

**CITY OF SOMERVILLE
ORDINANCE NO. 2022-
IN CITY COUNCIL:**

Be it ordained by the City Council, in session assembled, that the Zoning Map of the City of Somerville is hereby amended to change the zoning district of 14 White Street Place (MBL 31-C-51) from Neighborhood Residence (NR) to Mid-Rise 4 (MR4).

Approved:

President

Approved:

Mayor



CITY OF SOMERVILLE

Office of Strategic Planning & Community Development

2022 OCT 14 P 12:01

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 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 Street Place	
Map:	31	Block: C
		Lot: 51
Property Address:		
Map:		Block:
		Lot:
Property Address:		
Map:		Block:
		Lot:
Property Address:		
Map:		Block:
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Property Address:		
Map:		Block:
		Lot:
Property Address:		
Map:		Block:
		Lot:

For ten (10) registered voters:

Name: <i>DAVID EINIS</i>	Signature: <i>David Einis</i>
Address: <i>47 Hillcrest Rd Weston MA 02493</i>	

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: _____
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Name:	Signature: _____
Address:	

Name:	Signature: _____
Address:	

Garrett Einis
14 Bradley Street, Apt 2
Somerville, MA 02145
617-894-6127
EinisG@gmail.com

October 18, 2022

Somerville City Council

RE: Zoning Map Amendment Application for 14 White Street Place

Dear Councilors,

My name is Garrett Einis and I am a full-time resident of Somerville. I live and work in Somerville, and love to contribute to the city where I reside. I have purchased two properties on White Street, located on the border with Cambridge next to Porter Square. An application was previously submitted for the same lot by a different party, but that party has since devolved its interest in the aforementioned property and withdrew their application. I am applying for a zoning map amendment for 14 White Street Place, and respectfully submit this application to the City Council.

The two lots are as follows:

1. 0 White Street Place (Map 31, Block C, Lot 59), an MR4 Zoned Lot
2. 14 White Street Place (Map 31, Block C, Lot 51), an NR Zoned Lot

I respectfully request that Lot 51 be rezoned to MR4 to match the zoning of Lot 59 and other abutting properties.

Lot 51 and Lot 59 came under common ownership in 1999 (Middlesex South Registry of Deeds Book 30923, Page 192), but the zoning map adopted in 2019 designated Lot 59 as MR4 and Lot 51 as NR. I believe it was not the intent of the city planners to split up the zoning of these lots which were under common ownership. Additionally, Lot 59 is currently assessed to the wrong party and is shown with an address of 815 Somerville Ave on the Assessor's database, but I have shown Lot 59 with a more appropriate address of 0 White Street Place in this application.

The buildings on Lot 51 currently consist of three non-conforming dilapidated structures – a two-family house, a single-family house behind the two-family home, and a large garage. All of these structures are in dreadful shape inside and outside and do not bring any value to the surrounding area. Lot 51 currently abuts a large apartment building to its south, a parking lot for Porter Square employees to its east, and two properties on White Street (Lots 52 & 53) to its north that

have been scheduled for demolition. A significant lab building is currently being planned for these lots which are located in the MR4 zoning district. Additionally, across the street from Lot 51 is a parking lot for the Porter Square Galleria shopping mall which is accessible via White Street.

By rezoning Lot 51 to MR4, this would allow for a merged lot between Lots 51 and 59 which would enable a conforming development consistent with the neighborhood character and consistent with the goals of the City of Somerville as laid out in its SomerVision. The current structures on Lot 51 are an eyesore, but it can be developed into a transit-oriented project as it's located next to Porter Square and public transportation. A new development in this in-fill location will not only boost the city's tax base, but will also significantly enhance the curb appeal of the street and would strengthen and support the surrounding neighborhood character.

Thank you very much for your time and consideration of this proposal.










All the best,

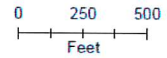
A handwritten signature in black ink, appearing to read "Garrett Einis". The signature is fluid and cursive, with a large initial "G" and "E".

Garrett Einis

CITY OF
SOMERVILLE, MA
OFFICIAL ZONING MAP
SHEET 9

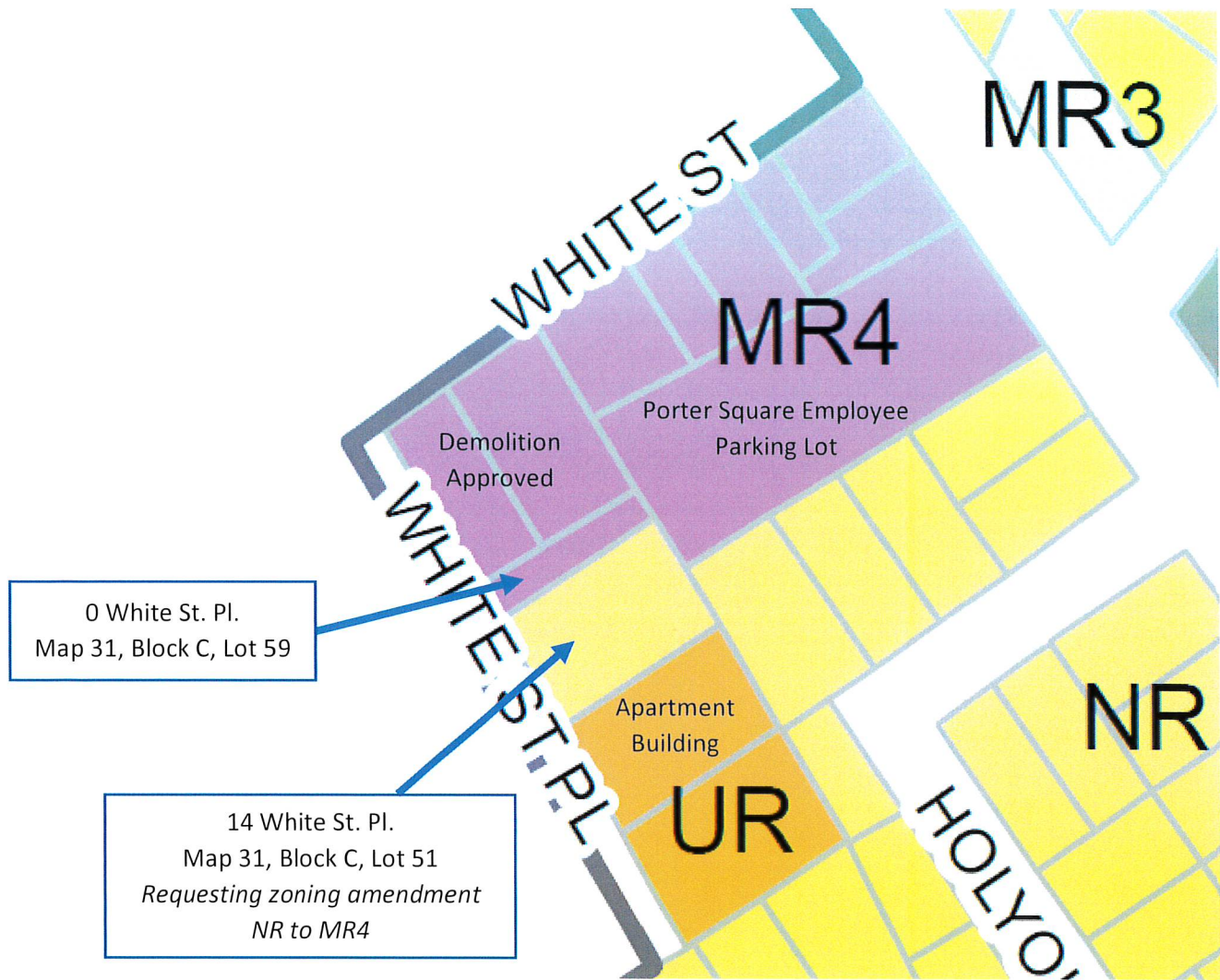
1	2	3	4	5	6	7	8
9	10	11	12	13	14	15	16
17	18	19					

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



Date: March 20, 2022





CAMBRIDGE

CHERI

Assessor Map 31 Lots 59 & 51

Porter Square Parking Lot



Target Parking Lot

**Lots 59 & 51
Looking Northeast**



**Lots 59 & 51
Looking East**





**Looking Southeast at
Neighboring Apt Building**



**Looking Southwest at Target
Parking Lot**

**Lot 59
Looking North at Lots 52 & 53
(to be demolished)**



Lots 52 & 53 (to be demolished)

