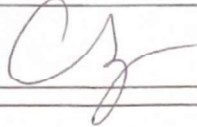




For ten (10) registered voters:

Name: Charles Zumato	Signature: 
Address: 1 Placid Rd Newton MA 02459	

Name:	Signature: _____
Address:	

Name:	Signature: _____
Address:	

Name:	Signature: _____
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Address:	

Name:	Signature: _____
Address:	

ZAMMUTO CHARLES TRUSTEE  
1359 Realty Trust  
375 Main Street  
Everett, MA 02149

*October 24, 2023,*

Somerville City Council  
93 Highland Ave  
Somerville, MA 02143

RE: Zoning Map Amendment Application for 565 Broadway

**HISTORY**

On January 14, 2014, a special permit was approved by the city of Somerville to establish ten residential units in a new three-story building, which would also house a private club or lodge on the 1<sup>st</sup> floor. Please see the attached parcel card (Attachment 1) showing the use code 0340 and a description of Office Building MDL-94.

Before the special permit, this property was occupied by the 1359 Associates, Inc., aka The Sons of Italy, a private club with a function facility since 1948.

**ZONING**

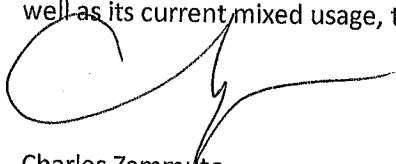
The current zoning is UR; see the attached Somerville Official Zoning Map (Attachment 2). I am requesting an amendment to the current zoning to MR4. The block to the right (Map 32 Block B) is zoned as MR4, as is the lot across the Street (Alfred Street) to the left (Map 27 Block C Lot 6).

According to the Somerville Zoning Ordinance 11/26/19 regarding Mid-Rise districts (Attachment 4):

**Character Description**

The Mid-Rise 4 district is characterized by various moderate floor plate buildings up to four (4) stories in height. Buildings are set close to the sidewalk to create a defined street wall that supports pedestrian activity and a sense of place. The district is primarily commercial, with ground-story uses that typically address the needs of residents and employees in the immediate neighborhood.

When taking into consideration the property's proximity to the new public transportation green line and bus routes, also considering the long history of the property's use as a private bar and function facility as well as its current mixed usage, the building meets all the character descriptions of MR-4 zoning.

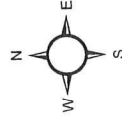
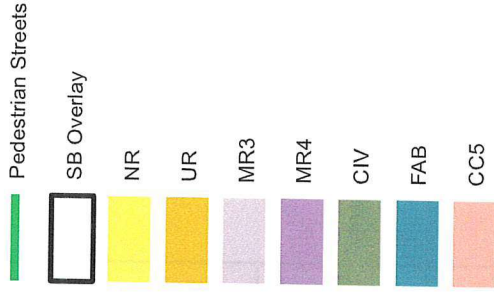
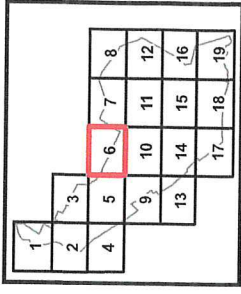


Charles Zammuto  
Owner



CITY OF  
SOMERVILLE, MA  
OFFICIAL ZONING MAP

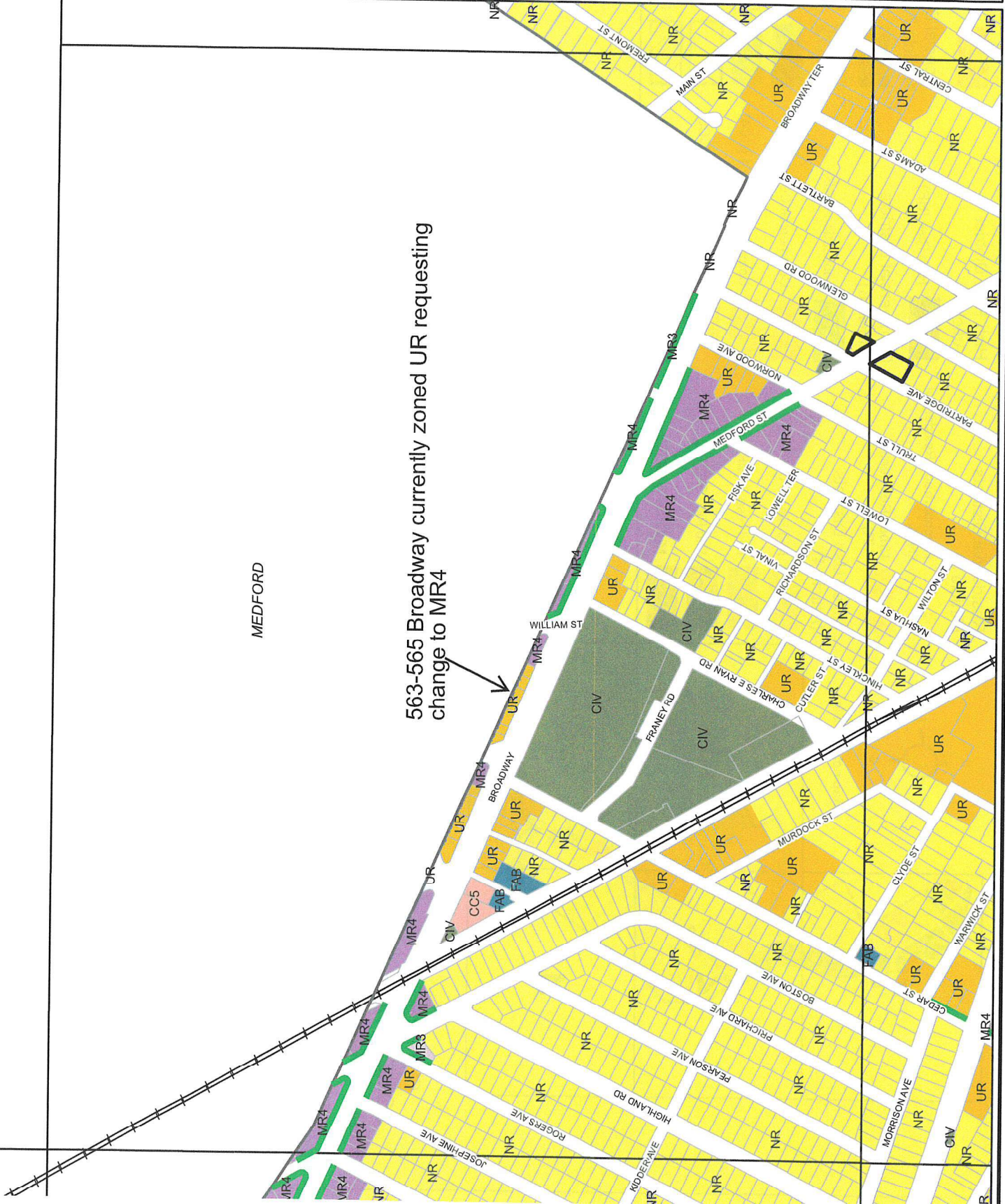
SHEET 6



Date: March 20, 2022

MEDFORD

563-565 Broadway currently zoned UR requesting  
change to MR4

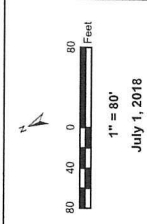
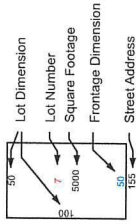






### Assessors Map

- Parcel Boundary
- Block/ROW Boundary
- Other ROW Boundary
- Assessor Map Boundary
- Water Body
- Building
- Railroad ROW



Sources: Rights-of-way and building footprints were originally developed from Boston Edison City of Somerville. Parcel data were originally developed from tax assessor maps by GDM Smith, based on City of Somerville records.

NOTE: The data represented on these maps indicate distances and street locations of lots. They are NOT survey data and should not be treated as such.

