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City of Somerville  
93 Highland Avenue  
Somerville, MA 02143  
Attn: Planning and Zoning

**RE:                44 White Street, Somerville, MA 02145  
Special Permit To Exceed Parking Maximum Narrative**

The site at 44 White Street is located in a MR4 Zoning District. The proposed development will construct a three (3) story Apartment Building. The proposed structure will have a floor plate area of approximately 2,106 square feet. The development will consist of three (3) residential units, all of which will be three-bedroom units. The first floor (ground level) will contain a 1,135 square foot residential unit. The second and third floor residential units will have an area of 2,002 square feet each. The second and third floor units will have balconies. The ground level will also have three (3) covered parking spaces for vehicles for each of the units. There will be one (1) short term bike space and three (3) long term bike spaces.

This project involves the creation of three residential dwelling units within a new three (3) story apartment building. The building incorporates compatible height, mass, and materials that respect the surrounding context and maintain the residential character of the area.

The requested relief is to build three (3) covered parking spaces for the vehicles of each apartment unit. Relief should be granted to the project as the demand for parking is very high. This relief will reduce the burden of street parking by providing on-site parking for each of these units.

These units will likely attract a larger household (i.e. specifically families) being three (3) bedroom units. As foreseen, they will require parking as small families tend to prefer, at least, to have a vehicle. Families typically desire to have a vehicle as the winter months make travel hazardous without one. On-site parking could be the difference of a parent pushing their stroller with child through snow or simply handling travel arrangements at their own will via a car, van, or truck in which there will be parked steps from their home. Having the option of parking a vehicle at home will allow families to have the choice of where they shop for groceries, household supplies, which medical providers these families wish to bring their children, and be able to attend community events. Having parking for vehicles will make family life much easier, while relieving the burden of more vehicles occupying street parking spaces. Families looking to live in Somerville are seeking units that have at least one on-site parking space.