



# CITY OF SOMERVILLE

Office of Strategic Planning & Community Development

2024 APR 24 A 11:35

## 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 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.

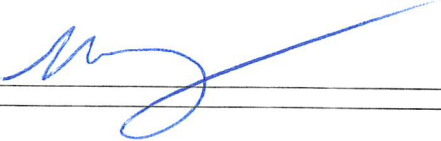
Submit all required documents to:

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

Property to be changed

Property Address:	5 Homer Square Somerville MA	
Map:	73	Block: E Lot: 15
Property Address:		
Map:		Block: Lot:
Property Address:		
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Map:		Block: Lot:

For ten (10) registered voters: *owner*

Name: <i>Mo R. zkallah</i>	Signature: 
Address: <i>30 College Ave Somerville MA</i>	

Name:	Signature: _____
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April 19<sup>th</sup>, 2024

To the City Council of Somerville,

Thank you for your proactive efforts and leadership to improve the City and make housing a priority so that more people can enjoy the many great things Somerville has to offer, utilize its public transportation, and call it home.

Over the last few months the City's adaptation to the MBTA Communities Act of 2022 has changed our vision for the Property at 5 Homer Square. With this change, we have been re-envisioning what the space can be and what it can offer the City.

We are proposing a Zoning Map Amendment change from Neighborhood Residential (NR) to Urban Residential (UR) for 5 Homer Square. Block E, Lot 15.

This Requested Zoning designation of (UR) would be more in line with the current structure, a MULTIPLEX, which is conforming in the (UR). A change to (UR) would allow the structure to be developed to its fullest potential. This change would also allow the development of the multiplex to 6 units "by right" lowering the barrier to entry for improving the structure and further coming in line with the city's mission to increase housing. The NEW multiplex would include up to date life safety and fire safety systems as well as meeting and helping to lead on the City's desire for energy efficiency.

5 Homer Square sits 0.1 miles and a 3 minute walk to the heart of Union Square and 0.3 miles and a 6 minute walk to the Union Square Green Line station.

Other unique details of this property and the entirety of Homer Square are that it sits at the end of a cul-de-sac that contains row houses, a multiplex, single family houses, and 2 family houses. At its intersecting street to enter Homer Square, sits a 3 family house, commercial property, and industrial buildings.

Finally, this proposed designation (UR) would allow the maximizing of the current Floor Plate (with no decrease in green space or open space) to 6 new apartments. AS IS, in the NR, this Lot would not be allowed to increase square footage for living space or increase units because of its very unique diamond shape with only 14.58' of access to the street and non-compliant setbacks.

I hope the City Council of Somerville can see the benefits and neighborhood fit that would be allowed by making this change. Also, we would greatly appreciate this change as it would keep that barrier to entry reasonable as we invest in this City.

We kindly submit the attached application for review and consideration and look forward to an opportunity to present our application to the City Council.

Best Regards,

Nick Asermelly

COO, LaCourt Realty LLC

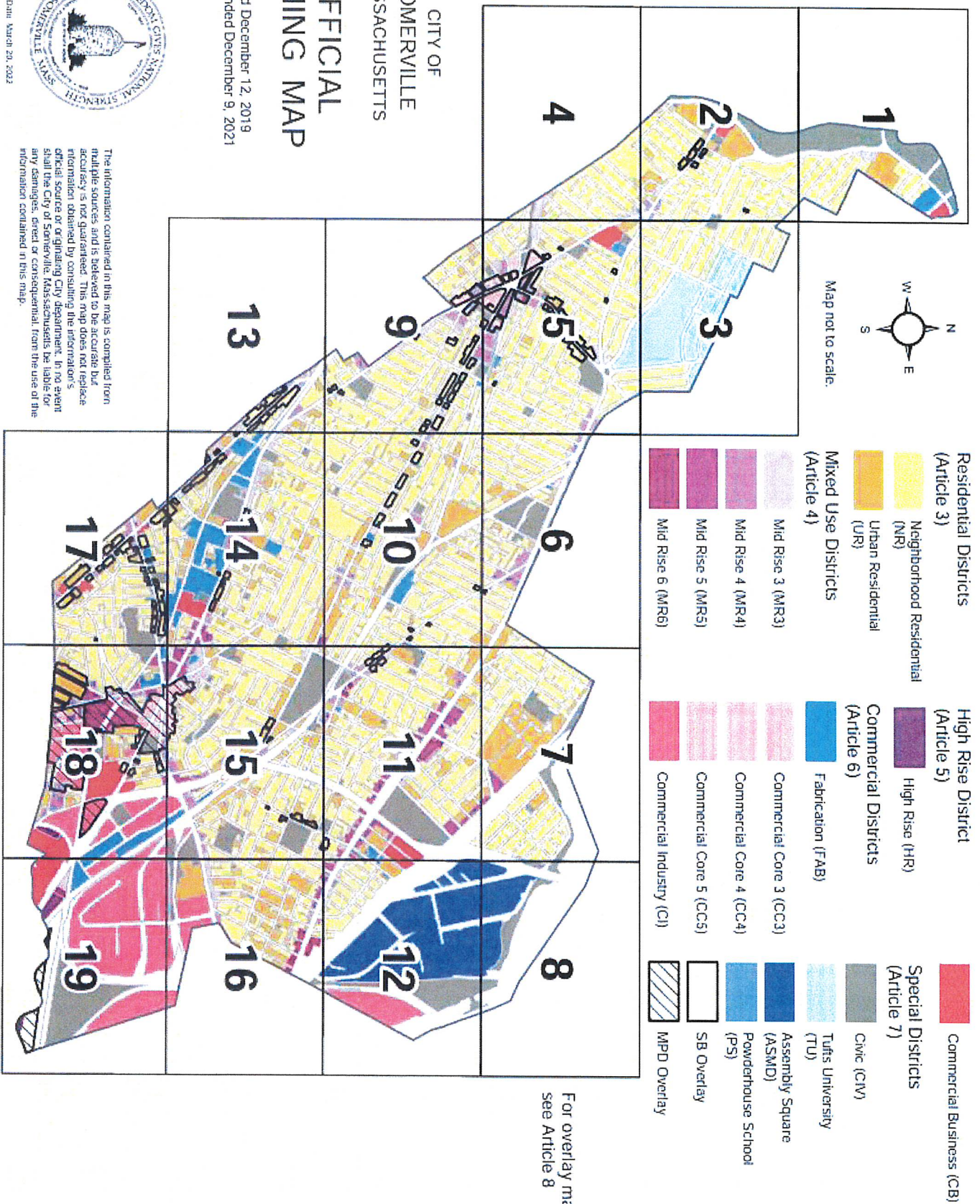


Date: March 20, 2022



Adopted December 12, 2019  
Last Amended December 9, 2021

# CITY OF SOMERVILLE MASSACHUSETTS OFFICIAL ZONING MAP

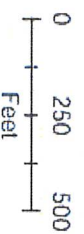
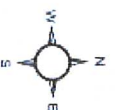
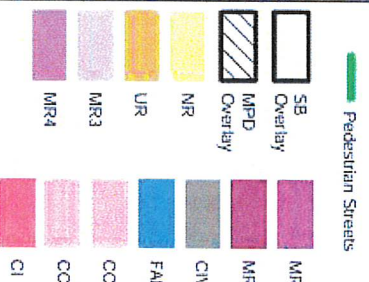




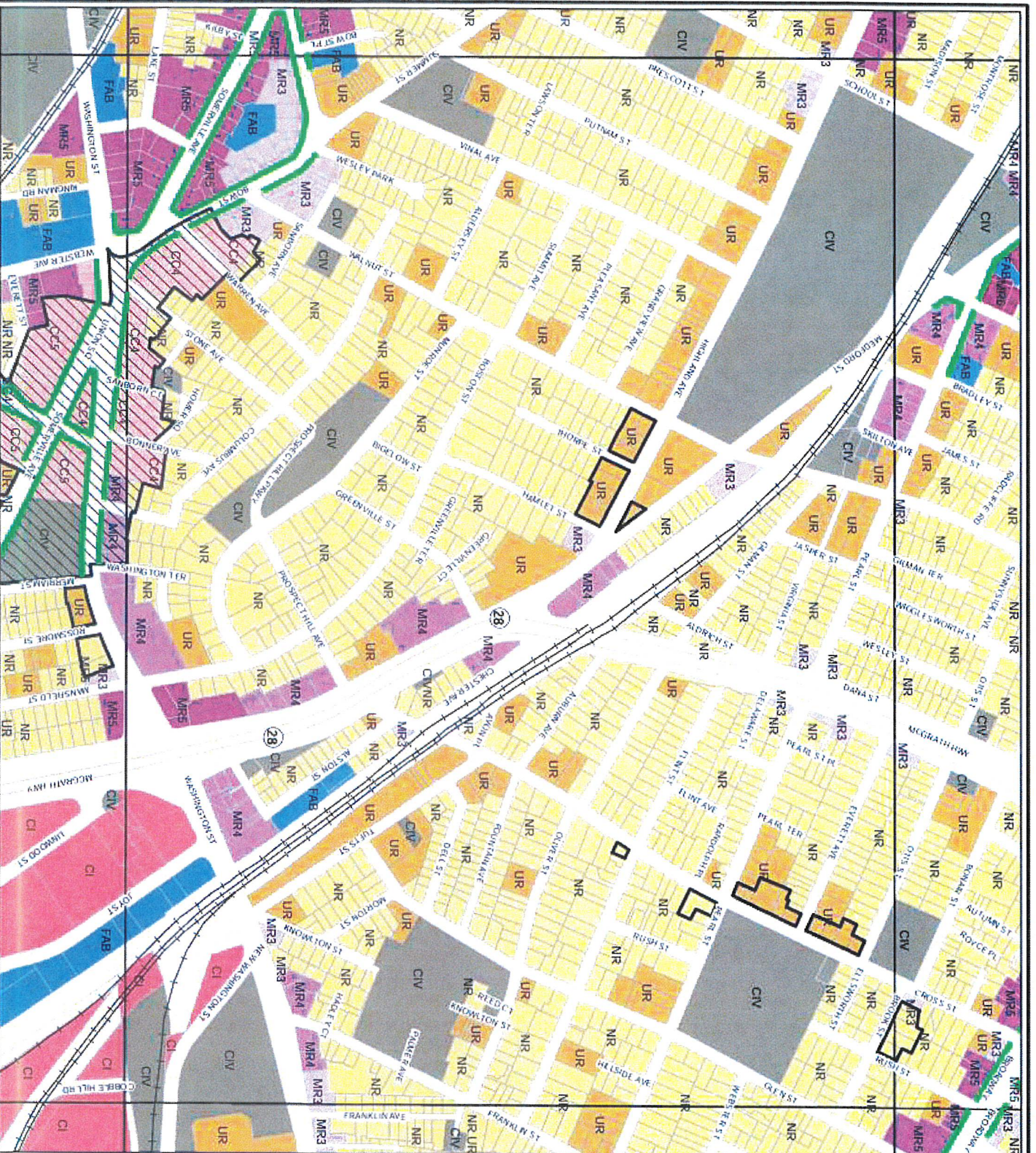
# CITY OF SOMERVILLE, MA OFFICIAL ZONING MAP

SHEET 15

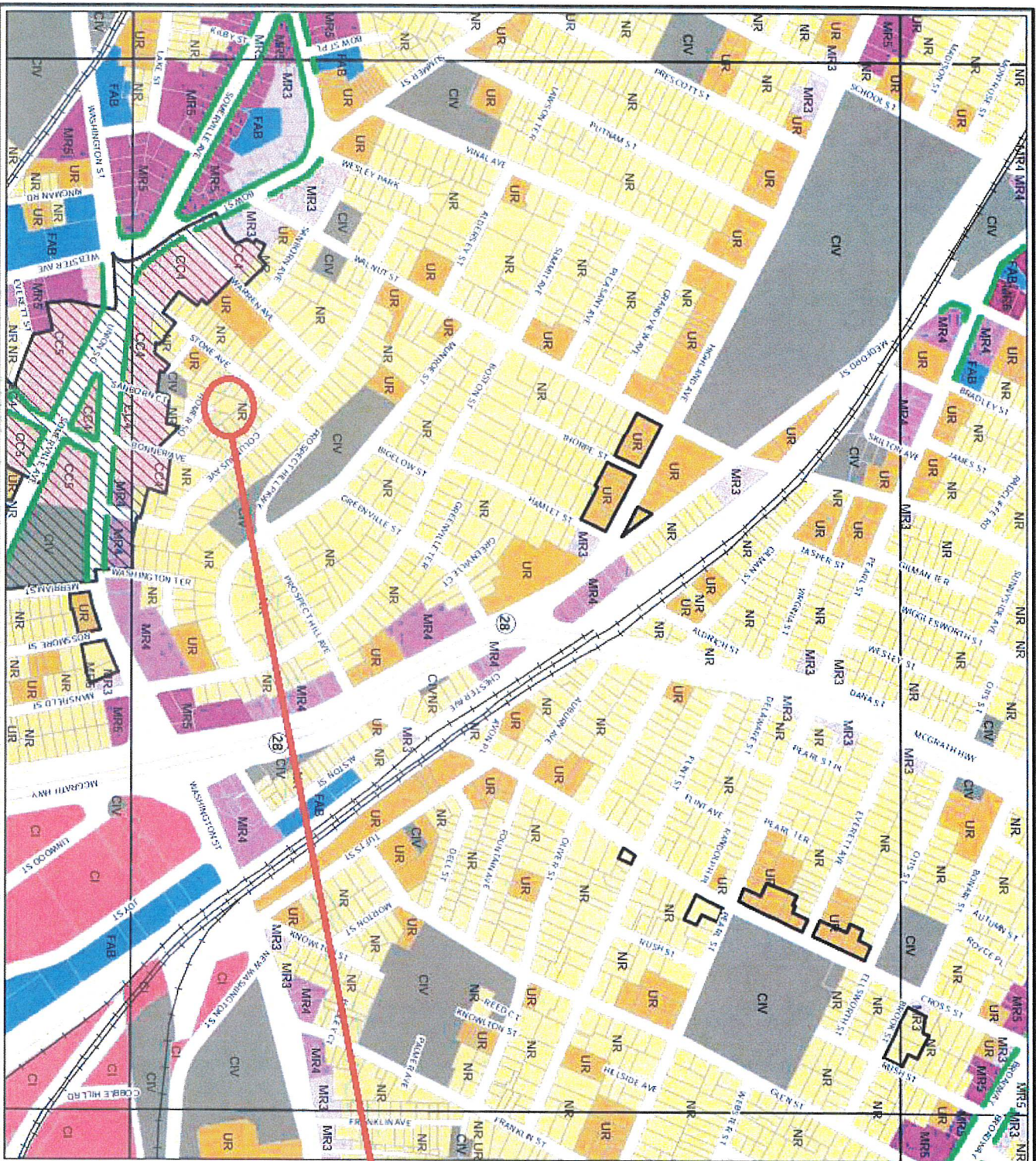
1				
2	3			
4	5	6	7	8
9	10	11	12	
13	14	15	16	
17	18	19		



Date: March 20, 2022







# CITY OF SOMERVILLE, MA

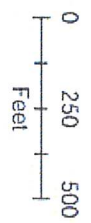
## OFFICIAL ZONING MAP

SHEET 15

1	2	3
4	5	6
7	8	9
10	11	12
13	14	15
16	17	18
19		

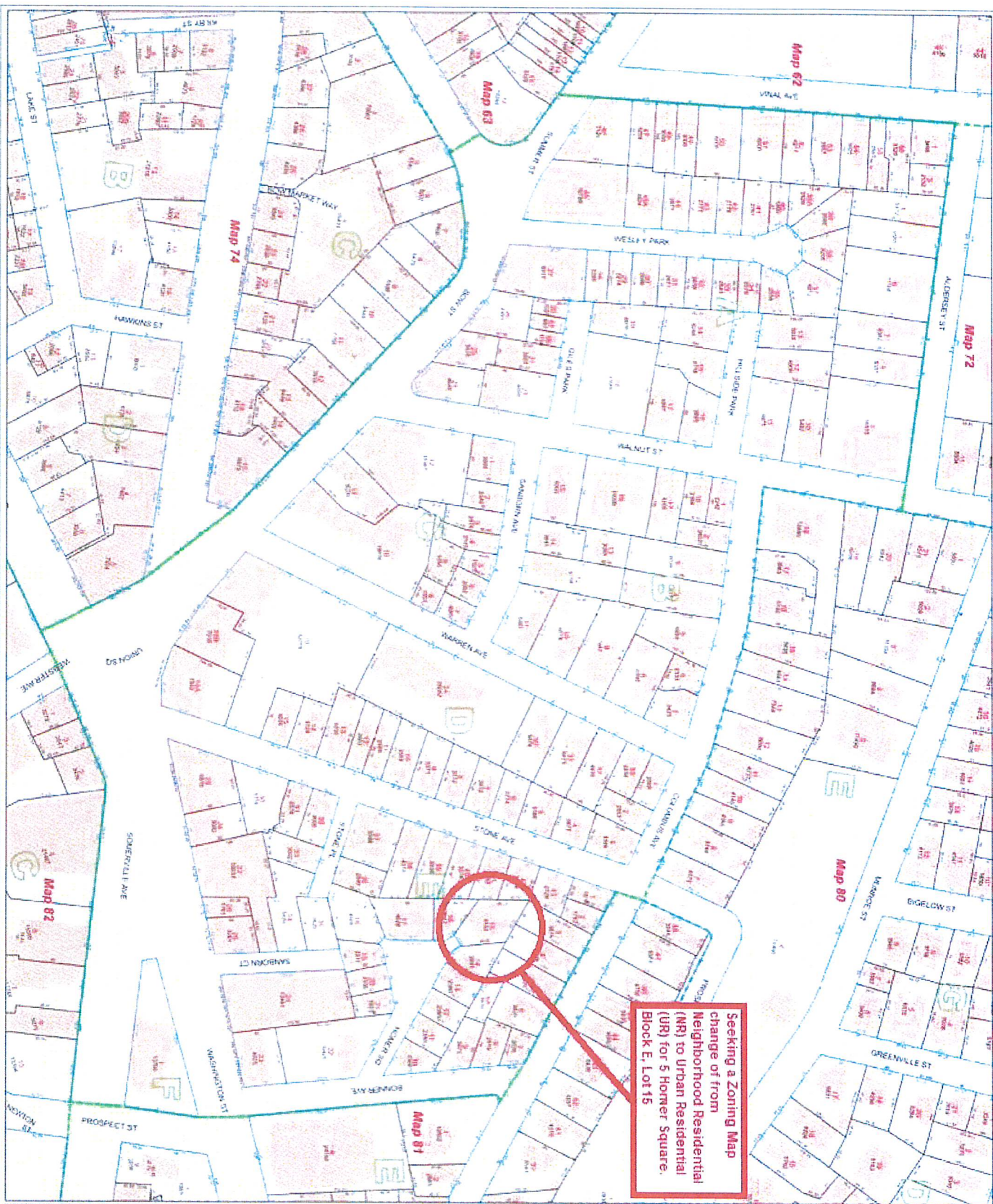
- SB Overly
- MFD Overlay
- MR5
- MR6
- MR3
- MR4
- UR
- NR
- CIV
- FAB
- CC4
- CC5
- CI

Seeking a Zoning Map change of from Neighborhood Residential (NR) to Urban Residential (UR) for 5 Homer Square, Block E, Lot 1A.



Date: March 20, 2022



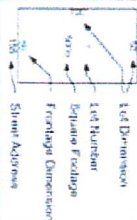


City of  
**Somerville**  
Massachusetts



## Assessors Map

- Parent Boundary
- Block/ROW Boundary
- Other ROW Boundary
- Assurance Hunt Boundary
- Water Body
- Islands
- Halfway ROW



July 1, 2023

business. He says that any and budding scientists were originally discouraged from doing physics, chemistry, and biology, and that many were attracted by the idea of becoming engineers or took more practical degrees. Now, however, science majors are 55% of the total, and about half of them study physics. He says that the University of Toronto is the only one in the country that has a faculty of science.



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