

Narrative 282-284 McGrath Highway, Somerville, MA

The subject property currently contains a one-story commercial building with an attached garage, located within an NR zoning district. The property is being acquired by the applicant vacant of any tenants or occupants. According to the City of Somerville Assessor's records, the structure was originally constructed in 1910; however, the existing building has been substantially altered over time, including the addition of an attached garage, such that no significant or character-defining historic features remain. The building is constructed of concrete block and has been fully gutted on the interior by previous occupants for potential use that never came to fruition.

The applicant proposes to demolish the existing structures on the property, complete a zoning-compliant lot split, and construct a new semi-attached residential building containing six newly constructed dwelling units. The proposed development will be designed and built in full compliance with current building codes and zoning standards and is intended to align with the City's plan for the neighborhood, as is evidenced by the more recent zoning district designation of NR rather than commercial, in order to better serve and support the housing needs of the surrounding neighborhood.







