



CITY OF SOMERVILLE

Office of Strategic Planning & Community Development

2022 FEB -3 P 3: 27

ZONING TEXT AMENDMENT • APPLICATION FORM

CITY CLERK'S OFFICE
SOMERVILLE, MA

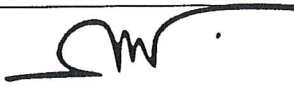
Per Article 15.6.2 of the Somerville Zoning Ordinance (SZO), an individual property owner or ten (10) registered voters of the City of Somerville may petition the Somerville City Council to amend the provisions of the SZO in response to changes in City policy or real-world conditions. To submit a text 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

For an individual property owner:

Name: Sebastian Mariscal, Signatory Powderhouse Living, LLC	
Address: 22 Kelly Road, Cambridge, MA 02139	

Sebastian Mariscal, Signatory

See next page for ten (10) registered voters.
For ten (10) registered voters:

Name:	Signature: _____
Address:	

Name:	Signature: _____
Address:	

Name:	Signature: _____
Address:	

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

Name:	Signature: _____
Address:	

**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

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Fax (617) 776-5435

Amy Connors, Of Counsel  
Breanna Rolland, Of Counsel  
Kendall Curro, Paralegal

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February 1, 2022

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

**RE:           1060 Broadway, Unit C-001, Somerville, Massachusetts  
Map/Block/Lot: 12/A/38  
Zoning Text Amendment Application**

Dear Sir/Madam:

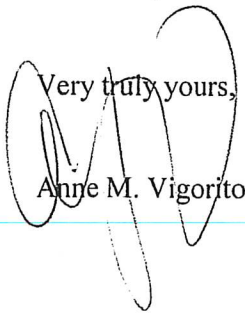
This office is counsel to Kechia Davis, relative to a Zoning Text Amendment Application for the property at 1060 Broadway, Unit C-001, Somerville, Massachusetts. At this time our client respectfully requests a Zoning Text Amendment at 1060 Broadway, Unit C-001, Somerville, Massachusetts.

The property is currently in the Powderhouse School (PS) Zoning District. The property is an apartment building with forty-eight (48) residential dwelling units and ground level garden commercial units.

The Zoning District for this parcel is Powderhouse School (PS). This zoning designation for the site at 1060 Broadway, Unit C-001, Somerville, Massachusetts, as Powderhouse School (PS) does not permit Veterinary Services. The Powderhouse School (PS) zone is described as addressing the needs of the community, permitting a Veterinary Services facility would be consistent with addressing the needs of the neighborhood. Including Veterinary Services in the Powderhouse School (PS) zoning classification under the permitted uses, would make better use of the site and would fit into the concept of the current zoning. The Powderhouse School (PS) zoning classification limits the uses of the commercial space. A zoning text amendment for this property to add Veterinary Services to the permitted uses under the Somerville Zoning Ordinance for the Powderhouse School (PS) zone, would permit a veterinary surgeon's office to open. A veterinary surgeon facility would be an asset to the community, as there are no such specialty offices in the area.

Should any further information be necessary for this request please contact our office.

Very truly yours,

  
Anne M. Vigorito



**Table 7.2.7 Permitted Uses**

| Use Category<br>Specific Use                                 | PSR |
|--------------------------------------------------------------|-----|
| <b>Arts &amp; Creative Enterprise</b>                        |     |
| ARTISANAL PRODUCTION                                         | P   |
| ARTS EXHIBITION                                              | P   |
| Arts Sales & Services                                        | P   |
| <b>Civic &amp; Institutional</b>                             |     |
| COMMUNITY CENTER                                             | P   |
| LIBRARY                                                      | P   |
| MINOR UTILITY FACILITY                                       | P   |
| MUSEUM                                                       | P   |
| Public Service                                               | P   |
| Religious & Educational Uses Protected by M.G.L. 40A. Sec. 3 | P   |
| <b>Commercial Services</b>                                   |     |
| ASSEMBLY OR ENTERTAINMENT                                    | P   |
| Day Care Service (as noted below)                            | --  |
| ADULT DAY CARE CENTER                                        | P   |
| CHILD DAY CARE CENTER                                        | P   |
| Maintenance & Repair of CONSUMER GOODS                       | P   |
| PERSONAL SERVICES (except as follows)                        | P   |
| Body-Art Services                                            | SP  |
| Fitness Services                                             | P   |
| Funeral Services                                             | N   |
| Health Care Services                                         | SP  |
| Vehicle Parking (except as follows)                          | --  |
| Bike Share Parking                                           | P   |
| Car Share Parking (3 or less)                                | P   |
| Car Share Parking (4 or more)                                | P   |
| Public Parking                                               | P   |

**Animal Services (as noted below)**

**Veterinarian** P

P - Permitted SP - Special Permit Required N - Not Permitted

**Table 7.2.7 Permitted Uses**

| Use Category<br>Specific Use            | PSR |
|-----------------------------------------|-----|
| <b>Food and Beverage Service</b>        |     |
| Bar/Restaurant/Tavern                   | SP  |
| Bakery/Café/Coffee Shop                 | P   |
| <b>Office</b>                           |     |
| GENERAL OFFICE                          | P   |
| Research and DEVELOPMENT and Laboratory | P   |
| <b>Residential</b>                      |     |
| HOUSEHOLD LIVING                        | SP  |
| GROUP LIVING (except as follows)        | SP  |
| COMMUNITY OR GROUP RESIDENCE            | P   |
| DORMITORY OR CHAPTER HOUSE              | N   |
| HOMELESS SHELTER                        | N   |
| Nursing Home/Assisted Living Facility   | N   |
| Rooming House                           | N   |
| <b>Retail Sales</b>                     |     |
| CONSUMER GOODS (except as follows)      | P   |
| ALCOHOL SALES                           | P   |
| FIREARMS SALES                          | N   |
| PET STORE                               | SP  |
| FRESH FOOD MARKET OR GROCERY STORE      | P   |
| <b>Urban Agriculture</b>                |     |
| FARMING (as noted below)                | --  |
| COMMERCIAL FARMING                      | P   |
| COMMUNITY FARMING                       | P   |
| COMMUNITY GARDENING                     | P   |

P - Permitted SP - Special Permit Required N - Not Permitted