

**LAW OFFICES of  
RICHARD G. DiGIROLAMO**  
Attorneys at Law  
424 Broadway  
Somerville, MA 02145

Richard G. DiGirolamo  
Anne M. Vigorito, Of Counsel

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Tel: (617) 666-8200  
Fax (617) 776-5435

Michael LaRosa, Of Counsel  
Breanna Rolland, Of Counsel

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VIA HAND DELIVERY AND EMAIL

April 24, 2020

Rebecca Cooper  
Senior Planner  
Mayor's Office of Strategic Planning  
& Community Development  
Somerville City Hall  
93 Highland Avenue  
Somerville, MA 02143

RE:           Variance Application – Number of Building Stories  
Locus:       345 Medford Street, Somerville, Massachusetts  
Applicant:   345 Medford Street, LLC  
Owner:       PCJ Auto Service, Inc.

Dear Ms. Cooper:

As you know this office is counsel to the above-referenced applicant, 345 Medford Street, LLC, relative to zoning relief for the property located at 345 Medford Street, Somerville, Massachusetts. The following is the Project Narrative:

The proposed development at 343-345 Medford Street consists of a 6 story + basement, mixed-use, building of approximately 50,914 square feet. The site is situated on the current "Good Gas" fueling station on Medford Street between Pearl and School Streets. The proposed structure covers approximately 70% of the site and is approximately 67 feet tall. This development will be designed as a net-zero ready building. The ground floor is occupied by a commercial space up to 3,940 s.f., residential common spaces, and 6 at grade parking spaces. Additional residential common space, up to 60 bicycle spaces, mechanical space, and commercial support spaces are located within the basement level. Floors two through six contain 52 dwelling units, including: 14 studio units, 28 one bedroom units, 8 two bedroom units, and 2 three bedroom units. The overall massing of the structure was designed to have a distinctive base, middle, and cap. This is accomplished with a consistent 2 story massing at the base of the building and an alternate material at the 3<sup>rd</sup> through 5<sup>th</sup> floor middle portion. The 6<sup>th</sup> floor cap is recessed from the floor below and is clad with a contrasting material. This proposal also calls for improvements to the streetscape, including new street trees a stepped-back portion of the ground floor to accommodate café style seating and additional sidewalk space. In addition to ground level landscaping, a green roof system and an extensive deck is planned the roof of the structure.

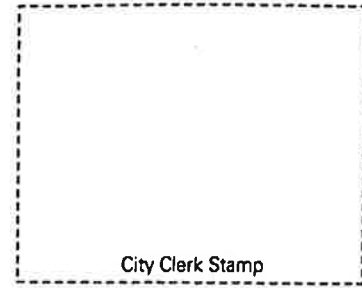
Also please find enclosed the application and arguments in support of the applicant's request for variance for the number of building stories as well as, checks for the filing fees.

Very truly yours,

Richard Di Girolmao  
Enclosures



**CITY OF SOMERVILLE**  
Office of Strategic Planning & Community Development



City Clerk Stamp

**DEVELOPMENT REVIEW APPLICATION • COVER SHEET**

In accordance with Article 15 of the Somerville Zoning Ordinance, the undersigned submits the following Development Review Application for review.

|                                                                                          |                                          |                       |
|------------------------------------------------------------------------------------------|------------------------------------------|-----------------------|
| Property Address: <b>345 Medford Street, Somerville, Massachusetts 02143</b>             |                                          |                       |
| Zoning District: <b>MR-4</b>                                                             | Ward: <b>4</b>                           | MBL: <b>60/E/13//</b> |
| Applicant: <b>345 Medford St, LLC</b>                                                    |                                          |                       |
| Address: <b>C/o Law Office of Richard Di Girolamo 424 Broadway, Somerville, MA 02145</b> |                                          |                       |
| Phone: <b>(617) 666-8200</b>                                                             | Email: <b>digiolamalegal@verizon.net</b> |                       |
| Property Owner: <b>PCJ Auto Service, Inc.,</b>                                           |                                          |                       |
| Address: <b>C/o Law Office of Richard Di Girolamo 424 Broadway, Somerville, MA 02145</b> |                                          |                       |
| Phone: <b>(617) 666-8200</b>                                                             | Email: <b>(617) 666-8200</b>             |                       |
| Agent: <b>N/A</b>                                                                        |                                          |                       |
| Phone:                                                                                   | Email:                                   |                       |

As the **Applicant**, I make the following representations:

1. I understand that a development review application is not complete until all necessary information has been submitted and all fees have been paid and that an incomplete application will not be reviewed, will not be publicly noticed, and will not be scheduled for a public hearing.
2. The information supplied on and with this application form is accurate to the best of my knowledge.
3. I certify that the agent listed on this application form is authorized to represent me before City staff and review boards as it relates to the development of this property.

Signature:   
345 Medford St., LLC Elan Sassoon, Manager

**CITY OF SOMERVILLE USE ONLY**

As the **Owner**, I make the following representations:

1. I certify that I am the owner of the property identified on this application form.
2. I certify that the applicant named on this application form is authorized to apply for development review for the property identified and for the purposes indicated by the submitted documentation.
3. I certify that the agent listed on this application form is authorized to represent me before City staff and review boards as it relates to the development of this property.
4. I permit City staff to conduct site visits on my property.
5. If the ownership of this property changes before the review boards have acted on this application, I will provide updated information and new copies of this form.

DocuSigned by:  
Signature:   
PCJ Auto Service, Inc. Rafael E. Castillo, President

|  |           |
|--|-----------|
|  | DRA#:     |
|  | Full Fee: |

VARIANCE FOR NUMBER OF BUILDING STORIES - 345 Medford Street, Somerville, Massachusetts

1. The proposal is for a six (6) story building containing fifty-two (52) residential units with commercial space on the first level. Currently, the Site is an automobile service/repair station. The cost of the rehabilitation of the existing automobile service/repair station would justify the additional square feet. Further, Zoning requires projects of this nature to be mixed-use, thus requiring the additional building stories. The 21E environmental issues necessitate a higher degree of density. Therefore, the special soil conditions and topography issues warrant relief.
2. Due to the extensive environmental remediation required for the Site, higher density is necessitated in order to make project economically feasible. The variance requested is necessary, as there is a substantial hardship to the applicant and this is the minimal relief necessary that will grant to the applicant a reasonable use of the property.
3. The proposal will provide housing units to the Medford Street corridor which has been vastly changing with all of the construction in the past few years. The abutters to this project strongly support this type of this proposal for the site. This project will be an asset to the neighborhood as this development will be state of the art residences with many amenities for the residents. Additionally, the Site is in close proximity to the new Green Line T stop. As a result, the applicant anticipates fewer vehicle trips to and from the site. This is a neighborhood with many multi- unit residences. The proposal is harmonious with the neighborhood as it is a MR-4 Zoning District and it will offer new residential living in an area that has been used as a service/repair facility. This project will allow for a better use of a contaminated parcel, thus it will not be detrimental to the public welfare and not injurious to the neighborhood as there are topographical conditions, including the shape of the slot, and soil conditions which warrant variance relief.