

**CITY OF SOMERVILLE
ORDINANCE NO. 2021-17**

In City Council August 26, 2021

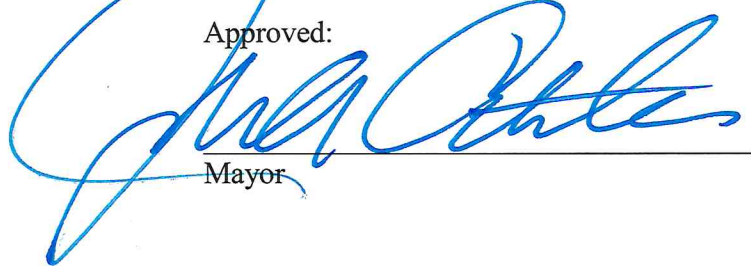
Be it ordained by the City Council, in session assembled, that the Zoning Map of the City of Somerville is hereby amended to change the zoning district of 471 Somerville Avenue (MBL 52-F-11) from Urban Residential (UR) to Mid-Rise 4 (MR4).

Approved:

/km

President

Approved:



Mayor



CITY OF SOMERVILLE

Office of Strategic Planning & Community Development

ZONING MAP AMENDMENT • APPLICATION FORM

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: 471 Somerville Avenue		
Map: 52	Block: F	Lot: 11

For an individual property owner:

Name: Scott Zink	
Address: 7 Morrison Rd West Wakefield MA 01880	

See next page for ten (10) registered voters.



March 25, 2021

To the Somerville City Council:

We are requesting to change the zoning of 471 Somerville Ave from Urban Residential (UR) to MR4, for the following reasons:

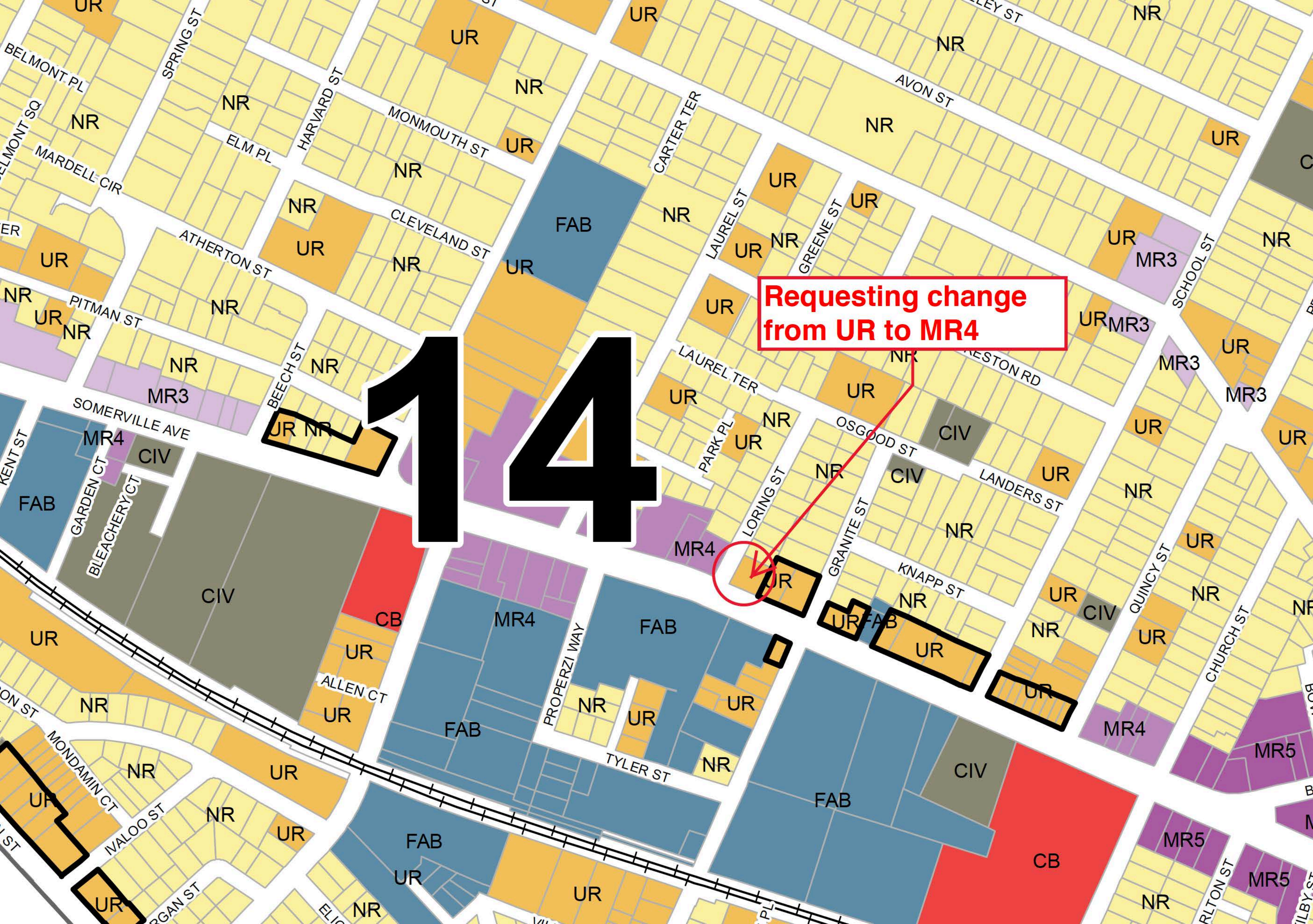
- This is a project that was approved under the previous zoning code via Special Permit, to build 5 residential units over ground floor retail. The building was designed to meet MR4 standards.
- Changing the zoning from Urban Residential to MR4 will make the new building zoning compliant
- Ground floor retail uses under Urban Residential are extremely limited. MR4 will allow for an expanded variety of possible retail options, and greatly improve the viability of finding a tenant for this space
- We believe that it was simply an oversight that this change was not made during the zoning map overhaul, since it was clear that this project was being built to MR4 standards.

Respectfully,



Scott Zink

President | ZRE Development





CITY OF SOMERVILLE, MASSACHUSETTS
CITY COUNCIL

Docket # 211675

Public Communication
Zoning Ordinance

Regular Meeting, August 26, 2021
Item ID 24575

SUMMARY: Scott Zink proposing a zoning amendment to re-zone his property at 471 Somerville Avenue from Urban Residential to MR4.

COMPLETE TEXT:

See attachment.

RESULT: ORDINANCE ORDAINED. [UNANIMOUS]

AYES: Mbah, Rossetti, Strezo, White Jr., McLaughlin, Scott, Ewen-Campen,
Clingan, Niedergang, Davis, Ballantyne

ORDINANCE ORDAINED. BY THE CITY COUNCIL OF THE CITY OF SOMERVILLE,
MA, AT A REGULAR MEETING ON THE 26th DAY OF AUGUST, 2021.

APPROVED BY THE MAYOR OF THE CITY OF SOMERVILLE, MA, ON THE 1st DAY
OF SEPTEMBER, 2021.

ATTEST:

Kimberly M. Wells, City Clerk