

November 20, 2025

Mr. Alvaro Esparza
Planner
Planning, Preservation and Zoning
93 Highland Ave.
Somerville, MA 02143
aesparza@somervillema.gov

RE: 148 Morrison Ave
Application

Dear Alvaro,

I am the architect working with Leighton Collis (Owner) and Andrea Morelli, MBA Builders on the application for 148 Morrison Ave. Can we have a call to review your recent correspondence regarding our application.

We appreciate your comments and suggestions. The Lower-level ADU does meet the requirements of 760 CMR 71 :

Square Footage analysis:

The attached drawings show the following areas for the main house and the lower-level Apartment/ADU as follows.

Principal Dwelling		GSF	Drawing
First Floor		840	A2.11A
Second Floor		820	A2.12A
Lower Level		78	A2.10A
Sub-total:		1738	
50%		869	
Lower Level ADU		662	A2.10A

It is a self-contained housing unit, inclusive of sleeping, cooking and sanitary facilities on the same Lot as a Principal Dwelling, and meets the applicable dimensional and parking requirements. The unit:

- maintains separate entrances directly from the outside and through an entry hall or corridor shared with the Principal Dwelling sufficient to meet the requirements of the Building Code for safe egress;
- is not larger in Gross Floor Area than ½ the Gross Floor Area of the Principal Dwelling or 900 square feet;
- is subject to such additional restrictions as may be imposed by a municipality including, but not limited to, additional size restrictions, and restrictions or prohibitions on Short-term Rental as defined in M.G.L. c. 64G, § 1; provided, however, that no Municipality shall unreasonably restrict the creation or rental of an ADU that is not a Short-term Rental.

The primary residence is a non-conforming structure, but 760 CMR 71 addresses this condition as follows:

- Pre-existing Nonconforming Structures. A Municipality may not prohibit the development of a Protected Use ADU in an existing structure or Principal Dwelling, or lot due to nonconformance, that could be used for, or converted into, a Protected Use ADU in conformance with the Building Code, 760 CMR 71.00, and state law.

We submitted our application September 22 and, given the carrying costs of the project, we would be grateful if our hearing could be scheduled as soon as possible.

Are you available for a call today or tomorrow to review the application?

Sincerely,



CHARLES ROSE, FAIA

Principal

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NOTIFY ARCHITECT IF THERE IS A DISCREPANCY GREATER THAN 1/2" AT ALL DIMENSIONS TO BE VERIFIED IN THE FIELD (VIF).

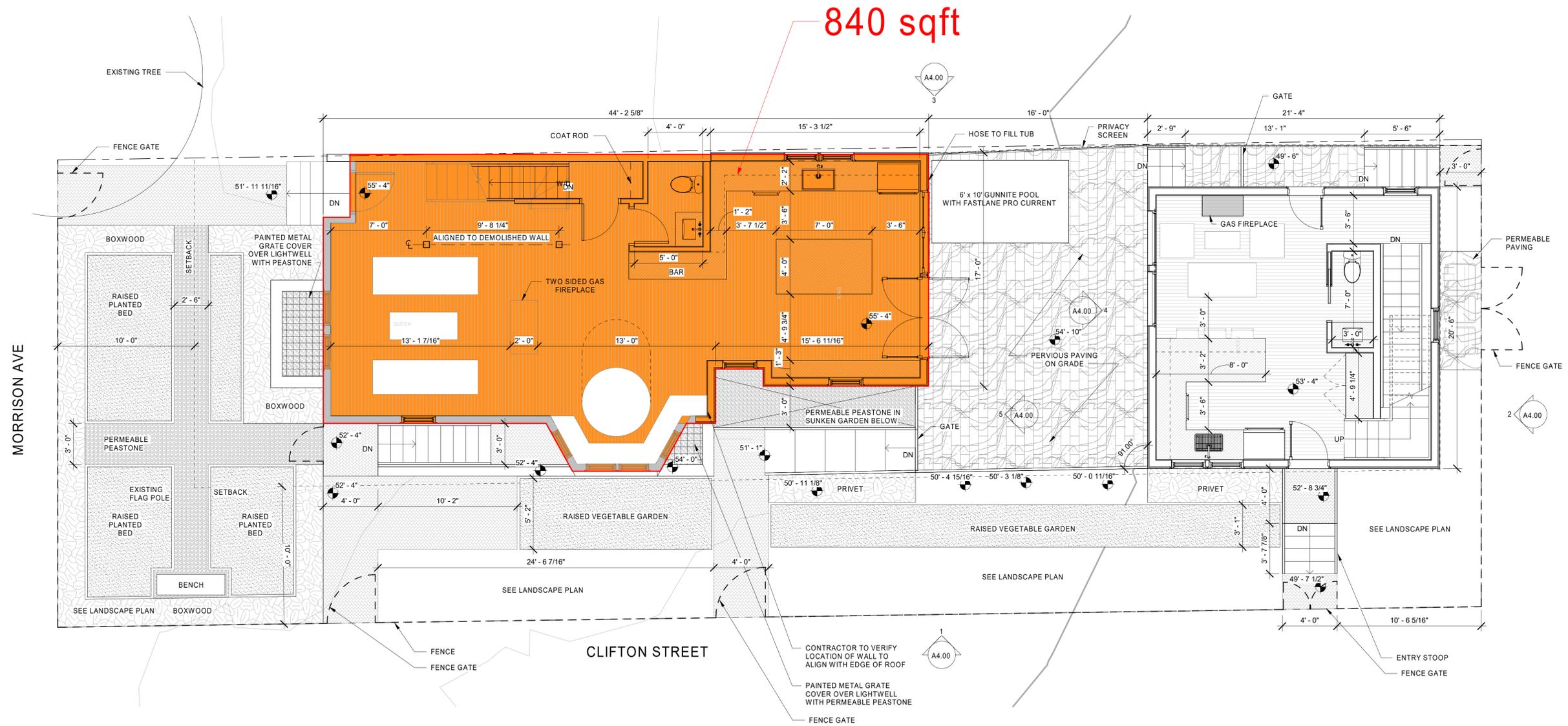
UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE TO THE FACE OF GYPSUM BOARD



PLAN LEGEND

- NEW FULL HEIGHT WALL, REF. A8.00 PARTITION SCHED.
- STRUCTURAL CONCRETE WALL, SEE STRUC.
- EXISTING WALL TO REMAIN

840 sqft



MORRISON AVE

CLIFTON STREET

1 MAIN FLOOR PLAN
1/4" = 1'-0"

REVISION HISTORY	
NO	DATE

Project Status	
DATE:	10/10/2025
SCALE:	As indicated
DRAWN BY:	JN
CHECKED BY:	CR
SHEET TITLE	PROJECT #: 40068.00

MAIN FLOOR PLAN

A2.11A



NOTIFY ARCHITECT IF THERE IS A DISCREPANCY GREATER THAN 1/2" AT ALL DIMENSIONS TO BE VERIFIED IN THE FIELD (VIF).

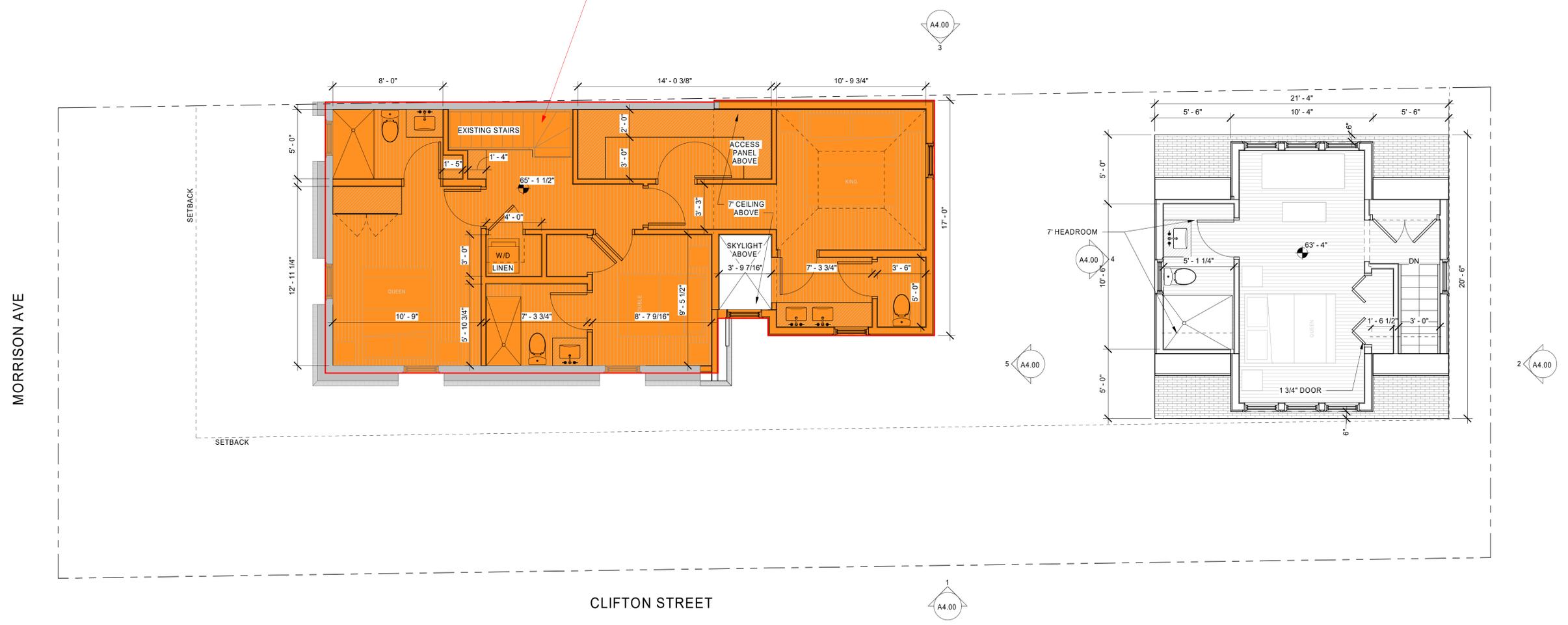
UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE TO THE FACE OF GYPSUM BOARD



PLAN LEGEND

- NEW FULL HEIGHT WALL, REF. A8.00 PARTITION SCHED.
- STRUCTURAL CONCRETE WALL, SEE STRUC.
- EXISTING WALL TO REMAIN

820 sqft



MORRISON AVE

CLIFTON STREET

REVISION HISTORY		
NO	DESCRIPTION	DATE

Project Status

DATE:	10/10/2025
SCALE:	As indicated
DRAWN BY:	JN
CHECKED BY:	CR

SHEET TITLE PROJECT #: 40068.00

UPPER FLOOR PLAN

A2.12A