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September 13, 2019

1. Alderman Lance Davis, Chairman, Land Use Committee,
City of Somerville, Board of Aldermen
2. Michael Capauno, Chairman, City of Somerville Planning Board

93 Highland Avenue
Somerville, MA 02145

RE: 29-31 Washington Street, Somerville, Massachusetts—29 Washington Street Realty Trust
Map/Block/Lot: 105/B/21
Zoning Map Change Request

This office is counsel to 29 Washington Street Realty Trust, relative to the property they own at 29-31 Washington Street, Somerville, Massachusetts. At this time our client respectfully requests a map change regarding the proposed zoning overhaul for the City of Somerville.

The property is currently in an RC Zoning District. The property is a self-service car wash.

The proposed Zoning District for this parcel is MR3. The MR3 zoning classification for this parcel is too stringent as the property across the street, The Holiday Inn Hotel will be a MR4 Zoning District. The property that abuts this site on Mt. Vernon Street is also classified as a MR4 Zoning District. Further, the development of Innerbelt Road across from this site would support a classification of MR4 or MR5 for 29-31 Washington Street. Much of the proposing zoning is to increase development along the various main thoroughfares in the City. Washington Street would be one of these main thoroughfares. Thus, the zoning classification of MR4 or MR5 would be appropriate.

Should any further information be necessary for this request please contact our office.

Very truly yours,


Richard G. Di Girolamo