which requires a Variance.
2 Quincy St	Stefanov Architects Inc. is requesting relief of minimum lot width for an Apartment Building per SZO 3.2.10.a, which requires a Variance.

2 Quincy St	Stefanov Architects Inc. is requesting relief of ground story elevation requirements per SZO 3.2.10.c., which requires a Variance.
2 Quincy St	Stefanov Architects Inc. is requesting relief of setback requirements per 3.2.10.b, which requires a Variance.

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.
Interested persons may provide comments to the Zoning Board at the hearing or by submitting written comments by email to ZoningBoard@somervillema.gov.
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.