



CITY OF SOMERVILLE

Office of Strategic Planning & Community Development

2022 JAN 13 P 4: 13

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 (10) 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: 86 Prospect Street		
Map: 83	Block: B	Lot: 34
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: Vivaldo Meneses Sr., Trustee	Property Owner
Address: 86 Prospect Street, Somerville MA	Signature: * <i>Vivaldo Meneses</i>

Name:	Signature: _____
Address:	

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Name:	Signature: _____
Address:	

Vivaldo Meneses Sr., Trustee
V&M Revocable Trust
86 Prospect Street
Somerville, MA 02143

Somerville City Council
Somerville City Hall
93 Highland Avenue
Somerville, MA 02143

January 11, 2022

Dear Councilors of the City of Somerville,

As the long-time owners of two parcels of land located at 82-84 and 86 Prospect Street, we are filing a Zoning Map Amendment to the Somerville Zoning Ordinance for the purpose of changing the zoning of 86 Prospect Street from Urban Residential to MR5 to match the MR5 zoning of 82-84 Prospect Street. Bringing both parcels together under common MR5 zoning is in line with the City's planning and development initiatives for this area of Somerville, and resolves a particularly challenging split-zoning condition for two small parcels long held in common ownership.

86 Prospect Street is situated at the northern end of a long city block where all properties along Prospect Street to the north have been zoned MR5, and which area was – through the course of the Somerville Zoning Ordinance overhaul – zoned for increased density. While the entire section of Prospect Street from Cambridge Street up to Webster Street (the "Block"), including 82-84 Prospect and 86 Prospect Street, was originally planned to be Neighborhood Residential, starting with the third version of the draft Zoning Ordinance overhaul and in all subsequent versions, the Block was zoned for additional density given its close proximity to Union Square and Boynton Yards. Specifically, the southern end of the Block was increased to Urban Residential, and the northern end of the Block closer to Boynton Yards and Union Square was zoned MR5. During these zoning map revisions, however, the division between the Urban Residential and MR5 zones was placed directly between 82-84 Prospect and 86 Prospect so that 86 Prospect Street, to the south, was zoned Urban Residential, and 82-84 Prospect Street, directly abutting to the north, was zoned MR5. Given the proximity of 86 Prospect Street to Boynton Yards and Union Square, and the common ownership between the two parcels, changing the zoning for 86 Prospect to MR5 would be in keeping with the City of Somerville's planning objectives for this neighborhood, and this Block.

The two parcels have been owned by our family since the 1970s, and since that time have been used together to operate a family business and house our family. Meneses Iron Works is located at 82-84 Prospect Street, and our family lives at 86 Prospect Street in a multifamily residence, with a driveway through the middle of the two parcels providing access to parking at the rear.

Rezoning 86 Prospect Street to MR5 will resolve a difficult split zoning condition on two undersized, relatively deep and narrow lots. The split zoning creates challenges for development of the two parcels by subjecting each lot to an entirely different set of development requirements – i.e., Design Review and Site Plan Approval processes for a compliant development in an MR5 district, but no development review required for a compliant development in the Urban Residential District – and creating different dimensional and sustainability requirements, allowed uses, etc. These inconsistencies cause a significant degree of complexity and are a barrier to achieving a compliant development of the combined parcels which have an extended history of similar treatment.

In light of the circumstances noted above and in keeping with Somervision, Union Square's Master Plan, and the Boynton Yards Neighborhood Plan, we feel strongly that the two parcels should be assigned common Mid-Rise zoning. Therefore, we formally request a Zoning Map Amendment to change the zoning of 86 Prospect Street from Urban Residential to MR5.

Thank you for your consideration,


Vivaldo Meneses Sr., Trustee

