



205 FEB -5 A 7:54

CITY OF SOMERVILLE, MASSACHUSETTS
ELECTION DEPARTMENT

CITY CLERK'S OFFICE
SOMERVILLE, MA

KATJANA BALLANTYNE
MAYOR

February 4, 2025

Kimberley Wells
City Clerk
Somerville City Hall
93 Highland Avenue
Somerville, Ma 02143

205 FEB-05-5A 7:54
CITY CLERK'S OFFICE
SOMERVILLE, MA

Dear Ms. Wells:

We hereby certify that the Sixteen (16) pages of the petition ("Zoning Text Amendment Application Form" and attachments from the OSPCD) given to us by your office contains the names of Fifteen (15) registered Somerville voters designated as such by a red check mark to the left of the name.

✓ against the name of each qualified voter certified.

N - no such registered voter at that address, or address is illegible.

S - unable to identify signature as that of voter because of form of signature, or signature is illegible.

T - already signed

BOARD OF ELECTION COMMISSIONERS

Justin Brown
Kathy J. Cooney
Heidi K. Saloner



CITY HALL • 93 HIGHLAND AVENUE • SOMERVILLE, MASSACHUSETTS 02143
(617) 625-6600 EXT. 4200 • FAX: (617) 625-5643
EMAIL: ELECTIONS@somervillema.gov • www.somervillema.gov



CITY OF SOMERVILLE

Office of Strategic Planning & Community Development

ZONING TEXT 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 amend the provisions of the SZO in response to changes in City policy or real-world conditions. To submit a text amendment petition to the City Council, the following must be provided:

1. A completed Zoning Text Amendment Application Form.
2. The proposed change(s) to the ordinance language. Identify the proper Article and Section number(s) of the ordinance. Text to be removed must be ~~crossed-out in red~~ and new text must be underlined in red.
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

2025 FEB -4 P 2:00
CITY CLERK'S OFFICE
SOMERVILLE, MA

2025 FEB -4 PM 2:00
CITY CLERK'S OFFICE
SOMERVILLE, MA

For an individual property owner:

Name:	Signature: _____
Address:	

See next page for ten (10) registered voters.

For ten (10) registered voters:

✓ Name: Alexander Wasilkoff
Address: 7 Mountain Ave Unit 3
Signature: Alexander Wasilkoff

✓ Name: Jason Jong
Address: 33 Newbury St Unit 2
Signature: J. Jong

✓ Name: Crystal Huff
Address: 52 Elm St
Signature: Crystal Huff

✓ Name: Stephen P. Huff
Address: 52 Elm St.
Signature: Stephen P. Huff

Name: _____
Address: _____
Signature: _____


Name: _____
Address: _____
Signature: _____


Name: _____
Address: _____
Signature: _____


Name: _____
Address: _____
Signature: _____

Name: _____
Address: _____
Signature: _____


Name: _____
Address: _____
Signature: _____

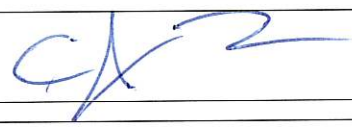
✓ Name: Jeff Boyer
Address: 26 Clyde St #2
Signature: 


✓ Name: Joel Paul
Address: 12 Moreland St #3
Signature: 

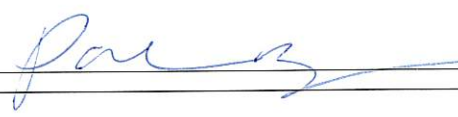
✓ Name: Joshua Michel
Address: 10 Clark St
Signature: 

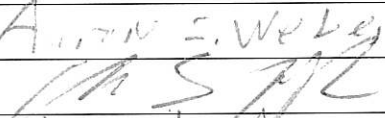
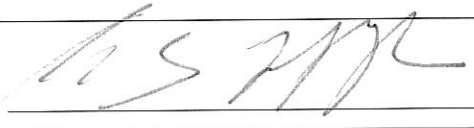
✓ Name: Elliot Borenstein
Address: 25 Russell Rd
Signature: 

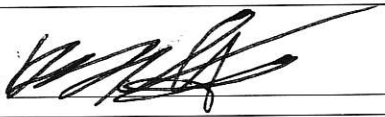
✓ Name: Vered Brandman
Address: 23 Russell Rd
Signature: 

✓ Name: Christopher Lahey
Address: 59 Irving St
Signature: 

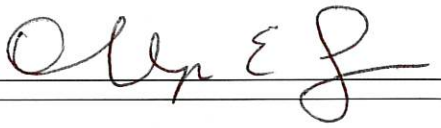
✓ Name: Matthew McMillan
Address: 373 Highland Ave #209
Signature: 

✓ Name: PALMER BERRY
Address: 373 HIGHLAND AVE #209
Signature: 

✓ Name: ANITA S. WELBY
Address: 
32 Summit Ave 02143
Signature: 

✓ Name: Devin Netto
Address: 11 Roberts St #1 02145
Signature: 



Name: Madalyn Corley	Signature: 
Address: 63 Elmwood St. #2 Somerville, MA 02144	

Name:	Signature: _____
Address:	

Name:	Signature: _____
Address:	

Name:	Signature: _____
Address:	

Name:	Signature: _____
Address:	

Name:	Signature: _____
Address:	

Name:	Signature: _____
Address:	

Name:	Signature: _____
Address:	

Name:	Signature: _____
Address:	

Name:	Signature: _____
Address:	

Jan 2, 2025

To the Honorable City Council,

Attached you will find a proposed amendment to the Somerville Zoning Ordinance, authored by members of Somerville YIMBY. This amendment includes two categories of changes:

1. It increases the allowed height of the Detached House, Semi-Detached House, and Duplex building types in the NR district from 2.5 stories to 3 stories.
2. It simplifies and loosens arbitrary and costly restrictions on the construction of Gable and Shed Dormers in both the NR and UR districts.

With the legalization of triple deckers city-wide in the NR district, we feel that the restriction against other types of 3 story buildings is no longer justified. Allowing a full third story, rather than just a half story, will facilitate increased living space for all kinds of households, and allow an easier path for accessibility projects.

Similarly, the argument by some that larger dormers create the appearance of a third floor, and thus should be restricted, is likewise no longer justified. These changes allow for dormers in the same styles that we already see throughout the city. This amendment removes the restriction on dormer length, as well as roof and facade setbacks, making construction of dormers easier, less costly, and structurally more sound. It also removes the requirement for excessively large banks of windows, bringing dormer fenestration requirements in line with all other floors of the building, and creating dormers that are more in line with the city's climate goals.

Put together, these two sets of changes will simplify the addition of new living space in our increasingly tight housing market. They will allow renters to find rooms more easily, and families to stay in their homes as their space needs change.

Thank you for your consideration.

Respectfully,

Somerville YIMBY

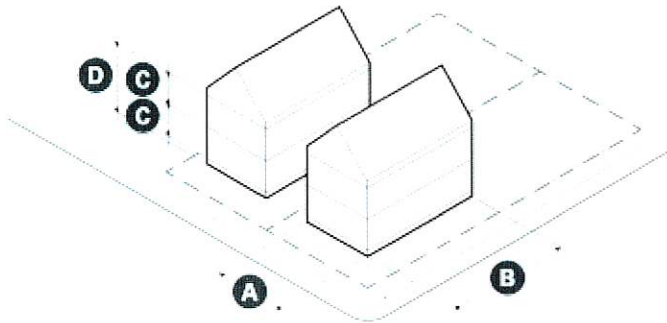
Be it ordained by the City Council, in session assembled, that sections 3.1.8c, 3.1.9c, 3.1.10c, 3.1.13k, 3.1.13l, 3.2.12l, and 3.2.12m of the Zoning Ordinances of the City of Somerville are hereby amended as follows by deleting the ~~struckthrough~~ text and adding the **bolded and underlined** text.

3. RESIDENCE DISTRICTS

Neighborhood Residence (NR)

3.1.8 Detached House

c. Massing & Height



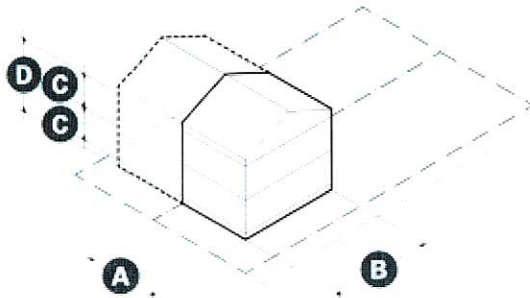
Main Mass	
Facade Build Out (min)	50%
A Width (min/max)	22ft 28ft
B Depth (min/max)	28ft 48ft
Ground Story Elevation (min)	2ft
D Number of Stories (max)	2.5 3
Roof Type	Flat, Gable, Gambrel, Hip, or Mansard

3. RESIDENCE DISTRICTS

Neighborhood Residence (NR)

3.1.9 Semi-Detached House

c. Massing & Height



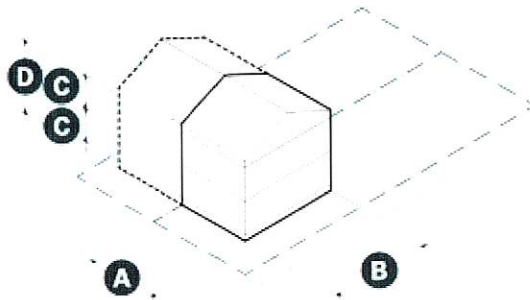
Main Mass	
Facade Build Out (min)	50%
A Width (min/max)	22ft 28ft
B Depth (min/max)	28ft 48ft
Ground Story Elevation (min)	2ft
D Number of Stories (max)	2.5 3
Roof Type	Flat, Gable, Hip, Mansard

3. RESIDENCE DISTRICTS

Neighborhood Residence (NR)

3.1.10 Duplex

c. Massing & Height



Main Mass	
Facade Build Out (min)	50%
A Width (min/max)	40ft 56ft
B Depth (min/max)	30ft 52ft
Ground Story Elevation (min)	2ft
D Number of Stories (max)	2-5 3
Roof Type	Flat, Gable, Hip, Mansard

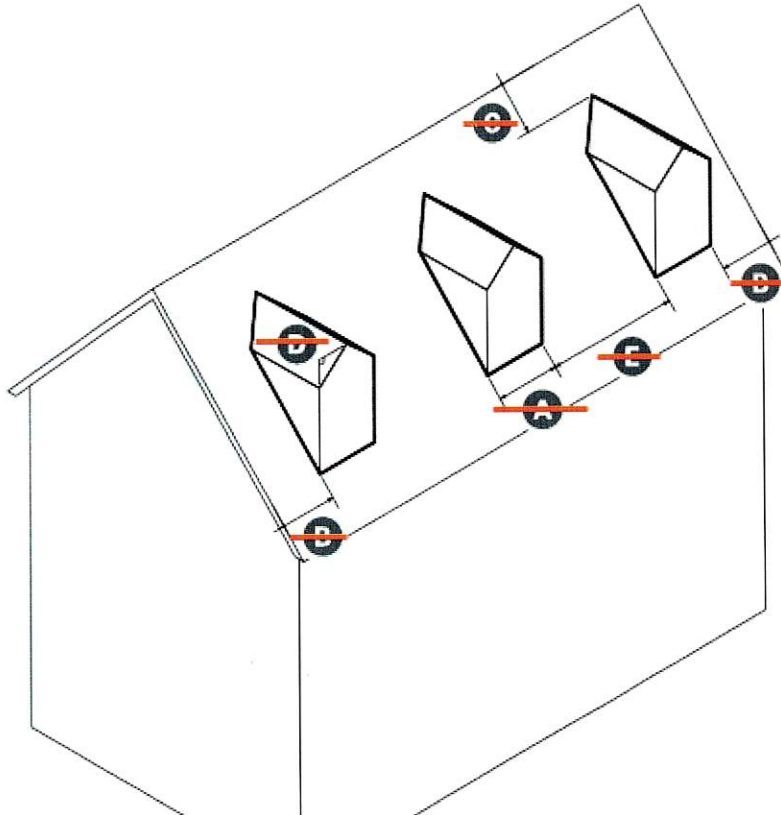
3. RESIDENCE DISTRICTS

Urban Residence (UR)

3.2.12 Building Components

I. Gable Dormer

i. A gable dormer is a **window** space with a gable, hip, or arched roof that projects perpendicularly from a pitched roof. **Dormer windows provide light to the habitable space of a half-story. Gable dormers provide light and additional habitable space to a half-story.**



Dimensions	
A Face Width (max)	Window(s) width + 18in
Dormer Fenestration (min, cumulative)	15%
Side Wall Setback (min)	—
Roof with eave	0 ft
Roof without eave	1 ft
B Facade & Rear Wall Setback (min)	3 ft
C Ridge Setback (min)	1 ft

ii. Standards

- a). The face wall of a gable dormer may not project beyond the exterior wall of the building ~~and may not interrupt the eave of the roof.~~
- b). Gable dormers may be combined with a shed dormer(s) to create a Nantucket dormer.
- ~~e). The cumulative width of a single, multiple, or attached combinations of dormers may equal up to fifty percent (50%) of the eave/ridge length of the roof.~~
- ~~d). Flat roofs are prohibited.~~

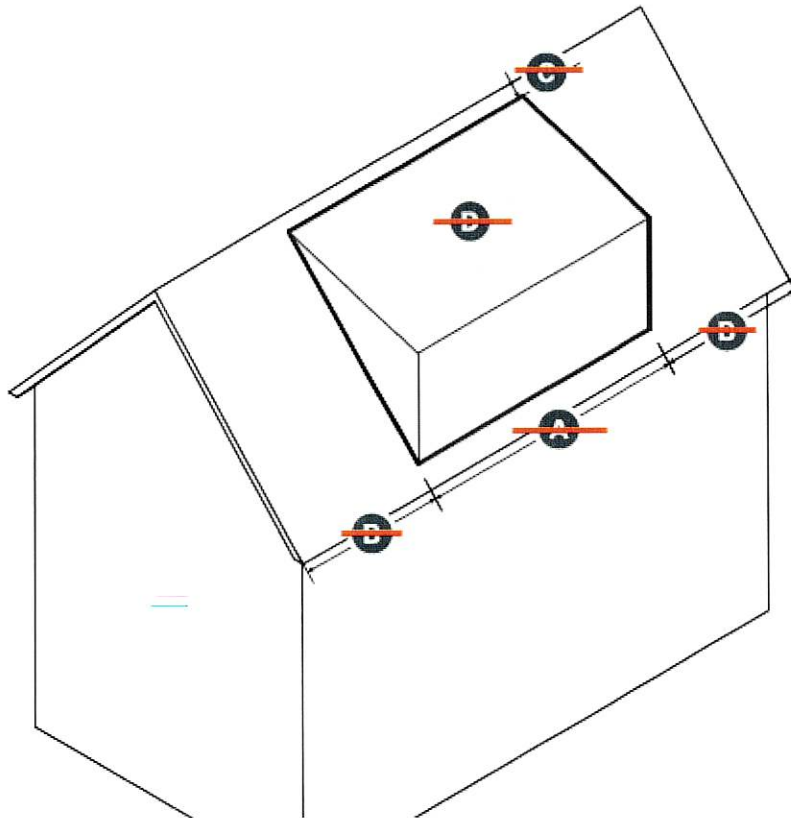
3. RESIDENCE DISTRICTS

Urban Residence (UR)

3.2.12 Building Components

m. Shed Dormer

i. A shed dormer is a **window** space with a shed roof that projects perpendicularly from a pitched roof. Shed dormers provide light and additional habitable space to a half-story.



Dimensions	
A Face Width (max)	Window(s) width + 36 in
Dormer Fenestration (min, cumulative)	15%
Side Wall Setback (min)	—
Roof with eave	0 ft
Roof without eave	1 ft
B Facade & Rear Wall Setback (min)	3 ft
C Ridge Setback (min)	1 ft

ii. Standards

- a). The face wall of a shed dormer may not project beyond the exterior wall of the building ~~and may not interrupt the eave of the roof.~~
- b). Shed dormers may be combined with a ~~dormer window(s)~~ **gable dormer(s)** to create a Nantucket dormer.
- ~~c). The cumulative width of a single, multiple, or attached combinations of dormers may equal up to fifty percent (50%) of the eave/ridge length of the roof.~~
- ~~d). Flat roofs are prohibited.~~
- c). Full-width shed dormers are permitted.**

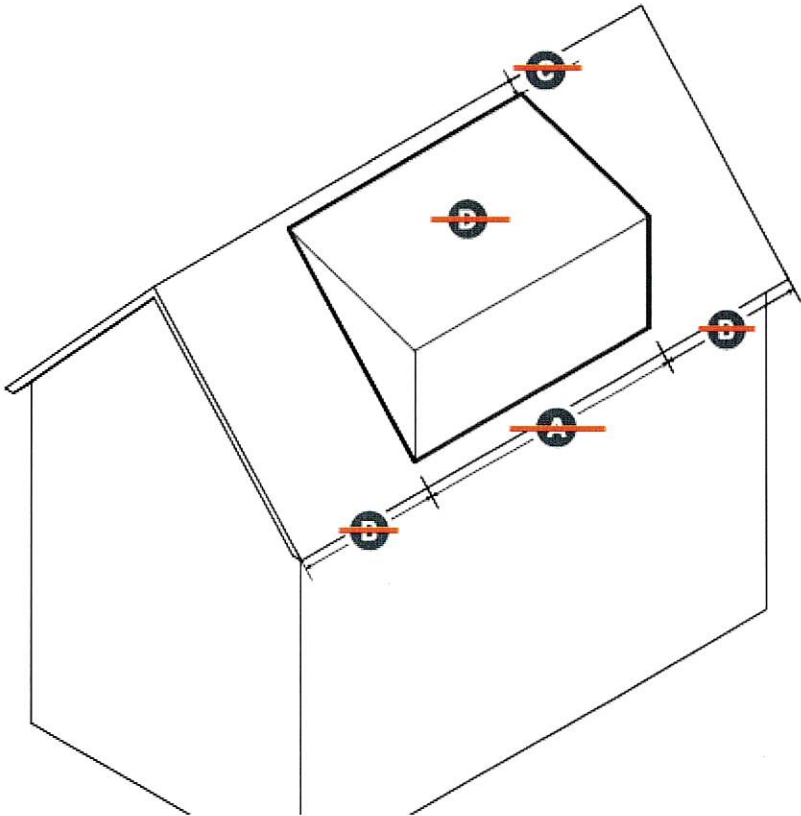
3. RESIDENCE DISTRICTS

Neighborhood Residence (NR)

3.1.13 Building Components

I. Shed Dormer

i. A shed dormer is a window space with a shed roof that projects perpendicularly from a pitched roof. Shed dormers provide light and additional habitable space to a half-story.

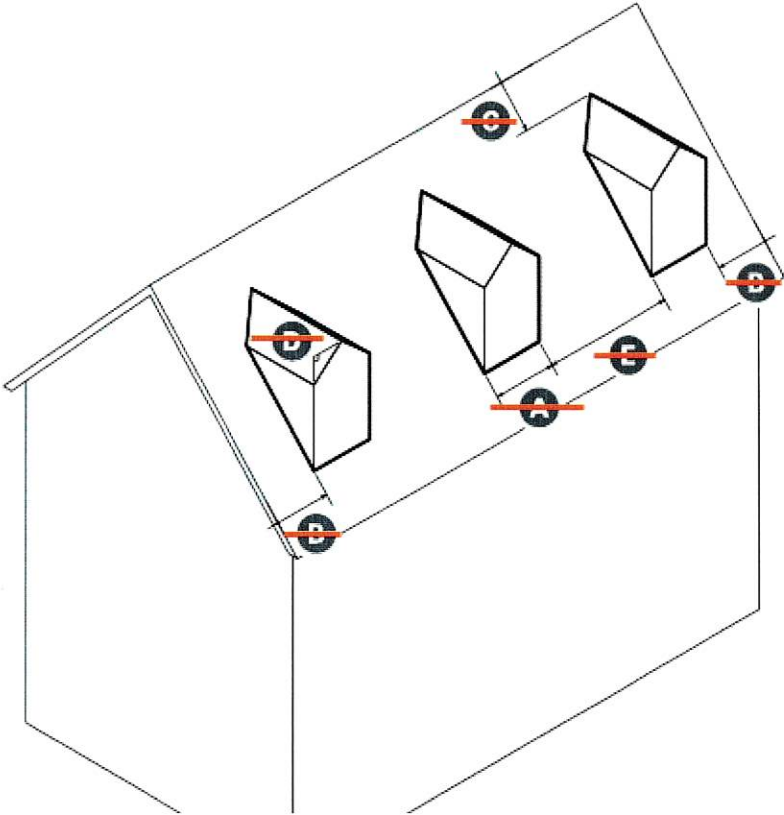


Dimensions	
A Face Width (max)	Window(s) width +36in
Dormer Fenestration (min, cumulative)	15%
Side Wall Setback (min)	—
Roof with eave	0 ft
Roof without eave	1 ft
B Facade & Rear Wall Setback (min)	3 ft
C Ridge Setback (min)	1 ft

3. RESIDENCE DISTRICTS
Neighborhood Residence (NR)

3.1.13 Building Components
k. Gable Dormer

i. A gable dormer is a window space with a gable, hip, or arched roof that projects perpendicularly from a pitched roof. Dormer windows provide light to the habitable space of a half-story. Gable dormers provide light and additional habitable space to a half-story.



Dimensions	
A Face Width (max)	Window(s) width +18in
Dormer Fenestration (min, cumulative)	15%
Side Wall Setback (min)	--
Roof with eave	0 ft
Roof without eave	1 ft
B Facade & Rear Wall Setback (min)	3 ft
C Ridge Setback (min)	1 ft

ii. Standards

- a). The face wall of a gable dormer may not project beyond the exterior wall of the building ~~and may not interrupt the eave of the roof.~~
- b). Gable dormers may be combined with a shed dormer(s) to create a Nantucket dormer.
- ~~c). The cumulative width of a single, multiple, or attached combinations of dormers may equal up to fifty percent (50%) of the eave/ridge length of the roof.~~
- ~~d). Flat roofs are prohibited.~~

ii. Standards

- a). The face wall of a shed dormer may not project beyond the exterior wall of the building ~~and may not interrupt the eave of the roof.~~
- b). Shed dormers may be combined with a ~~dormer window(s)~~ **gable dormer(s)** to create a Nantucket dormer.
- ~~c). The cumulative width of a single, multiple, or attached combinations of dormers may equal up to fifty percent (50%) of the eave/ridge length of the roof.~~
- ~~d). Flat roofs are prohibited.~~
- c). Full-width shed dormers are permitted.**