

CITY OF SOMERVILLE
ORDINANCE NO. 2021-26
In City Council October 28, 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 13 Garfield Avenue (MBL 89-L-12) from Fabrication (FAB) to Urban Residential (UR).

Approved:



President

Approved:



Mayor



CITY OF SOMERVILLE

Office of Strategic Planning & Community Development

2021 JUN -2 P 3:42

CITY CLERK'S OFFICE
SOMERVILLE, MA

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: 13 Garfield Avenue		
Map: 89	Block: L	Lot: 12
Property Address:		
Map:	Block:	Lot:
Property Address:		
Map:	Block:	Lot:
Property Address:		
Map:	Block:	Lot:
Property Address:		
Map:	Block:	Lot:
Property Address:		
Map:	Block:	Lot:
Property Address:		
Map:	Block:	Lot:
Property Address:		
Map:	Block:	Lot:

For ten (10) registered voters:

Name: Dean Matarazzo	Signature: 
Address: 13 Garfield Avenue, Somerville, MA	

Name:	Signature: _____
Address:	

Name:	Signature: _____
Address:	

Name:	Signature: _____
Address:	

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

Name:	Signature: _____
Address:	

**LAW OFFICES of
RICHARD G. Di GIROLAMO**

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CITY CLERK'S OFFICE
SOMERVILLE, MA

Michael LaRosa, Of Counsel
Breanna Rolland, Of Counsel
Marc Maniscalco, Legal Assistant

June 1, 2021

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

Re: 13 Garfield Avenue, Somerville, Massachusetts – Dean Matarazzo
Map/Block/Lot: 89/L/12
Zoning Map Change Request

This office is counsel to Dean Matarazzo, relative to the property he owns at 13 Garfield Avenue, Somerville, Massachusetts. At this time, our client respectfully requests a map change regarding the current Zoning.

The property is currently located in a Fabrication ("FAB") Zoning District. The property is a small vacant industrial warehouse which abuts a pasta company operated by the property owner.

The zoning designation for the site as FAB is not appropriate as the parcel that borders it has been given a UR zoning classification. The UR classification would allow for better use of the site and would fit into the concept of the current zoning, especially in this part of East Somerville. This is consistent with the with the East Somerville Neighborhood Plan and the Somervision goal of adding housing units. This area has not established more residential development. The FAB designation would generate projects that would not be harmonious with this changing corridor of East Somerville.

On April 7, 2021, a Neighborhood Meeting was conducted to discuss the proposal of a Map Change Request from FAB to a UR Zoning District, with a three (3) family dwelling being proposed at the site. The neighborhood overwhelmingly supported the Map Change Request. (See Notice of Neighborhood Meeting, attached hereto as **Exhibit A**).

At this time, our office requests that this matter be placed in the City Council's next meeting agenda.

Very truly yours,

Anne M. Vigorito

CITY OF
SOMERVILLE, MA
OFFICIAL PROPOSED
ZONING

(UNADOPTED)

1	2	3	4	5	6	7	8
2	3	4	5	6	7	8	9
3	4	5	6	7	8	9	10
4	5	6	7	8	9	10	11
5	6	7	8	9	10	11	12
6	7	8	9	10	11	12	13
7	8	9	10	11	12	13	14
8	9	10	11	12	13	14	15
9	10	11	12	13	14	15	16
10	11	12	13	14	15	16	17
11	12	13	14	15	16	17	18
12	13	14	15	16	17	18	19

SB Overlay

NR
UR
MR3
MR4
MR5
CIV
FAB
CB
ASMD

The proposal is to re-zone this parcel from FAB to UR, like the neighboring parcels



0 250 500
Feet



Date: December 12, 2019

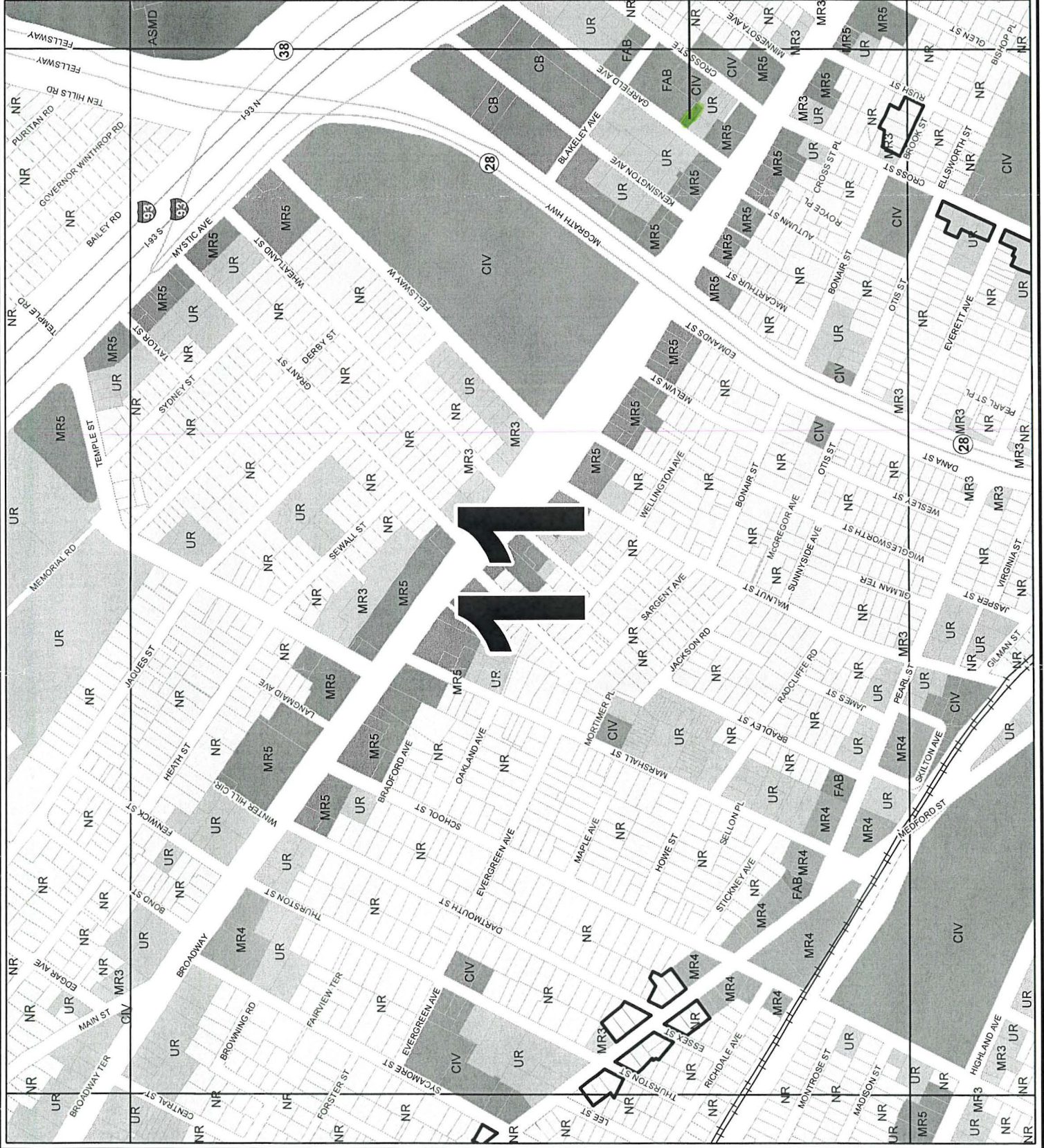


EXHIBIT A

NOTICE OF NEIGHBORHOOD MEETING

**THERE WILL BE A NEIGHBORHOOD MEETING REGARDING THE
PROPOSED ZONING MAP CHANGE FOR
13 GARFIELD AVENUE, SOMERVILLE, MASSACHUSETTS**

The property owner, Dean Mattarazo, as well as his Attorney, Anne Vigorito will be present to discuss the proposed Map Change from a vacant warehouse to a three (3) family dwelling and answer any questions.

WHEN: WEDNESDAY, APRIL 7, 2021

TIME: 6:00 – 7:00 P.M.

VIA ZOOM: <https://zoom.us/j/5532666997?pwd=UkR4MHJqYjNhMXh1eGxFTd2ZzNVdz09>

Meeting ID: 553 266 6997

Passcode: 4444

Sponsored by Somerville Ward One City Councilor – Matt McLaughlin

**For more information about the meeting, please contact
Anne Vigorito
(617) 666-8200**