



CITY OF SOMERVILLE

Office of Strategic Planning & Community Development

2021 AUG 23 A 11: 32

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


Property to be changed

Property Address: 256 Elm St. / 278 Elm / 58 Day / 7 Herbert St		
Map: 22	Block: C	Lot: 3/1/12/7

Attachments:

- 1) AP Davis Square Plaza, LP Letter to the City Council
- 2) Current Zoning Atlas Map, Area 5
- 3) Zoning Atlas Map, proposed property changes.

For an individual property owner:

Name: Mr. Sam E. Judd	Signature: 
Address: 1616 Camden Rd., Suite 210 Charlotte, NC 28203	

See next page for ten (10) registered voters.



AP Davis Square Plaza, LP

December 17, 2020
Resubmitted 8/23/21
City of Somerville
Somerville City Council
93 Highland Ave.
Somerville, MA 02143

RE: Zoning Map Amendment:
258-282 Elm St. (Parcels 1-5, Deed Book 12624, Page 463)
58 Day St. (Parcel 1, Deed Book 12624, Page 461)
7-13 Herbert St. (Parcel 6-7, Deed Book 1320, Page 547)

Dear Council Members,

AP Davis Square Plaza, LP is the owner of the above listed properties more commonly referred to as Davis Square Plaza. We formally request to file a Zoning Map Amendment to convert these properties from the existing MR-4 designation to a combination of Civic and CC-4 zoning designations as further defined below and shown in the attached exhibits.

AP Davis Square Plaza, LP is proposing to amend the Somerville Zoning Atlas for a portion of 260 Elm Street to the Civic zoning district to preserve and improve the existing Through Block Plaza. The remaining lots are proposed to be amended to the CC-4 zoning district which aligns with the designation of several neighboring properties in Davis Square. This change will allow for a moderately larger floor plate and increased total building height (though, notably, maintaining the 4-story maximum of the current MR-4 designation) to facilitate development of additional commercial floor space, including active ground floor retail and class-A office, in line with the goals of SomerVision and the pending Davis Square Neighborhood Plan.

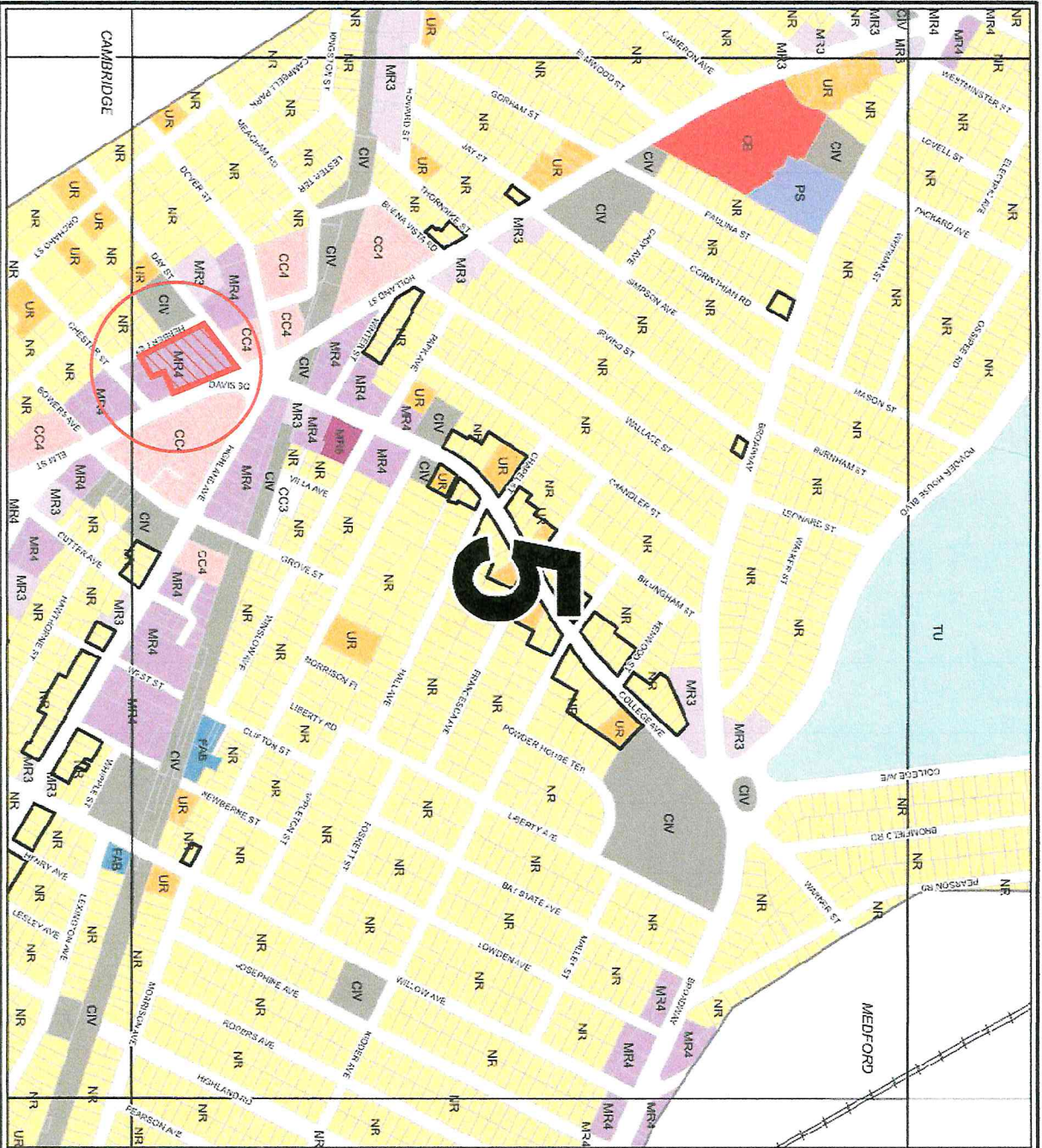
We appreciate your assistance in this matter and look forward to the opportunity to discuss the Zoning Map Amendment and densification plans in further detail.

Best regards,

A handwritten signature in black ink, appearing to read 'Sam Judd', is written over a circular stamp or seal.

Sam Judd
Managing Partner
AP Davis Square Plaza, LP

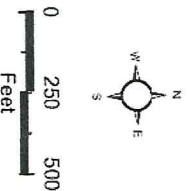
ZONING MAP



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

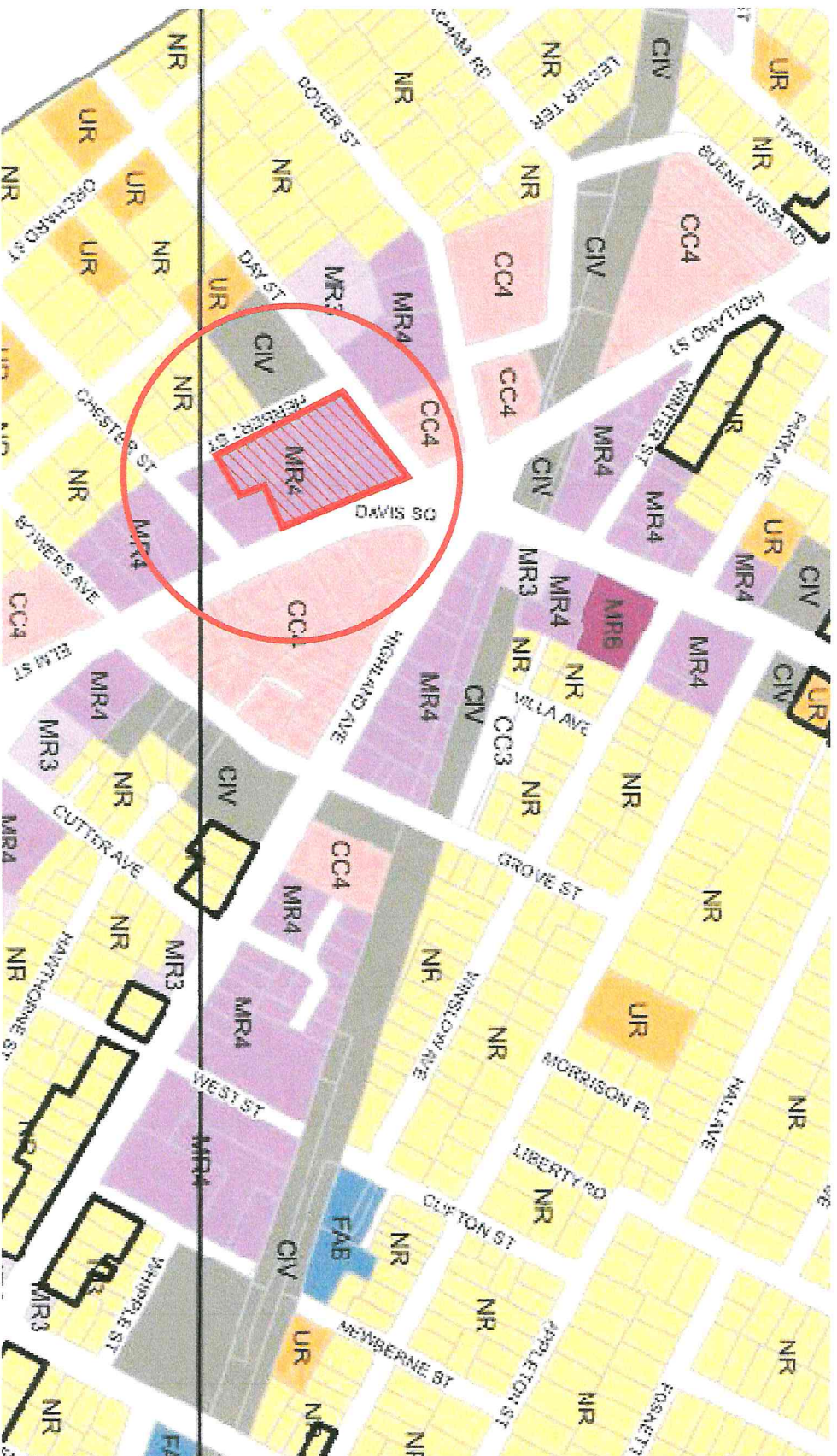
CITY OF
SOMERVILLE, MA
OFFICIAL PROPOSED
ZONING
(UNADOPTED)

- SIB Overlay
- NR
- MR3
- MR4
- MR6
- CIV
- FAB
- CC4
- CB
- TU
- PS



Date: December 12, 2019

ENLARGED ZONING MAP



CITY OF
SOMERVILLE, MA
OFFICIAL PROPOSED
ZONING
(UNADOPTED)

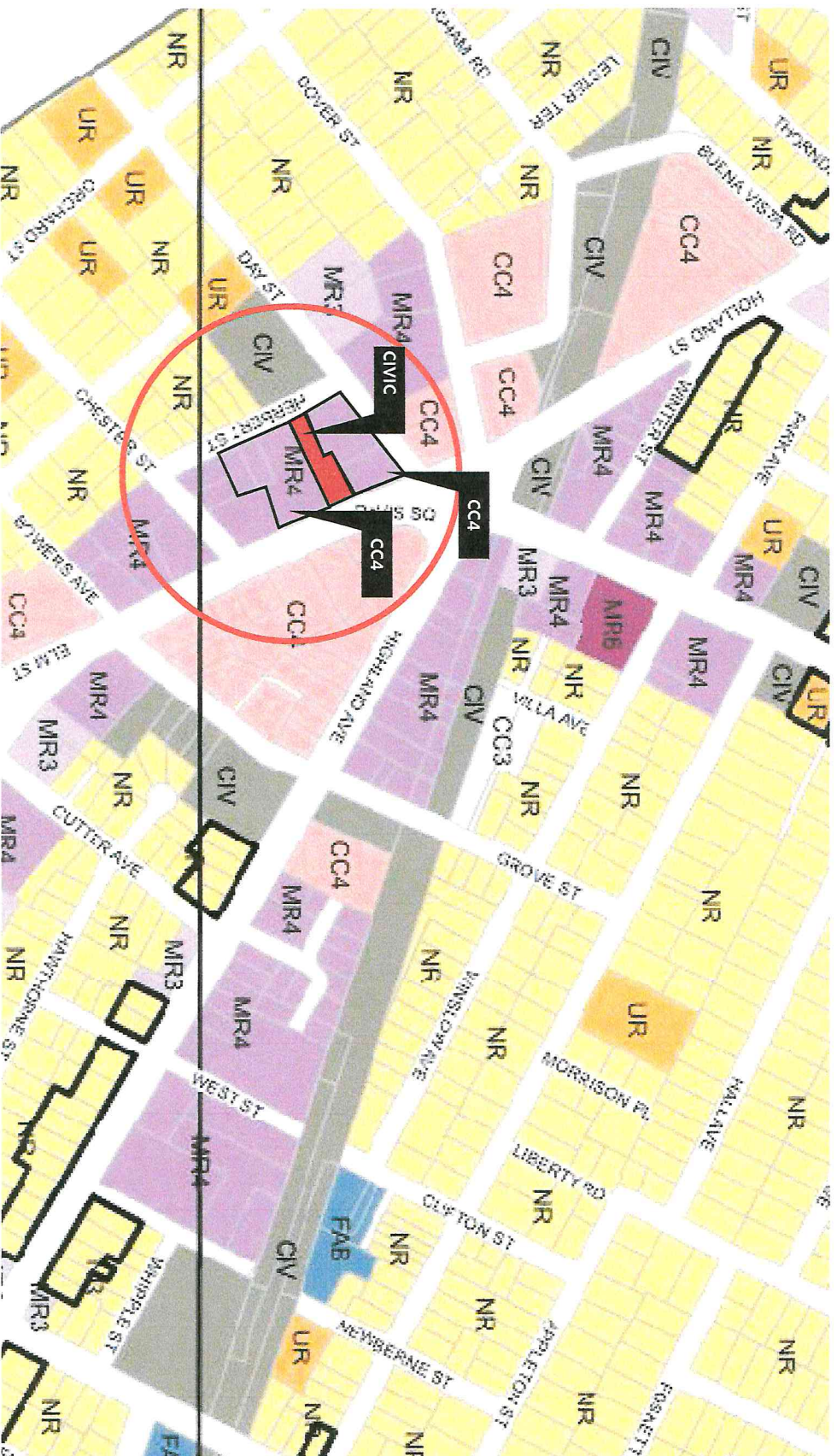
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4	5	6
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10	11	12
13	14	15
16	17	18

	SR Overlay		CIV
	NR		FAB
	UR		CC4
	MR3		CB
	MR4		TU
	MR6		HS

0 500 1000
Feet

Date: December 12, 2019

ENLARGED ZONING MAP PROPOSED ADDENDUM



CC4 - COMMERCIAL CORE 4

CITY OF
SOMERVILLE, MA
OFFICIAL PROPOSED
ZONING
(UNADOPTED)

1	2	3	4
5	6	7	8
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13	14	15	16
17	18	19	20

	SR Overlay		CIV Community Institutional
	NR Neighborhood Residential		FAB Fabrication
	UR Urban Residential		CC4 Community Commercial
	MR3 Medium Density Residential		CB Community Business
	MR4 Medium Density Residential		TU Townhouse
	MR6 Medium Density Residential		HS Homebased Service

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Feet

Date: December 12, 2019

