

**CITY OF SOMERVILLE**  
**ORDINANCE NO. 2022-19**  
**IN CITY COUNCIL: September 8, 2022**

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 82-84 Prospect Street (MBL 83-B-35) from Mid-Rise 5 (MR5) to Urban Residence (UR).

Approved:

 / kw  
\_\_\_\_\_  
President

Approved:

  
\_\_\_\_\_  
Mayor



# CITY OF SOMERVILLE

## Office of Strategic Planning & Community Development

### ZONING MAP AMENDMENT • APPLICATION FORM

2022 APR 28 P 2:29

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.

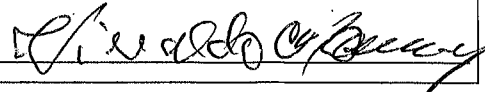
Submit all required documents to:

City Clerk's Office  
1<sup>st</sup> Floor, City Hall  
93 Highland Avenue  
Somerville, MA 02143

Property to be changed

Property Address: 82-84 Prospect Street		
Map: 83	Block: B	Lot: 35
Property Address:		
Map:	Block:	Lot:
Property Address:		
Map:	Block:	Lot:
Property Address:		
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Property Address:		
Map:	Block:	Lot:

For ten (10) registered voters:

Name: Vivaldo Meneses Sr., Trustee	Signature: 
Address: 86 Prospect Street, Somerville MA	

Name:	Signature: _____
Address:	

Name:	Signature: _____
Address:	

Name:	Signature: _____
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Vivaldo Meneses Sr. & Maria Meneses, Trustees  
V&M Revocable Trust  
86 Prospect Street  
Somerville, MA 02143

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

April 18, 2022

Dear Councilors of the City of Somerville,

As the long-time owners of two parcels of land located at 82-84 and 86 Prospect Street, we are filing a Zoning Map Amendment to the Somerville Zoning Ordinance for the purpose of changing the zoning of 82-84 Prospect Street from MR5 to Urban Residential to match the Urban Residential zoning of 86 Prospect Street. Bringing both parcels together under common Urban Residential zoning is in line with neighborhood feedback as well as the City's planning and development initiatives for this area of Somerville, and resolves a particularly challenging split-zoning condition for two small parcels long held in common ownership.

On January 13, 2022 we filed a Zoning Map Amendment to change the zoning of our other lot (86 Prospect Street) from Urban Residential to MR5. On March 2, 2022 we presented a preliminary study of an entirely MR5 development to the neighborhood at a meeting organized by City Councilor JT Scott. The feedback we received from the neighborhood was that upzoning the entire site to MR5 was not supported and Urban Residential zoning for both lots was preferred. Therefore, we are withdrawing the previous Map Amendment for 86 Prospect Street from consideration and are submitting this Map Amendment to downzone 82-84 Prospect Street to Urban Residential zoning so it is consistent with 86 Prospect Street.

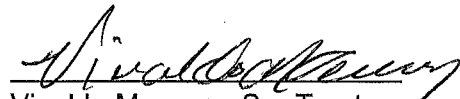
The two parcels have been owned by our family since the 1970s, and since that time have been used together to operate our business and house our family. Meneses Iron Works is located at 82-84 Prospect Street, and our family lives at 86 Prospect Street in a multifamily residence, with a driveway through the middle of the two parcels providing access to parking at the rear.

Rezoning 82-84 Prospect Street to Urban Residential will resolve a difficult split zoning condition on two undersized, relatively deep and narrow lots. The split zoning creates challenges for development of the two parcels by subjecting each lot to an entirely different set of development requirements – i.e., Design Review and Site Plan Approval processes for a compliant

development in an MR5 district, but no development review required for a compliant development in the Urban Residential District – and creating different dimensional and sustainability requirements, allowed uses, etc. These inconsistencies cause a significant degree of complexity and are a barrier to achieving a compliant development of the combined parcels which have an extended history of similar treatment.

In light of the circumstances noted above and in keeping with the neighborhood's feedback on our previous proposal for both lots to be zoned MR5, we feel strongly that the two parcels should be assigned common Urban Residential zoning. Therefore, we formally request a Zoning Map Amendment to change the zoning of 82-84 Prospect Street from MR5 to Urban Residential.

Thank you for your consideration,

  
Vivaldo Meneses Sr., Trustee

