



CITY OF SOMERVILLE

Office of Strategic Planning & Community Development

ZONING MAP AMENDMENT • APPLICATION FORM

2024 AUG -1 P 2:40

Per Article 15.6.2 of the Somerville Zoning Ordinance (SZO), an individual property owner or ten(10) OFFICE 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: 282 MCGRATH HWY.		
Map: 94	Block: D	Lot: 11
Property Address:		
Map:	Block:	Lot:
Property Address:		
Map:	Block:	Lot:
Property Address:		
Map:	Block:	Lot:
Property Address:		
Map:	Block:	Lot:
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Property Address:		
Map:	Block:	Lot:
Property Address:		
Map:	Block:	Lot:
Property Address:		
Map:	Block:	Lot:

Property owner: Brant Realty Trust
~~For ten (10) registered voters:~~

Name: <u>Walter Taurro, Trustee</u>	Signature: <u>Walter Taurro, Trustee</u>
Address: <u>40 Shelley Rd Arlington, MA 02476</u>	

Name:	Signature: _____
Address:	

Name:	Signature: _____
Address:	

Name:	Signature: _____
Address:	

Name:	Signature: _____
Address:	

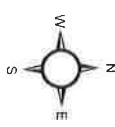
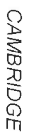
Name:	Signature: _____
Address:	

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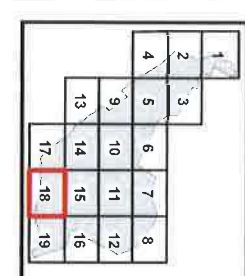
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Name:	Signature: _____
Address:	



Date: March 20, 2022



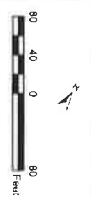
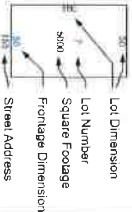
CITY OF
SOMERVILLE, MA
OFFICIAL ZONING MAP

CITY OF
Somerville
Massachusetts



Assessors Map

- Parcel Boundary
- Block/ROW Boundary
- Other ROW Boundary
- Assessor Map
- Boundary
- Water Body
- Building
- Railroad ROW

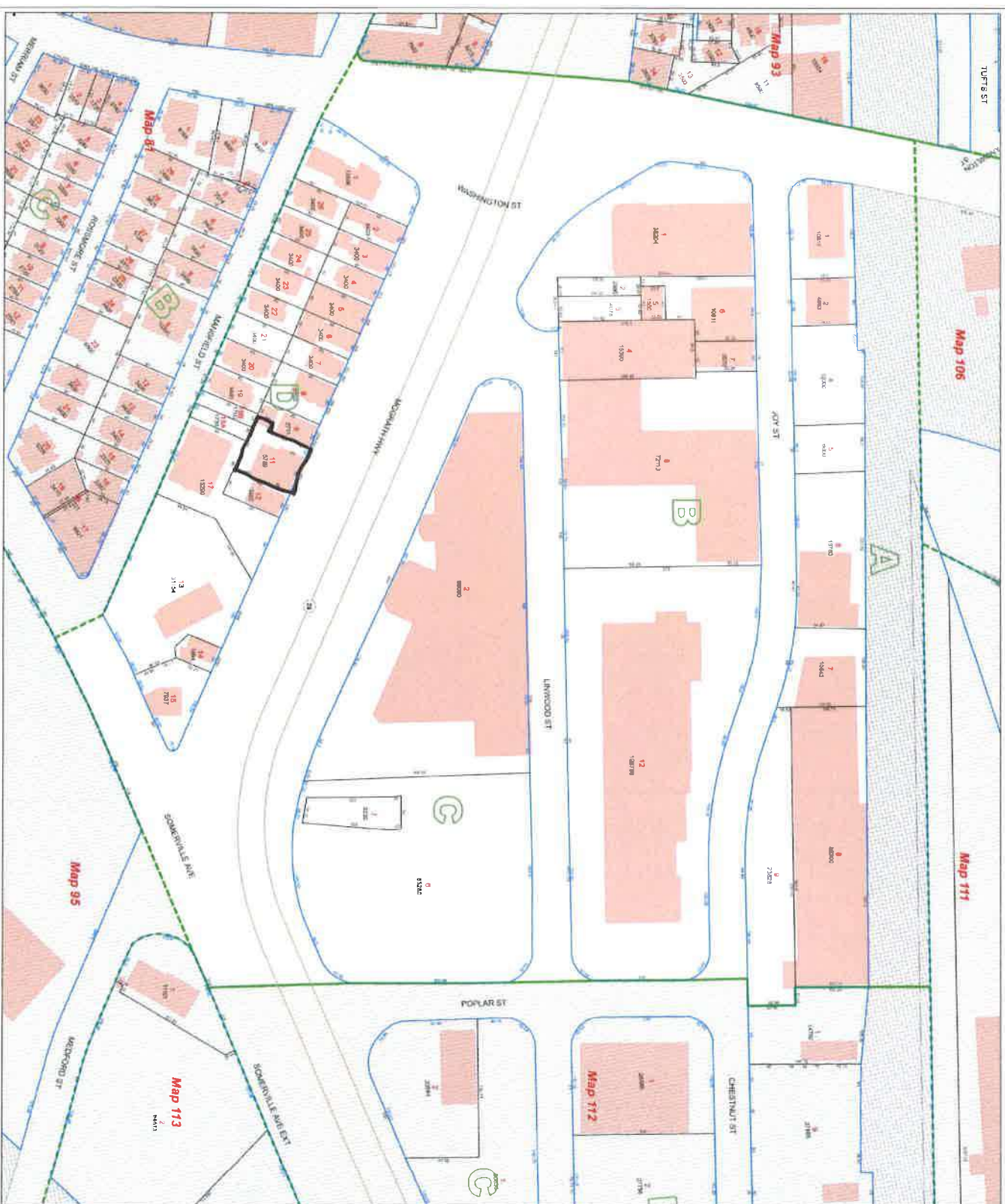


July 1, 2023

Source: Map of City and County of Somerville, Massachusetts, prepared by the City of Somerville, Massachusetts, and the County of Middlesex, Massachusetts, for the purpose of assessing property taxes. The map is based on the latest available data from the City of Somerville, Massachusetts, and the County of Middlesex, Massachusetts. The map is not a warranty of accuracy and is not to be used for any other purpose.



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Atty. Lisa J. McGloin
Atty. Christopher A. Hall

July 29, 2024

**City of Somerville
City Council**

**RE: Zoning Map Amendment Application
282 McGrath Hwy.
Map ID: 94/D/11**

Dear Members of the City Council,

This office represents Mr. Julio Pena, President & Treasurer of 181 Bonfire Corp., d/b/a Bonfire Boston. I am writing, per Article 15.6.3 of the Somerville Zoning Ordinance (SZO), to formally request an amendment to the zoning map covering the property located at 282 McGrath Hwy., Somerville, MA redesignating the property from its current Neighborhood Residential (NR) district designation to the Small Business (SB) Overlay District.

This zoning map amendment is crucial to facilitate the opening of a restaurant, Bonfire Boston, at the property. There is historical precedent for this type of use at the property, including previous use as a diner and a restaurant dating back to 1977 or before as evidenced by attached Permit No. 496 for electrical work Lucia's Restaurant.

The property was used as a bar/restaurant until March of 2020 when Nucelo Sportinguista De Area De Boston, Inc. was forced to close its doors because of the COVID pandemic; the effects of which were felt by so many small restaurants. These real-world conditions directly caused the non-conforming use to go dormant until June of 2023 when Mr. Pena leased the property and began renovations to open Bonfire Boston.

On January 16th, 2024, Somerville Licensing approved the transfer of the previous occupant's liquor license to Mr. Pena. In reliance on the approval, my client made extensive renovations to the property including repair and replacement of the roof, updates to the electrical service at the property, and other safety renovations.

In July of 2024, during a review of an open permit, ISD made a determination that the use was abandoned which extinguished the prior nonconforming status of the Property putting it out of compliance with the 2019 zoning amendments affecting this parcel. Strict enforcement of the City's policy update was not predicted in light of the City granting the liquor license transfer and potentially results in substantial harm to Mr. Pena who has spent a significant amount of time and money getting this property up to code and renovated for the refined restaurant. Mr. Pena is committed to bringing this restaurant to the community and hereby requests that the map amendment be allowed.

The proposed zoning map amendment aligns with the evolving needs of this neighborhood and would significantly contribute to the vibrancy of this community on the fringes of Union Square. This location needs activation and we believe that opening the restaurant here will greatly benefit the neighborhood. By bringing new business to this side of Union Square we aim to stimulate local commerce and attract more visitors, contributing to the overall vitality and economic growth of the area.

Union Square has historically been a diverse neighborhood, rich with different cultures and ethnic backgrounds. Bonfire Boston hopes to bring Dominican roots to this community and become a part of what makes this neighborhood so great. We look forward to contributing to the vibrant tapestry of Union Square.

Our restaurant will create employment opportunities, stimulate local business activities, and foster a sustainable community environment. We are committed to collaborating with local organizations, including Union Square Main Streets, by actively participating in their monthly business meetings to connect with business leaders and stakeholders. We are also eager to partner with local organizations like the Somerville Homeless Coalition and the Somerville Arts Council to contribute to various initiatives that support and enrich our community.

Furthermore, the rezoning will have a positive fiscal impact on the City of Somerville. By transitioning the property into a commercial tax base, it will contribute additional revenues that can support essential public services and infrastructure improvements. This aligns with the city's goals of promoting economic growth and diversifying our local economy.

In conclusion, my client asks that you consider our request favorably based on the property's historical commercial use, its potential to enhance community life, and the positive economic impact it will bring to our city. The real-world effects of the COVID pandemic on this property are material as well as the map updates that came into effect around the same time.

We believe that amending the zoning map covering the property to the Small Business Overlay District is not only appropriate but also essential for the continued development and prosperity of this neighborhood. Thank you for considering our request. I look forward to discussing this matter further with you.

Very truly yours,



Alexander J. Capano, Esq.



Application for Building Permit

CITY OF SOMERVILLE
PUBLIC WORKS DEPARTMENT

NEW		1st Class
ALTER		2nd Class
RELOCATE		3rd Class
ADDITION		4th Class
DEMOLISH		5th Class
		6th Class

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No. of Plans		Use Classification		Plan Check No.		Permit No. 496
Fire Zone		Approved by	Date	Date of Application		Date Issued
Use Zone				7-21-77		7/21/77

APPLICANT TO FILL IN HEAVILY OUTLINED PORTION ONLY

Architect or Engineer	Name	Refer to	Building Address	282-284 N. Bath St. Wd.
	Address	Mr.		Nearest Cross St.
Contractor	Name	Refer to	Owner Name	Arthur & Lucy O'Leary
	Address	Mr.	Mail Address	282-284 N. Bath St. Wd. Som. Tel. 623-9879
Description of Present Building	City	State	I hereby acknowledge that I have read this application and state that this information contained herein is correct and I agree to comply with all building regulations.	
	Lic. #	Tel. No.	Signature of Owner or Authorized Agent	
	Material of building is? Style of roof? flat			
	Material of roofing?			
	Size of Building, feet front? 63' ; feet rear? 53'			
	Feet deep? 45' ; No. of stories? 1			
	Size of L, feet long? ; feet wide? ;			
	Feet high? ; No. of stories? ; roof?			
	No. of feet in height from sidewalk to highest point of roof? Material of foundation?			
	Thickness of external walls? Party walls?			
	Distance from line of street? Width of street?			
	What was the building last used for?			
	How many families? 10 Number of stores 2			
	Nature of egress, front stairs? How Back stairs? none			
	Fire Escape? Con. balconies? none			
Size of lot front? rear? ; deep?				
Is a street occupancy permit necessary?				
Building to be occupied for				

CORRECTIONS

ORIGINAL

DESCRIPTION OF PROPOSED WORK

work that is needed to be done in Lucia's Bar & Grill

Panel walls - new ceiling - dress the divider - to suit lighting - cover floor on Bar side - paint radiator & men's room & rear hallway - the Booths & kitchen floor & walls

Type of Bldg.	Group
No. of Rooms	
No. of Families	Stores
Size of Bldg.	Length Width
Stories	Elevators
Exterior Walls	Roof
Interior Walls	Floors

LEGAL DESCRIPTION

Size of extension, No. of feet long?	No. of feet wide?	No. of feet high above sidewalk?
No. of stories high?	style of roof?	material of roofing?
Of what material will the extension be built?	Foundation?	
If of brick, what will be the thickness of external walls?	inches; and party walls	inches.
How will the extension be occupied?	How connected with main building?	
Distance from lot lines:—Front?	right side?	left side?
Area of lot covered after extension	%	rear?

Valuation \$ 10,000	Fee \$ 30.00	Paid by Cash
Final Approval Date 7-21-77	Inspector's Name J. Corcoran	Date Paid 7-21-77

This building permit void unless approved and countersigned by the Supt. or Asst. Supt. of Buildings.