

**CITY OF SOMERVILLE**  
**ORDINANCE NO. 2023-**  
**IN CITY COUNCIL: \_\_\_\_\_, 2023**

Be it ordained by the City Council, in session assembled, that the Zoning Map of the City of Somerville is hereby amended to change the zoning district of 113 Prospect Street (MBL 83-F-14) from Urban Residence (UR) to Neighborhood Residence (NR).

Approved:

\_\_\_\_\_  
President

Approved:

\_\_\_\_\_  
Mayor

ADAM DASH & ASSOCIATES  
ATTORNEYS AT LAW

48 GROVE STREET, SUITE 304  
DAVIS SQUARE  
SOMERVILLE, MA 02144

TELEPHONE (617) 625-7373

FAX (617) 625-9452

www.adamdashlaw.com

2023 JUN 15 A 10:58

ADAM DASH  
PAUL METSCHER  
MARK SHEEHAN

VIA HAND DELIVERY

CITY CLERK'S OFFICE  
SOMERVILLE, MA

June 15, 2023

Clerk's Office  
1<sup>st</sup> Floor, City Hall  
93 Highland Avenue  
Somerville, MA 02143

RE: 113 Prospect Street

Dear Clerk's Office:

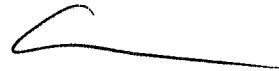
Enclosed please find the Zoning Map Amendment Application regarding the above-referenced property.

Please let me know when this matter will be heard.

If you have any questions, please feel free to contact me.

Thank you.

Very truly yours,



Adam Dash



# CITY OF SOMERVILLE

Office of Strategic Planning & Community Development

## ZONING MAP AMENDMENT • APPLICATION FORM

2023 JUN 15 A 10:58

CITY CLERK'S OFFICE  
SOMERVILLE, MA

Per Article 15.6.2 of the Somerville Zoning Ordinance (SZO), an individual property owner or ten (10) registered voters of the City of Somerville may petition the Somerville City Council to change the maps of the Somerville Zoning Atlas in response to changes in City policy or real-world conditions. To submit a map amendment petition to the City Council, the following must be provided:

1. A completed Zoning Map Amendment Application Form.
2. A copy of the appropriate Zoning Atlas map(s) with the proposed change(s) clearly noted.
3. A letter addressed to the City Council including a description of the proposed changes and the purpose for the petition.

Submit all required documents to:

City Clerk's Office  
1<sup>st</sup> Floor, City Hall  
93 Highland Avenue  
Somerville, MA 02143

Property to be changed

Property Address: 113 Prospect Street		
Map: 83	Block: F	Lot: 14
Property Address:		
Map:	Block:	Lot:
Property Address:		
Map:	Block:	Lot:
Property Address:		
Map:	Block:	Lot:
Property Address:		
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Map:	Block:	Lot:
Property Address:		
Map:	Block:	Lot:

  
Daniel C. Savitt

  
Lieba R. Savitt

For ten (10) registered voters:

Name:	Signature: _____
Address:	

Name:	Signature: _____
Address:	

Name:	Signature: _____
Address:	

Name:	Signature: _____
Address:	

Name:	Signature: _____
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Name:	Signature: _____
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Name:	Signature: _____
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Name:	Signature: _____
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Name:	Signature: _____
Address:	

Name:	Signature: _____
Address:	

## ZONING MAP AMENDMENT APPLICATION

**Property: 113 Prospect Street**

**Owners and Applicants: Daniel C. Savitt and Lieba R. Savitt**

**Agent for Owners and Applicants: Adam Dash, Esq.**

**June 15, 2023**

**To: Hon. Matthew McLaughlin, Ward 1 Councilor and Chair of the Land Use Committee**

**Hon. J.T. Scott, Ward 2 Councilor**

**Kimberly Wells, City Clerk**

**Sarah Lewis, Planning Director**

The Owners/Applicants, Daniel C. Savitt and Lieba R. Savitt hereby request a zoning map change regarding the property located at 113 Prospect Street, which is Assessors Map 83, Block F, Lot 14 (the "Property"), being a two family Detached House building type in Ward 2. The property is located in the Urban Residence ("UR") zoning district and the ¼ mile Transit Area. The Property is not located in a Pedestrian Street District.

The Owners/Applicants seek to construct a Rear Addition to the existing Detached House structure; however, the Property is located in the UR zoning district, which does not allow the Detached House building type and does not allow a Rear Addition as a building component. Per Somerville Zoning Ordinance ("SZO") 14.1.5.c.1.a, a Rear Addition to the existing Detached House structure is prohibited in the UR zoning district.

Therefore, the Owners/Applicants seek to change the current UR zoning designation of the property to Neighborhood Residence ("NR"). This zoning map change to NR would make the existing Detached Building type a permitted building type, and would allow the proposed Rear Addition as a permitted building component.

The zoning map change to NR would allow the Owners/Applicants to enlarge their house to meet the needs of their expanding family without having to demolish the existing structure to build a UR-compliant one. The number of units in the structure would remain two.

The change would meet the intent of the SZO and the NR zoning district, as well as the intent of the SomerVision 2040 Plan.

Per SZO 1.1.4.d, the intent of the SZO is, in part:

*iii. To provide a range of housing types, unit sizes, and price points to accommodate the diverse household sizes and life stages of Somerville residents at all income levels,*

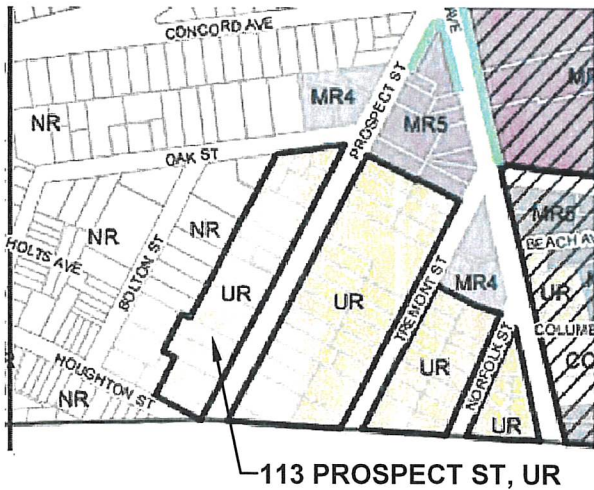
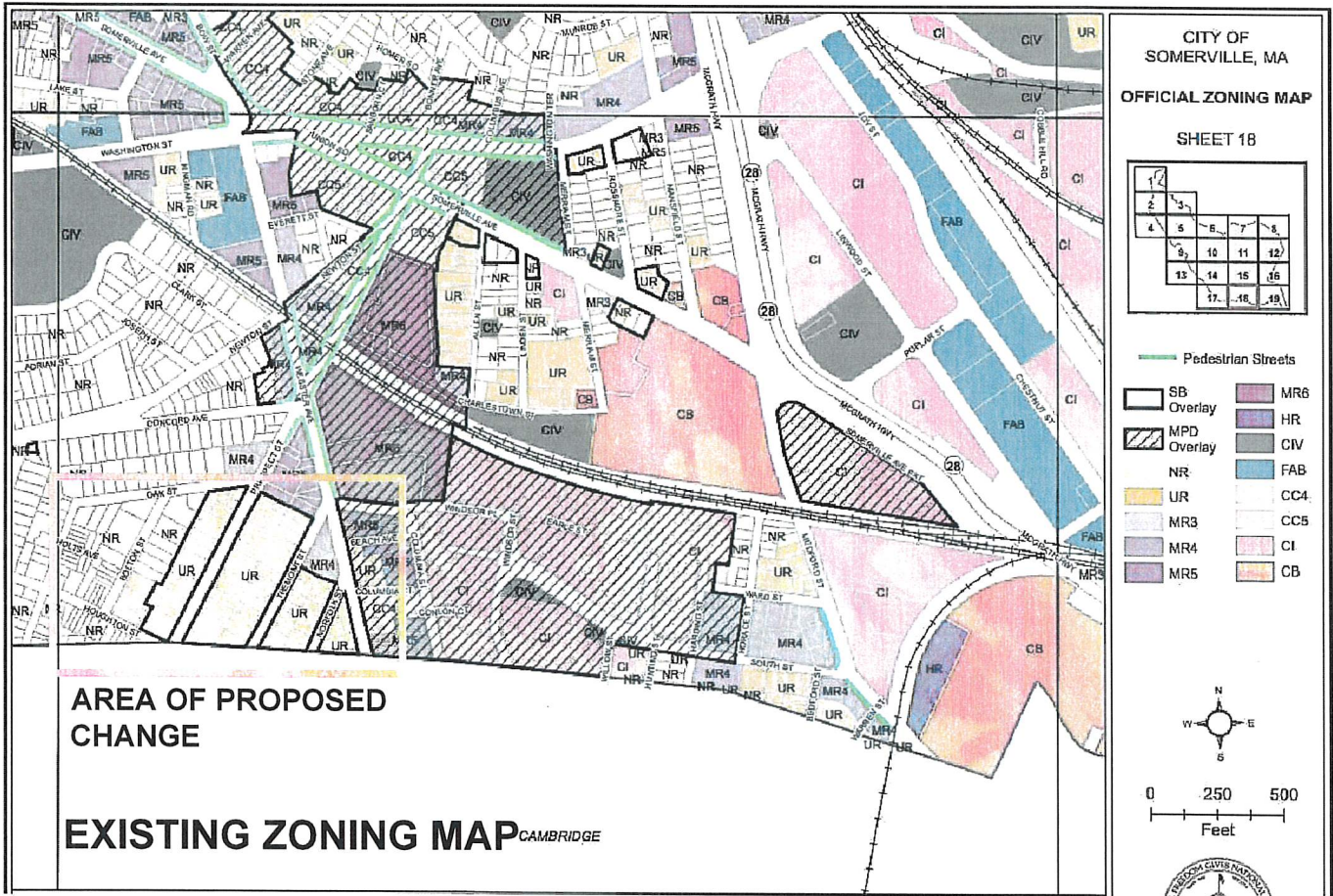
Therefore, the Owners/Applicants respectfully request that the zoning map regarding the Property be amended from UR to NR.

Daniel C. Savitt and Lieba R. Savitt  
By their attorney,

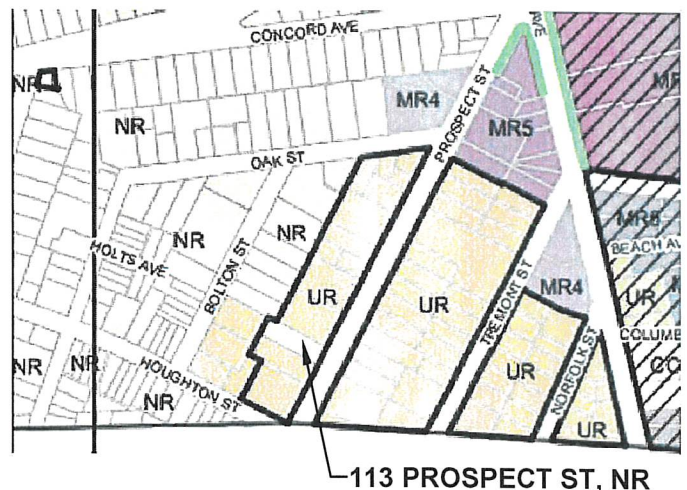


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Somerville, MA 02144  
617-625-7373  
[dash@adamdashlaw.com](mailto:dash@adamdashlaw.com)



**EXISTING ZONING MAP**



**PROPOSED ZONING MAP**