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CITY CLERK'S OFFICE  
SOMERVILLE, MA

September 4, 2019

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

93 Highland Avenue  
Somerville, MA 02145

RE: 86 Joy Street, Somerville, Massachusetts—Joy Street LTD Partnership  
Map/ Block/Lot: 94/A/8  
Zoning Map Change Request

This office is counsel to Joy Street LTD Partnership, relative to the property they own at 86 Joy Street, Somerville, Massachusetts. At this time our client respectfully requests a map change regarding the proposed zoning overhaul for the City of Somerville.

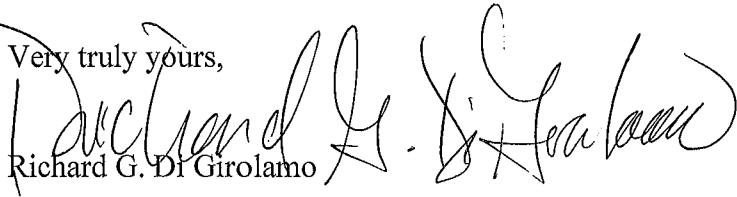
The property is currently in an IA Zoning District. The property is a two (2) story building with basement industrial/commercial building. The basement has some commercial rental space, the first level has repair garages and other commercial tenants the second floor has various artist studios.

The proposed Zoning District for this parcel is Fabrication. This proposed zoning designation for the site is overly restrictive for a parcel that would have much more potential under the current IA Zoning District. As the City begins its Neighborhood Plan in this area it will become readily apparent that it is more suitable as a MR4 district. The site is in close proximity to a future MBTA Green Line train station. The promoting of higher density and pedestrian activities along this future transit corridor. An MR4 Zoning designation would be more appropriate in this area which is in close proximity to other MR4 Zoning Districts.

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

Very truly yours,

Richard G. Di Girolamo

A handwritten signature in cursive script, appearing to read "Richard G. Di Girolamo". The signature is written in black ink and is positioned to the right of the printed name.