



CITY OF SOMERVILLE

Office of Strategic Planning & Community Development

2022 APR 11 A 9:48

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 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
1st Floor, City Hall
93 Highland Avenue
Somerville, MA 02143

Property to be changed

Property Address: 129R Highland Ave		
Map: 50	Block: F	Lot: 32
Property Address:		
Map:	Block:	Lot:
Property Address:		
Map:	Block:	Lot:
Property Address:		
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Property Address:		
Map:	Block:	Lot:

Kevin Smith
Lilo Zsolnay
Matthias Machowinski
50 Madison St
Somerville, MA02143

April 10, 2022

City Council
93 Highland Avenue
Somerville, MA 02143

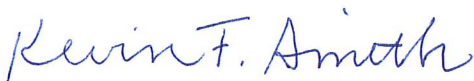
Dear City Councilors,

We are the owners of 129R Highland Ave and upon reviewing the current zoning map of Somerville, it has come to our attention that the zoning of our lot has changed. When we purchased this lot 10 years ago, it was zoned as Residential A, but now it is listed as Urban Residential (UR).

According to Somerville's zoning reform mapping, Residential A corresponds to a Neighborhood Residential (NR) designation. It is our understanding that the intent of zoning reform was to encourage development directly on Highland Ave, while preserving the surrounding neighborhood. The UR lots on this stretch of Highland Ave all directly border Highland Ave, whereas 129R is landlocked and surrounded by NR lots on three sides. A UR designation of 129R deeply extends the UR district into the NR district. In addition, the lot has a development restriction and cannot be built upon by us or any subsequent owners.

We are asking you to consider changing the zoning of 129R Highland from UR to NR, in line with the previous zoning and the intent of zoning reform.

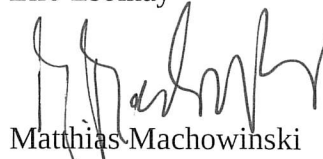
Thank you,



Kevin Smith





Lilo Zsolnay

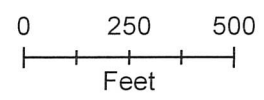
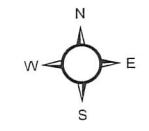


Matthias Machowinski

CITY OF SOMERVILLE, MA
OFFICIAL PROPOSED ZONING
 (UNADOPTED)

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

-  SB Overlay
-  NR
-  UR
-  MR3
-  MR4
-  MR5
-  CIV
-  FAB



Date: August 16, 2019

