

CITY OF SOMERVILLE
ORDINANCE NO. 2023-
IN CITY COUNCIL: _____, 2023

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 0 White Street Place (MBL 31-C-59) from Mid-Rise 4 (MR4) to UR and 14 White Street Place (MBL 31-C-51) from Neighborhood Residence (NR) to Urban Residence (UR).

Approved:

President

Approved:

Mayor



CITY OF SOMERVILLE

Office of Strategic Planning & Community Development

ZONING MAP AMENDMENT • APPLICATION FORM

CITY CLERK'S OFFICE
SOMERVILLE, MA
2023 JUN 28 A 9:37

Per Article 15.6.2 of the Somerville Zoning Ordinance (SZO), an individual property owner or ten or more 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 PL		
Map: 31	Block: C	Lot: 51
Property Address: 0 WHITE ST PL		
Map: 31	Block: C	Lot: 59
Property Address:		
Map:	Block:	Lot:
Property Address:		
Map:	Block:	Lot:
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Property Address:		
Map:	Block:	Lot:

For ten (10) registered voters:

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

Name:	Signature: _____
Address:	

Name:	Signature: _____
Address:	

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

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

2023 JUN -7 P 4: 06

May 19, 2023

CITY CLERK'S OFFICE
SOMERVILLE, MA

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. We previously applied to have this property rezoned to MR4, but withdrew that application after discussions with the ward councilor and neighbors. The neighbors to this property desired a residential buffer between the MR4 district and the remaining UR zoned properties at the end of White Street Place. Thus, we are now applying to have this parcel rezoned to Urban Residential, which will not only provide much needed housing, but will also fulfill the requests of our neighbors on White Street Place. 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 both Lots 51 and 59 be rezoned to UR to match the zoning of 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 tired structures – a two-family house, a single-family house behind the two-family home, and a large attached 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 Lots 51 and 59 to UR, 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 residential 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. Not only would it provide a "buffer" to the lab building in the abutting MR4 district for the rest of the street, but it would also contribute much needed units of market rate and affordable housing to the community.

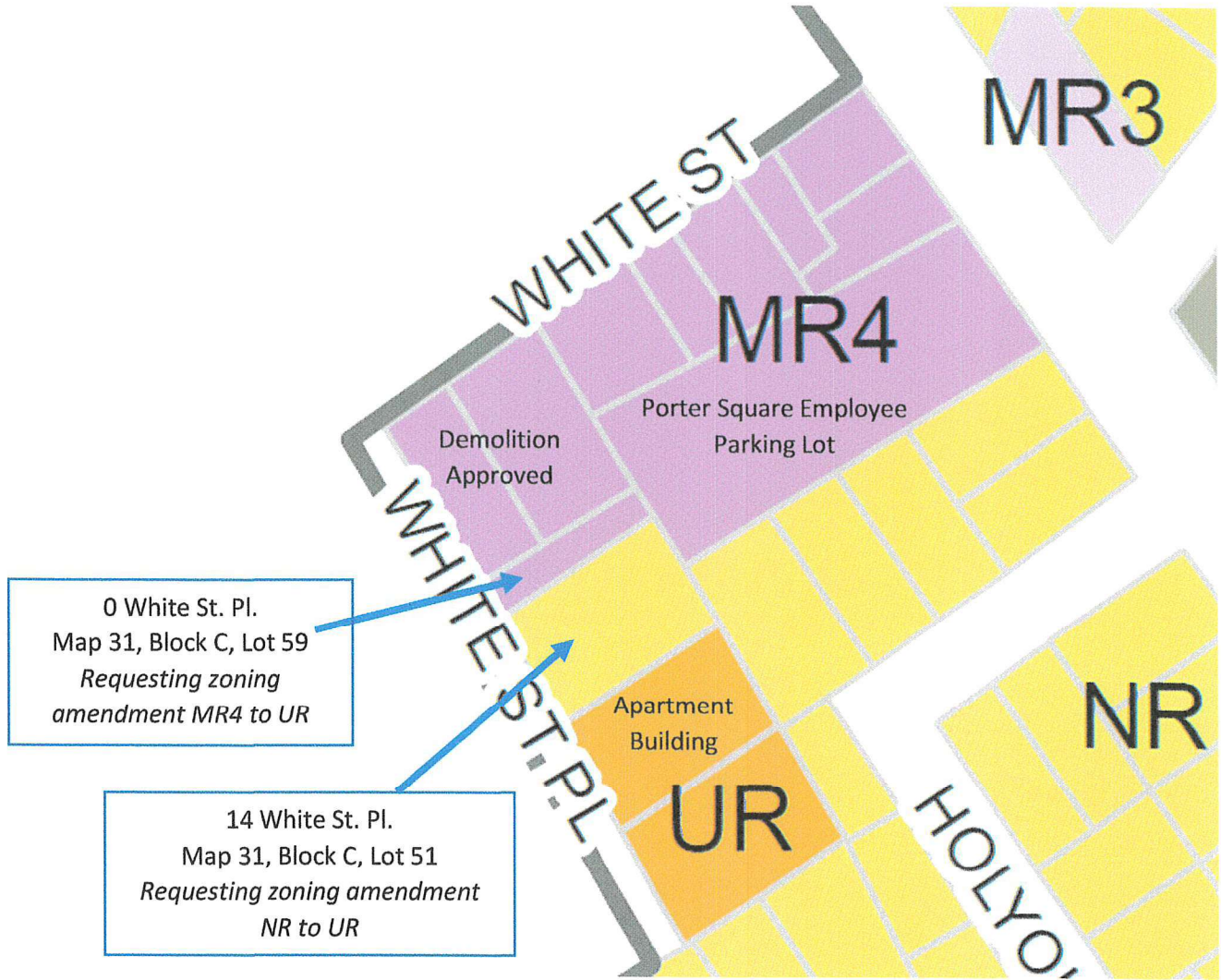
Thank you very much for your time and consideration of this proposal.

All the best,



Garrett Einis





CAMBRIDGE

CHERI

Assessor Map 31 Lots 59 & 51

Porter Square Parking Lot

Porter Square
Employee Prkg. Lot

Target Parking Lot

