



CITY OF SOMERVILLE

Office of Strategic Planning & Community Development

2022 MAY 18 P 3:36

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

Property to be changed

Property Address: 14 White St PI		
Map: 31	Block: c	Lot: 51
Property Address:		
Map:	Block:	Lot:
Property Address:		
Map:	Block:	Lot:
Property Address:		
Map:	Block:	Lot:
Property Address:		
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Property Address:		
Map:	Block:	Lot:
Property Address:		
Map:	Block:	Lot:

For ten (10) registered voters:

Name: THOMAS J. COOKE	Signature: <i>Thomas J. Cooke</i>
Address: 14 WHITE ST PL OWNER,	

Name:	Signature: _____
Address:	

Name:	Signature: _____
Address:	

Name:	Signature: _____
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Name:	Signature: _____
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Name:	Signature: _____
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Name:	Signature: _____
Address:	

Timothy Curley, ESQ
24 Yale Ave
Wakefield MA, 01880
(781) 245-1000
timjcurley@gmail.com

May 15, 2022

Somerville City Council
VIA EMAIL

RE: Zoning Map Amendment Application

Dear Councilors,

My name is Tim. I am a landlord to nine households in Somerville, and I love my diverse group of tenants. I believe in the City of Somerville and its conscious mission so much that I am hoping to invest more. I have contracted to purchase two parcels directly on the border with Cambridge in Porter Sq. I respectfully submit this application to the Council with the authorization of the current landowner. Concerning:

1. 815 Somerville Ave. (Map 31, Block C, Lot 59), an MR4 lot; and
2. 14 White St. Pl. (Map 31, Block C, Lot 51), an NR lot.

My request is that Lot 51 be brought into MR4 in order to match Lot 59.

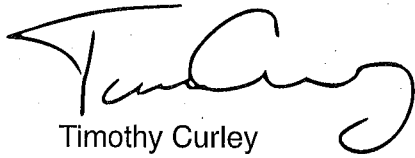
- ✓ Merger: Lots 51 & 59 came under common ownership in 1999 and would have merged by operation of law (Middlesex Reg Deeds bk/pg: 30923/192).
- ✓ Legislative Intent: The Zoning Map was adopted twenty years later in 2019. The MR4 zone was drawn to continue from White Street into White Street Place. The intent likely would have been to include the entire merged lot rather than to divide it by two zones.
- ✓ Departmental agreement: The MR4 zone on the merged lot would allow the Registry of Deeds, the Assessor's records, the Tax Collector's rolls and the Zoning Map to achieve consistency. Lot 59 is currently assessed to the wrong party.
- ✓ Conformity: Currently the buildings are legal but non-conforming and quite run-down. MR4 zone on the merged lot would allow for conforming development on a conforming lot.
- ✓ Hardship: Without relief, parcel 59 cannot be used, despite the legislative intention that it be used for MR4 zoning uses.

- ✓ Neighborhood Character: The property is steps to Porter Sq and the Redline T station. It is bordered by a large apartment building to the east, a planned MR4 development to the west and parking lots to the north and south. MR4 zoning is consistent with the neighborhood character.

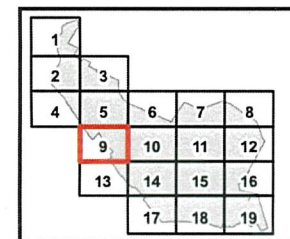
- ✓ Comprehensive Plan: MR4 zoning is consistent with Somerville's conscientious development goals. MR4 would allow for the addition of much needed, green housing stock within steps of public transportation and pedestrian ways.

Thank you very much for your valuable time and consideration.

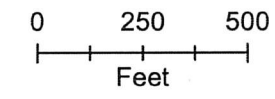
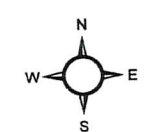
Respectfully,

A handwritten signature in black ink, appearing to read "Timothy Curley". The signature is fluid and cursive, with a large initial "T" and a long, sweeping underline.

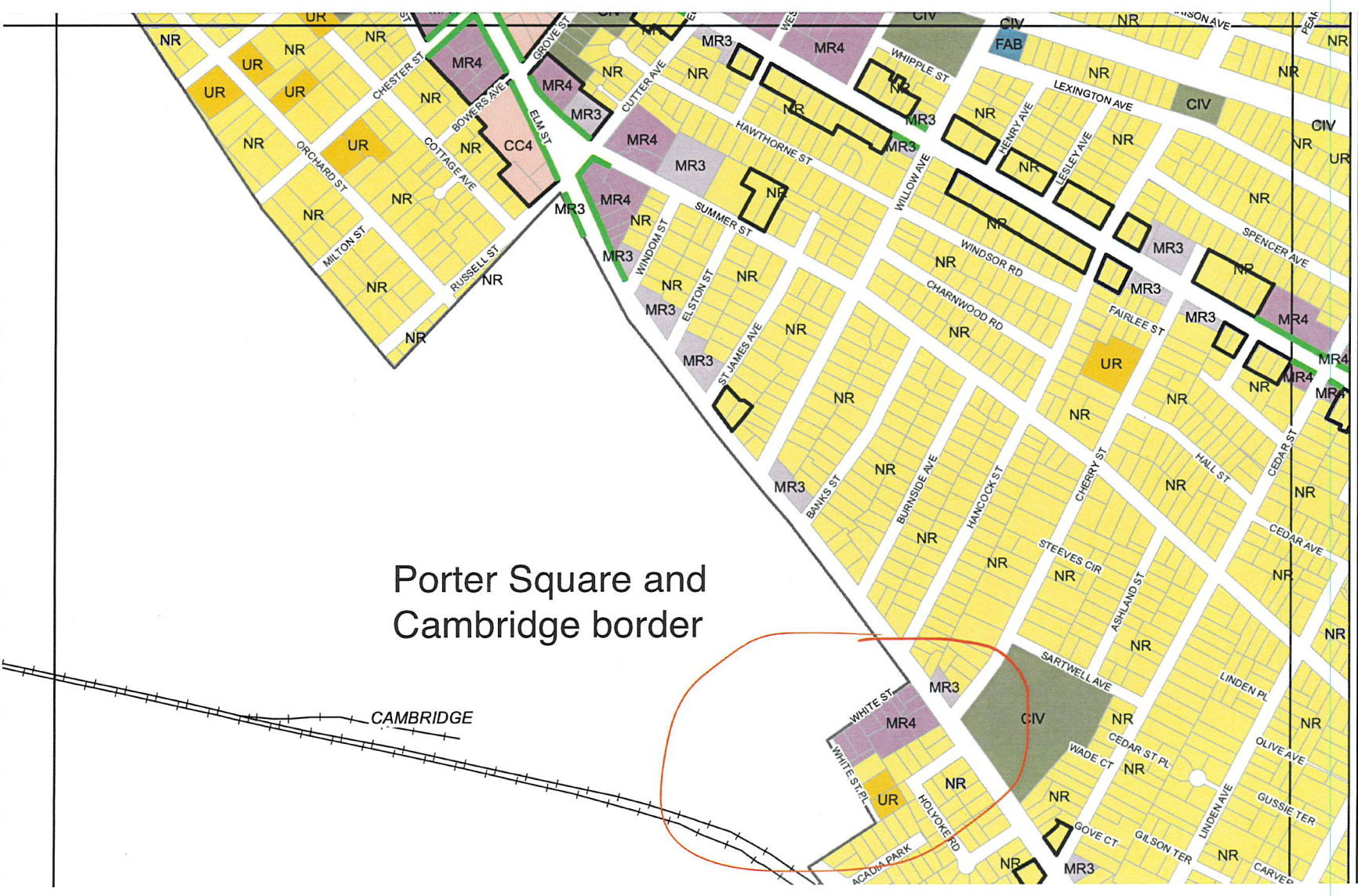
Timothy Curley



- Pedestrian Streets
- SB Overlay
- NR
- UR
- MR3
- MR4
- CIV
- FAB
- CC4



Porter Square and Cambridge border

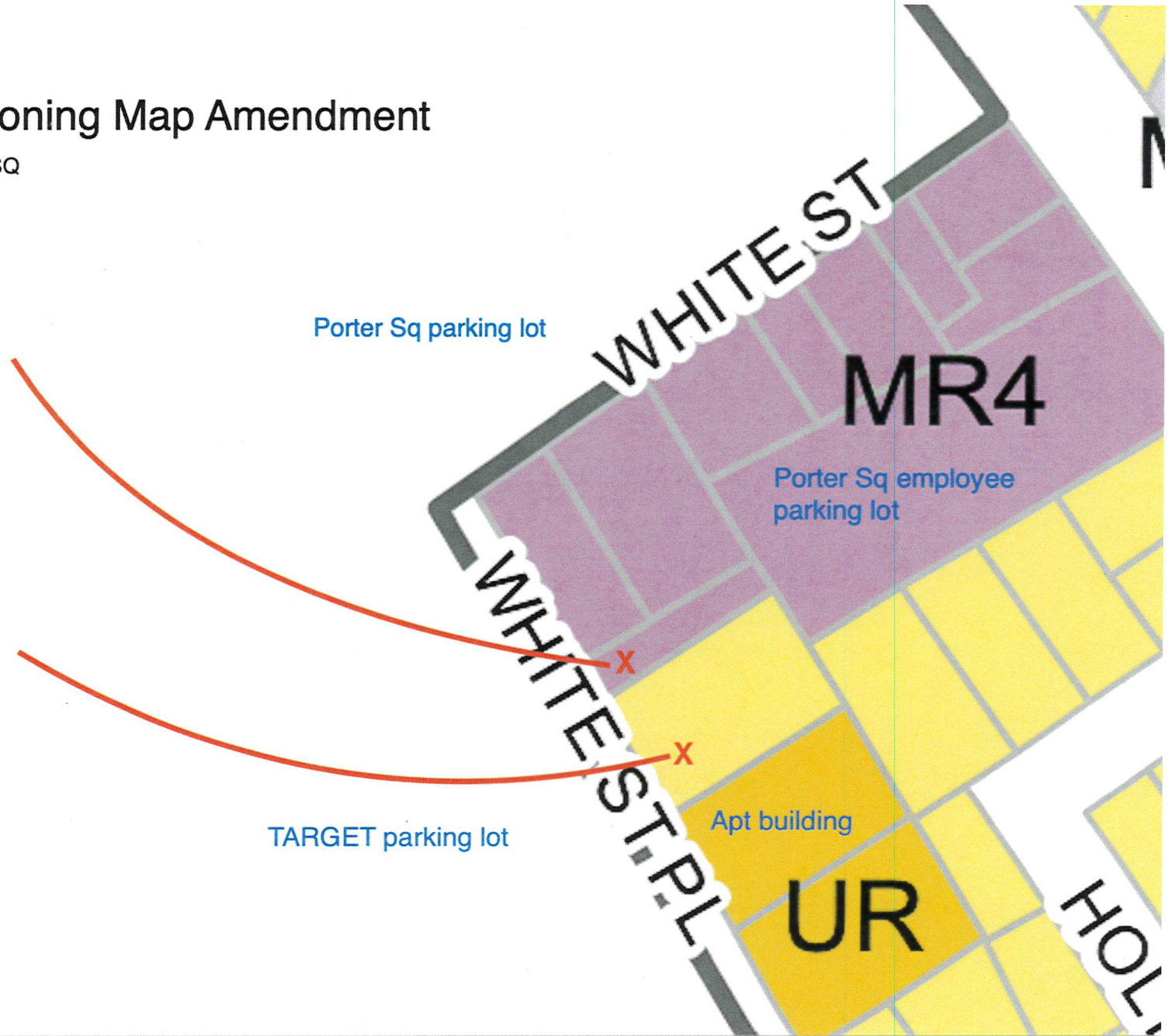


Application for Zoning Map Amendment

Applicant: Timothy J. Curley, ESQ

815 Somerville Ave
Map 31, Block C, Lot 59

14 White St. Pl.
Map 31, Block C, Lot 51
**requested map amendment
NR to MR4*



Porter Sq parking lot

Porter Sq employee parking lot

TARGET parking lot

Apt building

WHITE ST

WHITE ST PL

MR4

UR

HOL

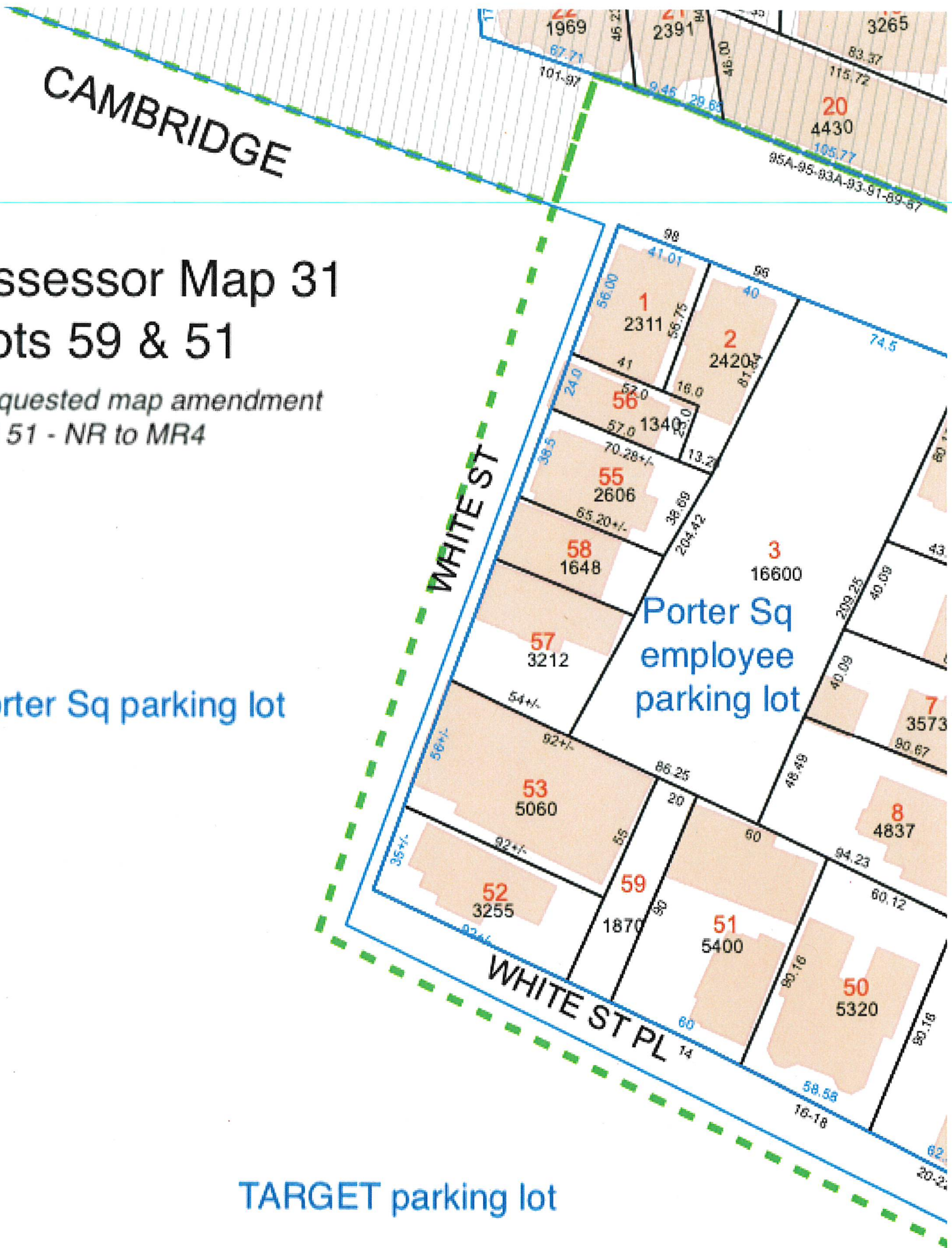
CAMBRIDGE

Assessor Map 31 Lots 59 & 51

**requested map amendment
lot 51 - NR to MR4*

Porter Sq parking lot

TARGET parking lot



Lot 51 & 59
looking northeast



Lot 59 looking northeast to
Porter Sq employee parking lot



View of Lot 51 from
Porter Sq employee parking lot
looking southwest



Lot 51 looking Southwest to
TARGET parking lot





Lot 51 looking south at primary structure & neighboring apartment building at 16 White St. Pl.



**Looking east across Lot 51;
all structures are nonconforming and dilapidated**

Abutters: on White St. (MR4)
Lots 52 & 53 to be demolished
looking east across White St.
from Porter Sq lot

