



CITY OF SOMERVILLE

Office of Strategic Planning & Community Development

2021 DEC -2 A 9:52

CITY CLERK'S OFFICE
SOMERVILLE, MA

ZONING MAP AMENDMENT • APPLICATION FORM

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.

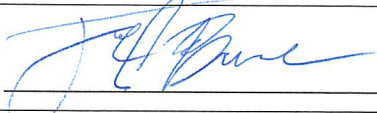
Submit all required documents to:

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

Property to be changed

Property Address:	383 Broadway	
Map: 47	Block: G	Lot: 11
Property Address:		
Map:	Block:	Lot:
Property Address:		
Map:	Block:	Lot:
Property Address:		
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Map:	Block:	Lot:
Property Address:		
Map:	Block:	Lot:

For ten (10) registered voters:

Name: Broadway Somerville Apartments, LLC	Signature: 
Address: 369 LINDSAY POND ROAD CONCORD, MA 01742	

Name:	Signature: _____
Address:	

Name:	Signature: _____
Address:	

Name:	Signature: _____
Address:	

Name:	Signature: _____
Address:	

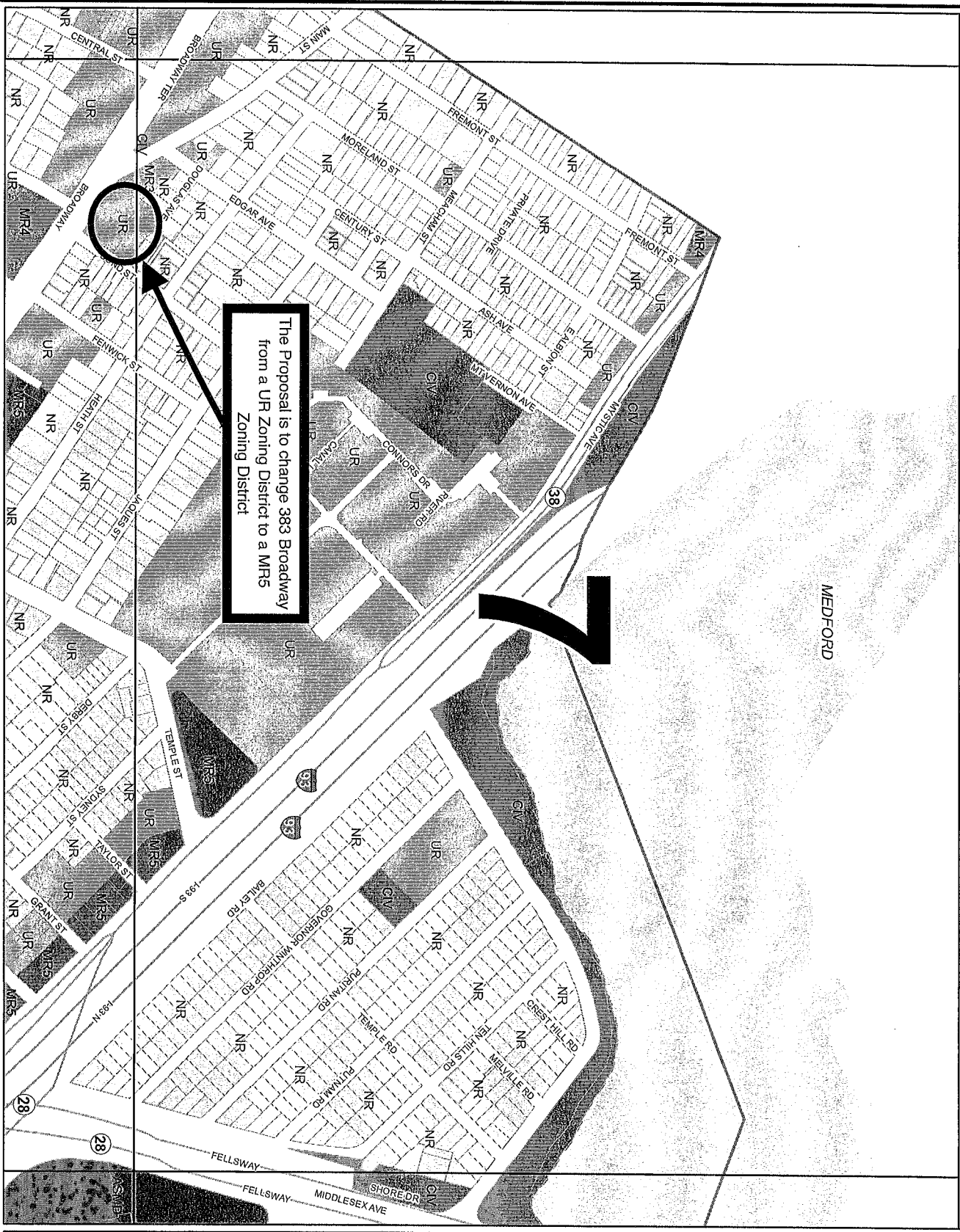
Name:	Signature: _____
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Name:	Signature: _____
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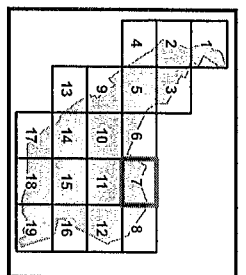
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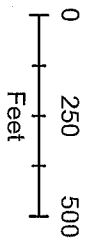
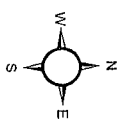
Name:	Signature: _____
Address:	



CITY OF SOMERVILLE, MA
OFFICIAL PROPOSED ZONING
 (UNADOPTED)



- NR
- UR
- MR3
- MR4
- MR5
- CIV
- ASMD



Date: December 12, 2019

**LAW OFFICES of
RICHARD G. Di GIROLAMO**

**Attorneys at Law
424 Broadway
Somerville, MA 02145**

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**Richard G. Di Girolamo  
Anne M. Vigorito, Of Counsel**

**Tel: (617) 666-8200  
Fax (617) 776-5435**

**Amy Connors, Of Counsel  
Breanna Rolland, Of Counsel  
Marc Maniscalco, Legal Assistant**

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December 1, 2021

Somerville City Council  
City of Somerville  
93 Highland Avenue  
Somerville, MA 02143

Attn: Kimberly Wells, City Clerk

**Re: 383 Broadway, Somerville, Massachusetts – Broadway Somerville Apartments, LLC  
Map/Block/Lot: 47/G/11  
Zoning Map Change Request**

Dear Ms. Wells:

I am counsel to Broadway Somerville Apartments, LLC, relative to the property they own at 383 Broadway, Somerville, Massachusetts. At this time, my client respectfully requests a map change regarding the current Zoning.

The property is currently located in a Urban Residential (“UR”) Zoning District. The property in question is a garage, which abuts an existing sixty-four (64) unit building, consisting of sixty-three (63) apartments and one (1) commercial unit, also owned by my client, and all of which is located on the same lot.

The proposal is to demolish the garage, which is underutilized and in a state of disrepair, and in its place, construct a twenty-eight (28) unit apartment building that will complement the existing sixty-four (64) unit building on the corner of Bond Street and Broadway. Since fewer and fewer units utilize parking at this building and given its proximity to a future T stop, the construction of additional housing units would better serve the community in this area of Somerville.

While the zoning designation for the site as UR allows for the development of residential units, a Mid-Rise 5 (“MR5”) designation is more dimensionally appropriate for the proposed development at this property. The MR5 classification would allow for better use of the site and is

consistent with the concept of Somervision and goals for additional housing, especially in this part of Somerville.

Under the proposed development, twenty percent (20%) of the units within the new building will be inclusionary units. Moreover, twenty percent (20%) of the units within the existing apartment building on the site, which presently does not contain any inclusionary units, will become inclusionary units. If the new development is approved, the entire development (new and existing) will provide eighteen (18) inclusionary units.

On June 22, 2021, a Neighborhood Meeting was conducted to discuss the proposal of a Zoning Map Change Request from UR to a MR5 Zoning District. On October 13, 2021, a second Neighborhood Meeting was conducted to discuss the same. The meetings were not well-attended, however, most neighbors in attendance looked favorably upon the proposed Zoning Map Change. (See Notices of Neighborhood Meeting, attached hereto as **Exhibit A**).

At this time, I request that this matter be placed in the City Council's next meeting agenda.

Very truly yours,



Richard G. Di Girolamo

# **Exhibit A**

**NOTICE OF NEIGHBORHOOD MEETING**

**THERE WILL BE A NEIGHBORHOOD MEETING  
REGARDING THE PROPOSED ZONING MAP CHANGE FOR  
383 BROADWAY, SOMERVILLE, MA**

**SPONSORED BY**

**WARD FOUR CITY COUNCILOR JESSE CLINGAN**

**The owner, Broadway Somerville Apartments, LLC, and their  
Attorney Richard Di Girolamo, shall be present to speak with  
neighbors and answer any questions.**

**WHEN: Tuesday, June 22, 2021**

**TIME: 6:00 pm-7:00 PM**

**ZOOM LOGIN:**

**For more information about the meeting please contact  
Ward 4 City Councilor Jesse Clingan  
(617) 290-1904 [aldermanclingan@gmail.com](mailto:aldermanclingan@gmail.com)**

**NOTICE OF SECOND NEIGHBORHOOD MEETING**

**THERE WILL BE A SECOND NEIGHBORHOOD MEETING  
REGARDING THE PROPOSED ZONING MAP CHANGE FOR  
383 BROADWAY/ 10-12 BOND STREET, SOMERVILLE, MA**

**SPONSORED BY**

**WARD FOUR CITY COUNCILOR JESSE CLINGAN**

**The owner, Broadway Somerville Apartments, LLC, their Architect, HDS Architecture, and their Attorney Richard Di Girolamo, shall be present to speak with neighbors and answer any questions.**

**WHEN: Wednesday, October 13, 2021**

**TIME: 5:30 PM**

**ZOOM LOGIN: Computer: <https://bit.ly/3zG43pZ>**

**Meeting ID: 872 6407 1860**

**Phone: +1(929)436-2866,,87264071860#**

**For more information about the meeting please contact  
Ward 4 City Councilor Jesse Clingan  
(617) 290-1904 [aldermanclingan@gmail.com](mailto:aldermanclingan@gmail.com)**