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

2022 JAN 21 A 10:50

CITY CLERK'S OFFICE  
SOMERVILLE, MA

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ADAM DASH  
MEGAN KEMP  
PAUL METSCHER

VIA HAND DELIVERY

January 21, 2022

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

ATTN: City Council

RE: 125 Lowell Street

Dear Sir/Madam:

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

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

2022 JAN 21 A 10:48

## ZONING MAP AMENDMENT • APPLICATION FORM

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:	125 Lowell Street	
Map:	43	Block: A
		Lot: 17
Property Address:		
Map:		Block:
		Lot:
Property Address:		
Map:		Block:
		Lot:
Property Address:		
Map:		Block:
		Lot:
Property Address:		
Map:		Block:
		Lot:
Property Address:		
Map:		Block:
		Lot:
Property Address:		
Map:		Block:
		Lot:

VER: July 13, 2020

By:

Michael E. Olson, Trustee of the 125 Lowell Realty Trust  
10 Liberty Square, Suite 200A, Boston, MA 02109

For ten (10) registered voters:

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:	

Name:	Signature: _____
Address:	

## ZONING MAP AMENDMENT APPLICATION

**Property: 125 Lowell Street**

**Owner and Applicant: Michael E. Olson, Trustee of the 125 Lowell Realty Trust**

**Agent for Owner and Applicant: Adam Dash, Esq.**

**January 21, 2022**

**To: Hon. Ben Ewen-Campen, Ward 3 Councilor**

**Kimberly Wells, City Clerk**

**Sarah Lewis, Planning Director**

The Owner and Applicant, Michael E. Olson, Trustee of the 125 Lowell Realty Trust owns the property located at 125 Lowell Street which is Assessors Map 43, Block A, Lot 17, which is a vacant seven-story structure.

The Owner and Applicant seeks to permit a residential use in the existing seven-story structure under the new Somerville Zoning Ordinance ("SZO"), however, the Property has now been put in the Neighborhood Residence ("NR") zoning district, which does not allow for more than two to three residential units. The existing seven-story building is much too large for only two or three units.

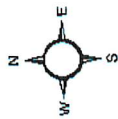
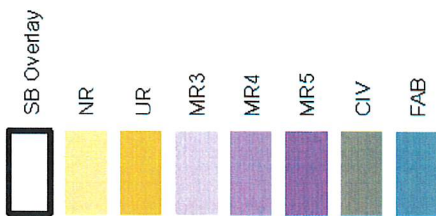
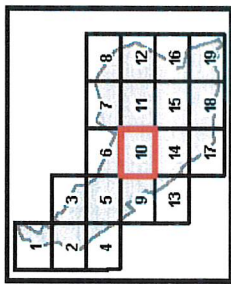
Therefore, the Owner and Applicant seeks to change the current NR zoning of the property to Urban Residence ("UR") so that Applicant can have more than two or three units, can meet the overall residential intent of the new SZO for the property, and can provide much-needed housing in the City. Without the zoning map change, the adaptive re-use of the existing structure would be hampered.

Filed herewith is the Somerville Zoning Map showing the Property.

To quote from the SomerVision Strategic Plan, approving the proposed zoning map amendment would "promote municipal financial self-determination", create a "healthier, more prosperous and more attractive place to live, work, play and raise a family", and "ensure that neighborhood properties can adapt and change to meet the needs of residents".

Therefore, the Owner/Applicant requests that the zoning map regarding the Property be amended from NR to UR.

CITY OF  
SOMERVILLE, MA  
OFFICIAL PROPOSED  
ZONING  
(UNADOPTED)



Date: December 12, 2019

