



City of Somerville

PLANNING BOARD

City Hall 3rd Floor, 93 Highland Avenue, Somerville MA 02143

TO: Planning Board
FROM: OSPCD Staff
SUBJECT: 32-40 White Street (ZP25-000118, ZP25-000119, ZP26-000040)
POSTED: July 22, 2026

RECOMMENDATION: No change

This memo is supplemental to the PPZ Staff Memo dated July 8, 2026 linked [here](#).

BACKGROUND

At the July 16, 2026 Planning Board hearing, the Board requested that Staff clarify the designation of the lot lines for 32-40 White Street.

ANALYSIS

Per the Somerville Zoning Ordinance, the definitions of Side and Rear lot lines are as follows:

2.1.1. Glossary:

Lot Line, Front:

Any lot line abutting a civic space or thoroughfare, excluding alleys.

Lot Line, Rear:

Any lot line which is parallel to or within forty-five (45) degrees of being parallel to a front lot line, unless that lot line is a side lot line of an abutting lot.

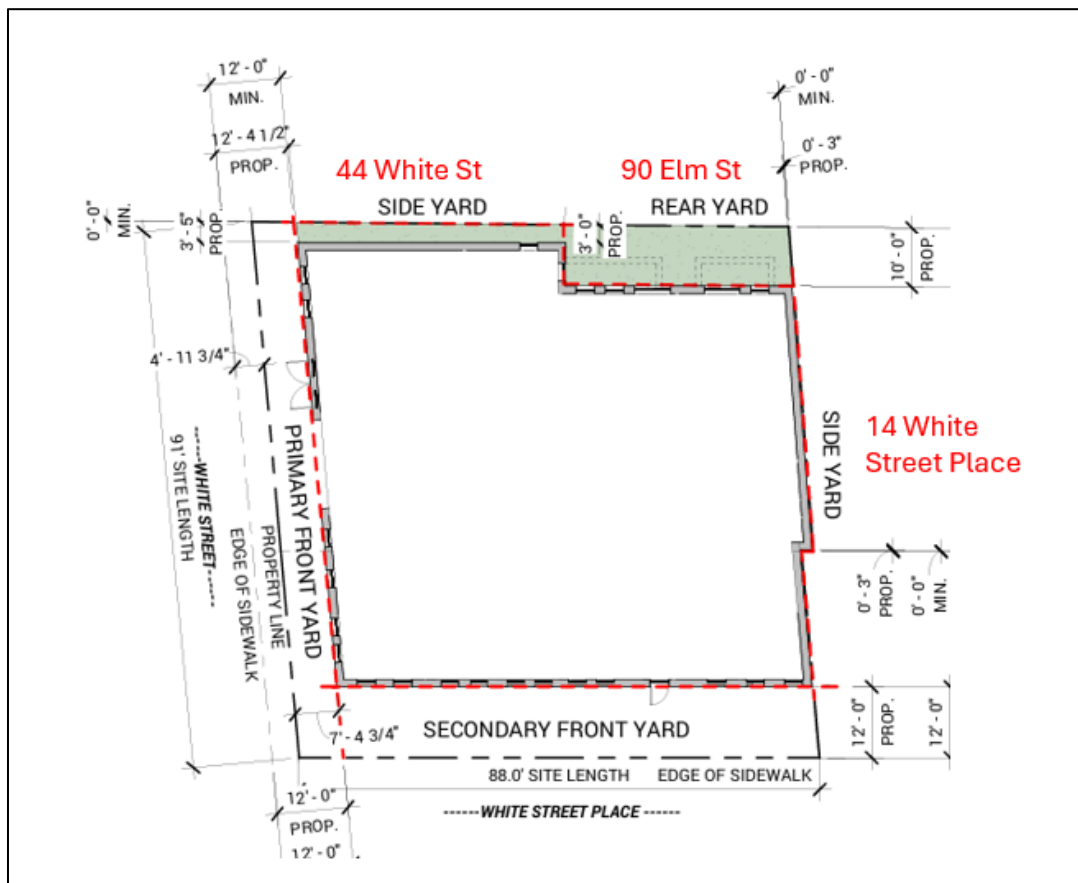
Lot Line, Side:

Any lot line other than a front or rear lot line.

Lot line designation is informed by thoroughfares and the relationship of the lot lines to abutting lots. As 32-40 White Street is a corner lot, the property has two front lot lines abutting the two thoroughfares. The Applicant has elected to designate the lot line abutting White Street to be the Primary Front Lot Line, and the lot line abutting White Street Place to be the Secondary Front Lot Line.

The lot line shared between 32-40 White St and 14 White St. Place is the side lot line of 14 White St. Place. As per the SZO's definition of 'rear lot line' noted above, this lot line is also considered a side lot line for 32-40 White St. despite it being parallel to the front lot line on White St. The portion of the lot shown as "Rear Yard" is considered a rear lot line as it abuts the rear lot line of 90 Elm Street. In the Mid-Rise 4 (MR4) district, any rear lot line that abuts any non-NR or LHD requires a setback of ten (10) feet, which is shown on the plan set.

As designed, the proposal meets the requirements of the SZO.



Setback & Lot Line Diagram

CONSIDERATIONS & FINDINGS

No change from prior staff memo.

PERMIT CONDITIONS

No change from prior staff memo.