



Zoning Analysis			
Zoning Code	Somerville Zoning Ordinance		
Zoning District	Assembly Square Mixed-Use (ASMD), SZO 7.4		
Map	Zoning Map Sheet 12		
Use	Residential Household Living with Ground Floor Retail		
Permit Path	Site Plan Approval by Planning Board with Special Permits by Planning Board		
Dimensional Standards for 10,000 - 50,000 GFA			
Description	Requirement	Proposed	Notes
Lot Standards			
Lot Area	10,000 sf min	1,737 sf (Existing)	Special Permit Required No lot area minimum for projects over 50,000 GFA
Open Space	25%	25%	
Building Standards			
Floor Area Ratio (max)	2.0	7.0	Special Permit Required FAR 10.0 allowed for projects over 50,000 GFA
Building Height (max)	50 ft	69'-11 1/2"	Special Permit Required 125 ft allowed for projects over 50,000 GFA
Density			
Lot Area / Dwelling Unit 1-9 Units	600	217	Special Permit Required No density requirement for projects over 50,000 GFA
Required Affordable Dwelling Units (ADUs)			
Total Dwelling Units	0	8	
Required ADUs	20% of units	1.6	1 affordable unit on-site 0.6 unit buyout

## NEIGHBOR

### Owner

Pablo Picker & Shelley Cates  
33 Mystic Ave  
Somerville, MA 02145  
617-888-0552  
pickerconstruction@gmail.com

### Architect

Neighbor Architects LLC  
32R Essex St  
Cambridge, MA 02139  
617-712-1336  
paul@neighbor-architects.com  
Consultant

**Name**  
Address  
Address  
Phone  
Email

**Name**  
Address  
Address  
Phone  
Email

**Name**  
Address  
Address  
Phone  
Email

2	11.01.24	Site Plan App.
1	06.25.24	Design Review
No.	Date	Description



33 Mystic Ave

Somerville, MA 02145

Site Plan &  
Zoning Analysis

Scale: 1/8" = 1'-0"

A-001

NEIGHBOR