

ADAM DASH & ASSOCIATES
ATTORNEYS AT LAW

48 GROVE STREET, SUITE 304
DAVIS SQUARE
SOMERVILLE, MA 02144

TELEPHONE (617) 625-7373
FAX (617) 625-9452
www.adamdashlaw.com

ADAM DASH
PAUL METSCHER
MARK SHEEHAN

VIA HAND DELIVERY

December 4, 2023

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

RE: 234 Pearl Street and 236 Pearl Street

Dear Sir/Madam:

Enclosed please find the Zoning Map Amendment Application regarding the above-referenced properties.

Please let me know when this matter will be heard.

If you have any questions, please feel free to contact me.

Thank you.

Very truly yours



Adam Dash

CITY CLERK'S OFFICE
SOMERVILLE, MA

2023 DEC -4 A 11:09



CITY OF SOMERVILLE

Office of Strategic Planning & Community Development

ZONING MAP AMENDMENT • APPLICATION FORM

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:

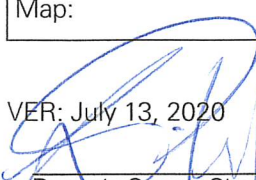
City Clerk's Office
 1st Floor, City Hall
 93 Highland Avenue
 Somerville, MA 02143

Property to be changed

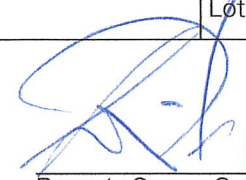
Property Address:	234 Pearl Street	
Map: 61	Block: H	Lot: 2
Property Address:	236 Pearl Street	
Map: 61	Block: H	Lot: 1 and 8
Property Address:		
Map:	Block:	Lot:
Property Address:		
Map:	Block:	Lot:
Property Address:		
Map:	Block:	Lot:
Property Address:		
Map:	Block:	Lot:
Property Address:		
Map:	Block:	Lot:
Property Address:		
Map:	Block:	Lot:

2023 DEC -4 A 11:11
 CITY CLERK'S OFFICE
 SOMERVILLE, MA

VER: July 13, 2020


 Stuart Pitchel

Property Owner: Stuart Pitchel, Trustee of
 234 Pearl Street Realty Trust
 Address: 30 Freeman Street, Arlington, MA 02474


 Stuart Pitchel

Property Owner: Goodpitch, LLC
 Address: 30 Freeman Street, Arlington, MA 02474
 By: Stuart Pitchel, Manager

For ten (10) registered voters:

Name:	Signature: _____
Address:	

Name:	Signature: _____
Address:	

Name:	Signature: _____
Address:	

Name:	Signature: _____
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Name:	Signature: _____
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Name:	Signature: _____
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Name:	Signature: _____
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Name:	Signature: _____
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Name:	Signature: _____
Address:	

ZONING MAP AMENDMENT APPLICATION NARRATIVE

Properties: 234 Pearl Street and 236 Pearl Street

**Applicant/Owner of 234 Pearl Street: Stuart Pitchel, Trustee of
234 Pearl Street Realty Trust**

Applicant/Owner of 236 Pearl Street: Goodpitch, LLC

Agent for Barros Properties LLC, Purchaser: Adam Dash, Esq.

December 4, 2023

**To: Hon. Matthew McLaughlin, Ward 1 Councilor and Chair of the Land Use
Committee
Hon. Jesse Clingan, Ward 4 Councilor
Hon. J.T. Scott, Ward 2 Councilor
Kimberly Wells, City Clerk
Sarah Lewis, Planning Director**

Owner and Applicant, Stuart Pitchel, Trustee of 234 Pearl Street Realty Trust owns the property located at 234 Pearl Street which is Assessors Map 61, Block H, Lot 2, and Owner and Applicant, Goodpitch, LLC owns the property located at 236 Pearl Street which is Assessors Map 61, Block H, Lots 1 and 8 (collectively the “Properties”). The Properties are adjoining.

Both Properties are located in the Mid-Rise 4 (MR4) zoning district and the ¼ mile Transit Area. The Properties are not located in a Pedestrian Street District.

Barros Properties LLC is the purchaser of the Properties and is seeking to redevelop the site for a mixed-use development (the “Project”). Applicants and Owners support the Project.

The Properties both went through the Somerville Demolition Review process with the Somerville Historic Preservation Commission and no demolition delays were imposed.

The Owners/Applicants wish to have the zoning map for the Properties changed so that the Properties will be located in the Mid-Rise 6 (MR6) zoning district as shown on the “Proposed Zoning Change” plan filed herewith.

The reason for changing the zoning district for the Properties is so that the Project can be pursued. The current zoning for the Properties does not allow for enough density for the Project to be developed right by an MBTA station. Of course, even if this zoning map amendment is approved, the Project will still require zoning relief. This map amendment merely allows Barros Properties LLC to file a zoning relief application for the Project.

Next door to the Property is a six-story building currently, such that changing the zoning for the Property to MR6 would allow Applicant to develop a structure which would be in keeping with the existing neighborhood context.

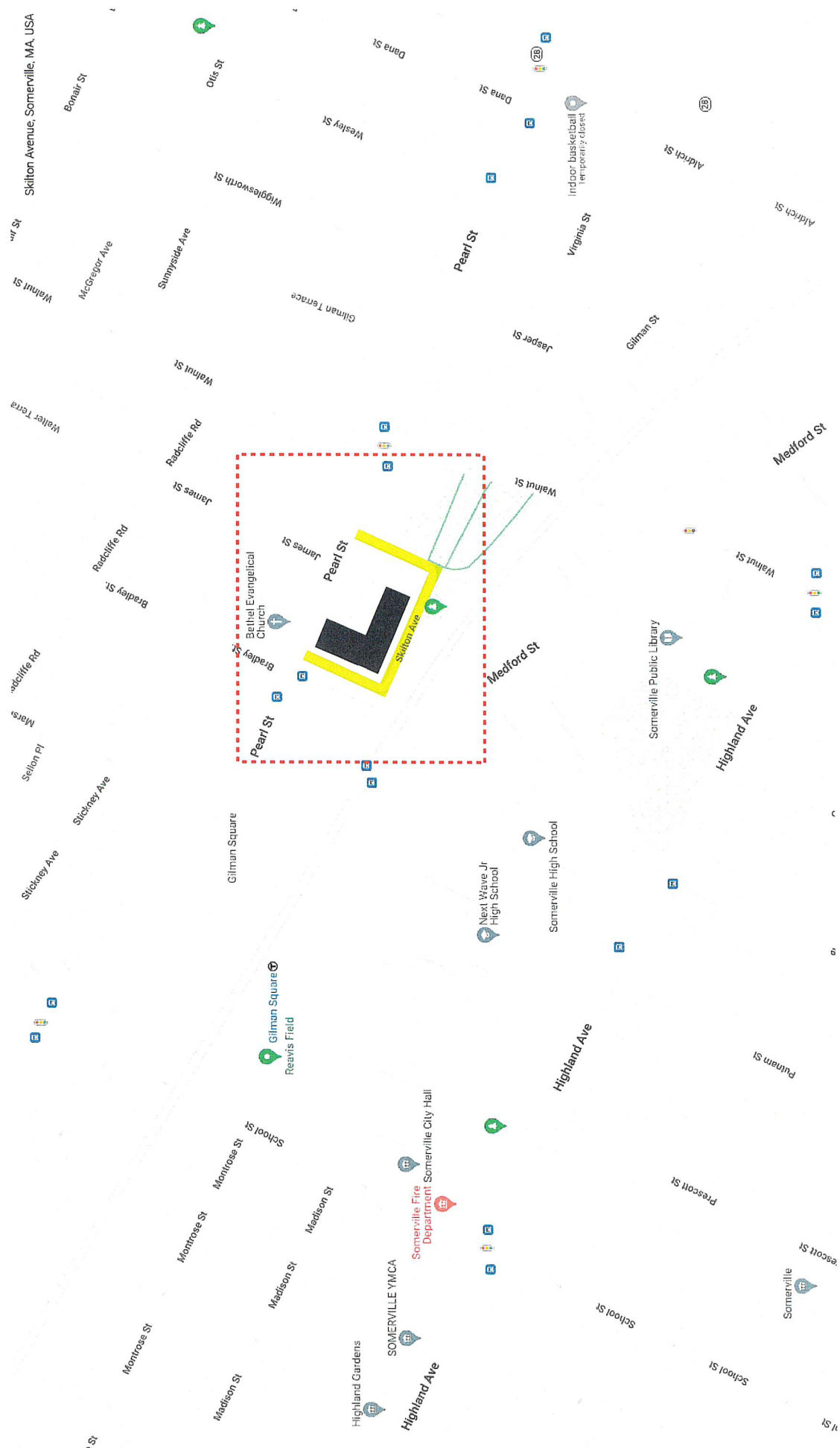
Also filed herewith are massing models and shadow studies showing the small shadow impact of making the requested map change. The largest producer of shadows in the area is the new Somerville High School, not the Project.

The Owners/Applicants seek to change the current MR4 zoning of the property to MR6 so that Barros Properties LLC can build a six-story, mix-used structure which will meet the intent of the Somerville Zoning Ordinance and the SomerVision 2040 Plan by creating more density in a mid-rise zone near transit, by creating more affordable dwelling units (“ADU’s”), by providing more, much-needed housing in the City, and by providing new commercial uses for the neighborhood.

Without the zoning map change, the redevelopment of this site would be hampered, and the number of dwelling units, including the number of ADU’s, would be reduced. With six stories, the number of ADU’s can be increased from about 7 or 8 ADU’s under the MR4 requirements, with fewer three bedroom ADU’s, as opposed to about 11 ADU’s under the MR6 requirements.

The impact of going from four stories to six stories would not have a major impact on the neighborhood.

Therefore, the Owners/Applicants request that the zoning map regarding the Properties be amended from MR4 to MR6.



ZONING MAP CHANGE APPLICATION

NOT FOR CONSTRUCTION. APPLICATION FOR BUILDING PERMIT, OR PRICING

234-236 PEARL ST.

MARILYN W. WIEDENGER, AIA, LEED AP
 CAMBRIDGE, MA
 617-352-8888
 MARILYN@PUBLICDESIGNSTUDIOS.COM

RUNCIBLE STUDIOS

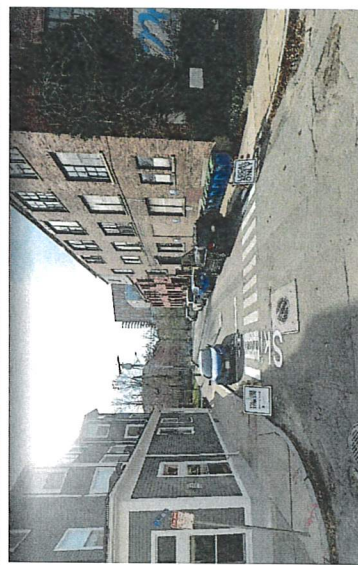
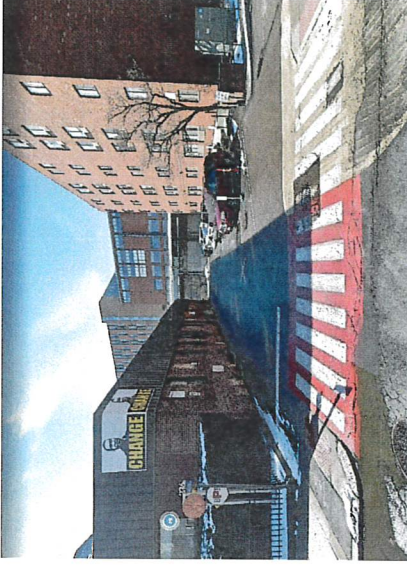
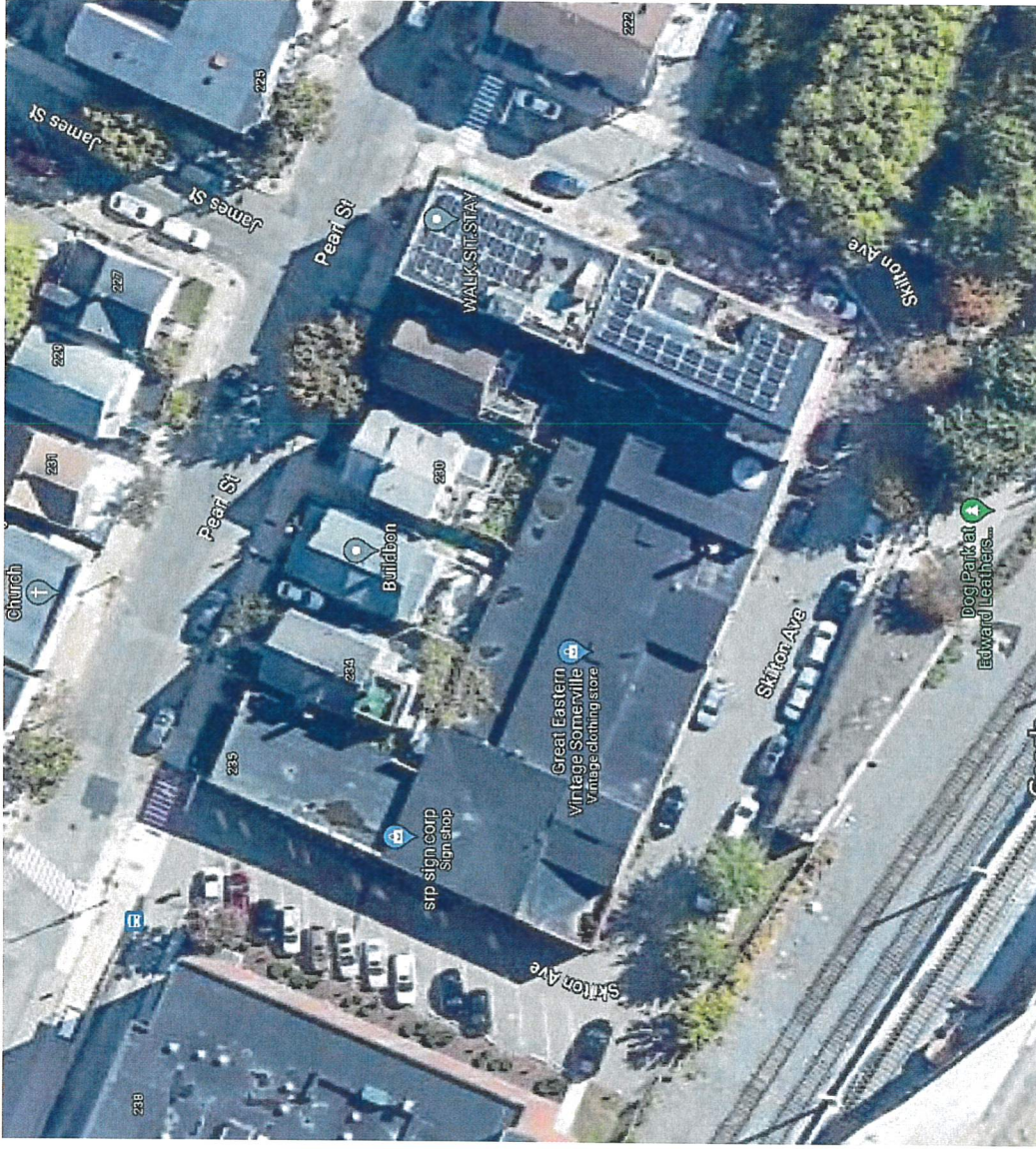
PROJECT: _____
 ARCHITECT: _____
 DATE: 28 NOV 2023

NEIGHBORHOOD PLAN

A1

DATE NUMBER

Zoning Map Change App. - rezoning



ZONING MAP CHANGE APPLICATION

NOT FOR CONSTRUCTION, APPLICATION FOR BUILDING PERMIT, OR PRICING

234-236 PEARL ST.

234-236 PEARL ST.
SOMERVILLE, MA
PROJECT NO. 2022-008

PROJECT

RUNCIBLE STUDIOS

MARILYN W. MOEDINGER, AIA, LEED AP
CAMBRIDGE, MA
617-439-8585
MARILYN@RUNCIBLESTUDIOS.COM

ARCHITECT

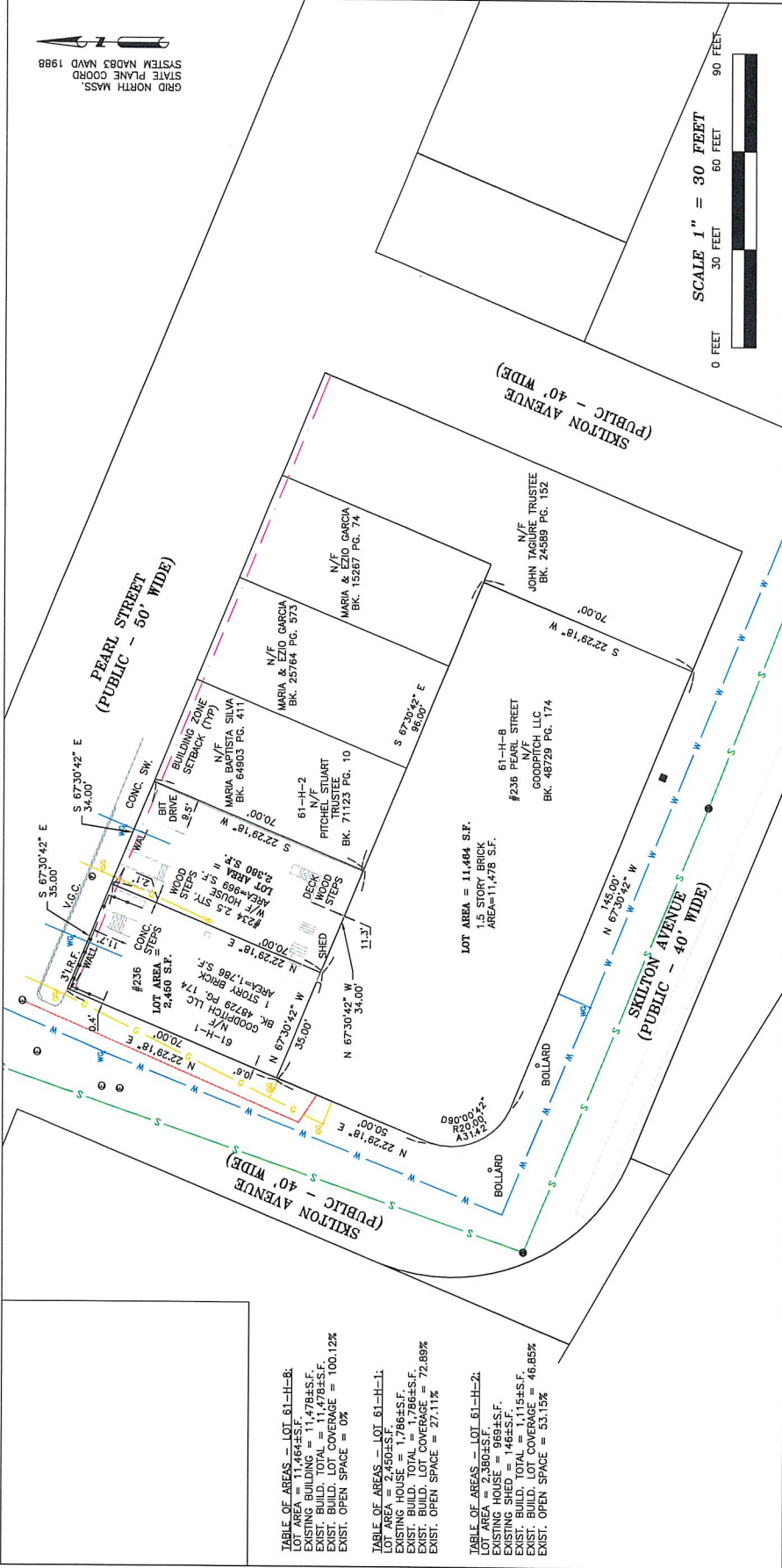
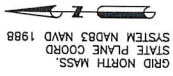
AERIAL & STREETVIEWS

TITLE

A2

PERMIT NUMBER
Zoning Map Change App.

DATE
28 NOV 2023



SCALE 1" = 30 FEET
 0 FEET 30 FEET 60 FEET 90 FEET

TABLE OF AREAS - LOT 61-H-B:
 LOT AREA = 11,464 S.F.
 EXISTING BUILDING = 11,478 S.F.
 EXIST. BUILD. TOTAL = 11,478 S.F.
 EXIST. LOT COVERAGE = 100.12%
 EXIST. OPEN SPACE = 0%

TABLE OF AREAS - LOT 61-H-1:
 LOT AREA = 2,450 S.F.
 EXISTING BUILDING = 1,786 S.F.
 EXIST. BUILD. TOTAL = 1,786 S.F.
 EXIST. LOT COVERAGE = 72.89%
 EXIST. OPEN SPACE = 27.11%

TABLE OF AREAS - LOT 61-H-2:
 LOT AREA = 2,490 S.F.
 EXISTING BUILDING = 1,484 S.F.
 EXIST. BUILD. TOTAL = 1,484 S.F.
 EXIST. LOT COVERAGE = 46.85%
 EXIST. OPEN SPACE = 53.15%

EXISTING CONDITIONS
 PLOT PLAN OF LAND IN
 SOMERVILLE, MASS

SCALE: 1"=30' DATE: 10/16/2022
 DEED BOOK 48729 PAGE 174
 L.C. PLAN 19102A
 RECORDED @ MIDDLESEX COUNTY REG. DEEDS

PLAN PREPARED FOR
 PROPERTY OWNERS:
 GOODPITCH LLC
 30 FREEMAN STREET,
 ARLINGTON, MA 02474

RealMapInfo LLC
 118 Turnpike Road, Suite 200
 Southborough, MA 01772
 RealMapInfo.com 508-523-4559

TODD P. CHAPIN P.L.S. 37558

ZONING DISTRICT: MR4
 MINIMUM SETBACK REQUIREMENTS:
 FRONT YARD = 2.0'
 SYRD = 0.0'
 RRSD = 0.0'
 MAX. HEIGHT = 30' 4 STORIES

ZONING MAP CHANGE APPLICATION

NOT FOR CONSTRUCTION, APPLICATION FOR BUILDING PERMIT, OR PRICING

234-236 PEARL ST.

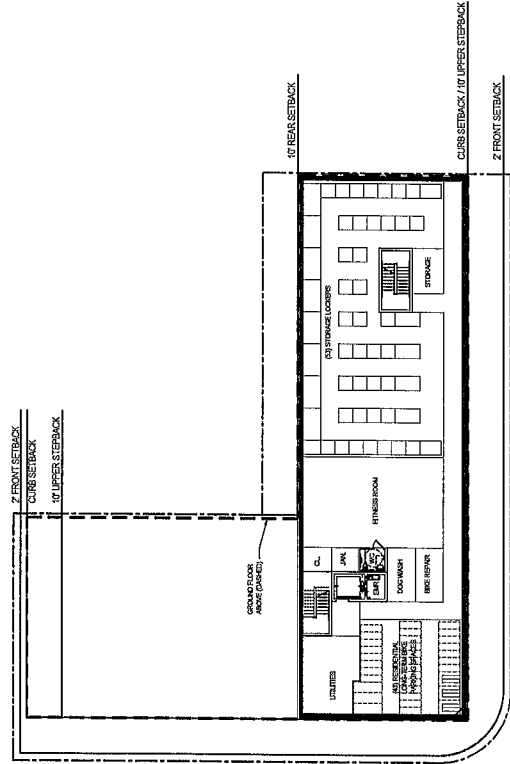
RUNCIBLE STUDIOS

MARILYN W. WEDINGER, MA, LEED AP
 CAMBRIDGE, MA
 617-358-9888
 MARILYN@RUNCIBLESTUDIOS.COM

EXIST. COND. SURVEY

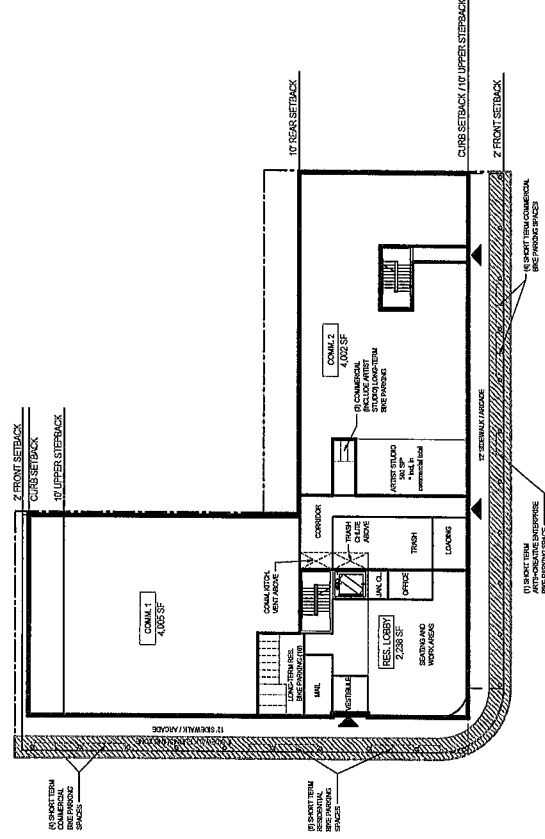
A3

Zoning Map Change App.
 28 NOV 2023



B BASEMENT PLAN

1/32" = 1'-0"



1 FLOOR 1 PLAN

1/32" = 1'-0"

ZONING MAP CHANGE APPLICATION

NOT FOR CONSTRUCTION, APPLICATION FOR BUILDING PERMIT, OR PRICING

234-236 PEARL ST.

234-236 PEARL ST.
 CAMBRIDGE, MA
 PROJECT NO. 2022-008

RUNCIBLE STUDIOS

MARLYN W. ROSENBERG, AIA, LEED AP
 CAMBRIDGE, MA
 MARLYN@RUNCIBLESTUDIOS.COM

SCHEMATIC FLOOR PLANS

TITLE

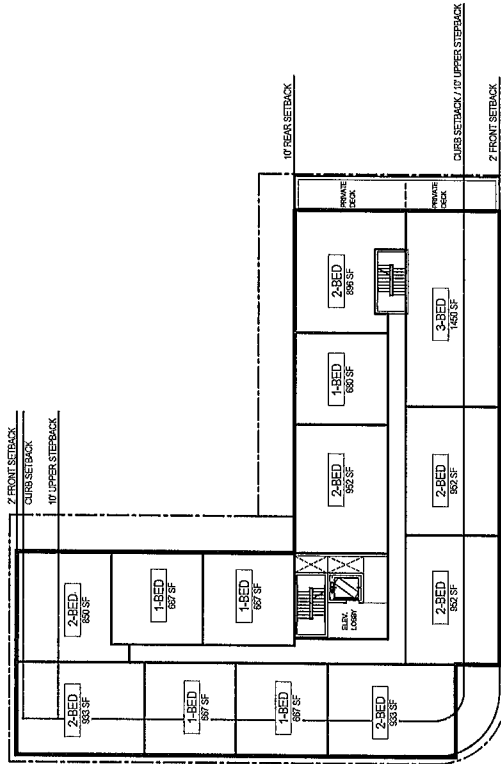
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PATCH NUMBER

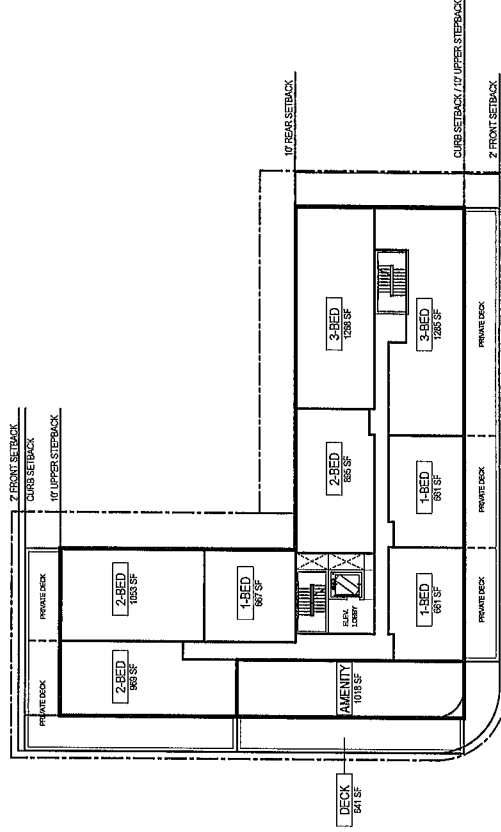
Zoning Map Change App.

28 NOV 2023

DATE



2-4 FLOORS 2 TO 4 PLAN 182' = 1'-0"



5-6 FLOORS 5 TO 6 PLAN 182' = 1'-0"

ZONING MAP CHANGE APPLICATION

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234-236 PEARL ST.

RUNCIBLE STUDIOS

234-236 PEARL ST.
 SOMERVILLE, MA
 PROJECT NO. 2022-003

3- BED UNITS
 Zoning Map Change App. **A5**
 28 NOV 2023

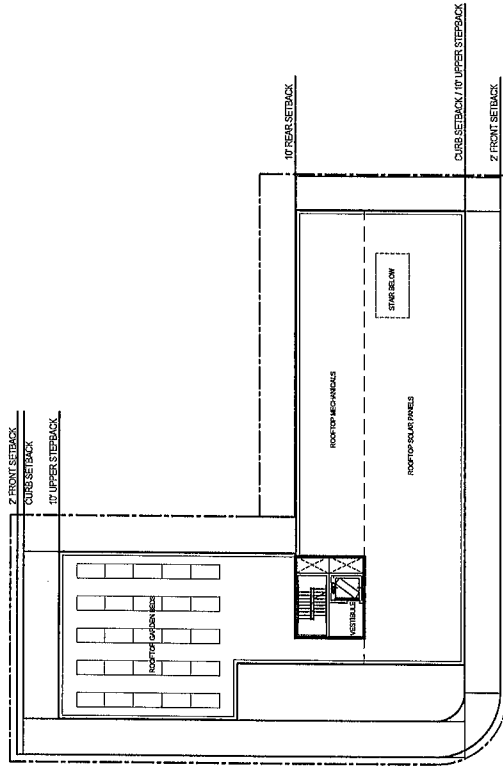
SCHEMATIC FLOOR PLANS

TITLE

MARILYN W. WEDDINGER, AIA, LEED AP
 CAVERSHOLE, MA
 WAREHOUSINGARCHITECTURE.COM
 ARCHITECT

PROJECT

DATE



R ROOF PLAN
1/32" = 1'-0"

BUILDING STATS

GROSS FLOOR AREA (incl. basement)
 Residential total: 66,893 SF (Dwelling Units: 48,715 SF)
 Commercial total: 8,109 SF
 building total: 76,234 SF

DWELLING UNIT COUNT

1-bed: 21
 2-bed: 27
 3-bed: 7
total: 55 UNITS

AFFORDABLE UNITS

ADU: 11
 ADU 3-bed: 3

BIKE PARKING

Residential long term: 53 spaces
 Residential short term: 6 spaces

Commercial long term: 2 spaces
 Commercial short term: 8 spaces

Arts & Creative Enterprise long term: 1 space
 Arts & Creative Enterprise short term: 1 space

OUTDOOR AMENITY & OPEN SPACE
 Outdoor amenity space: 1,298 SF (1,272 SF, min.)
 Open Space: 2,438 SF (15% of lot min)

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234-236 PEARL ST.

234-236 PEARL ST.
 SOMERVILLE, MA
 PROJECT NO. 2022-008

PROJECT

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MARLYN W. WEDENBER, AIA, LEED AP
 CAMBRIDGE, MA
 MARLYN@RUNCIBLESTUDIOS.COM

ARCHITECT

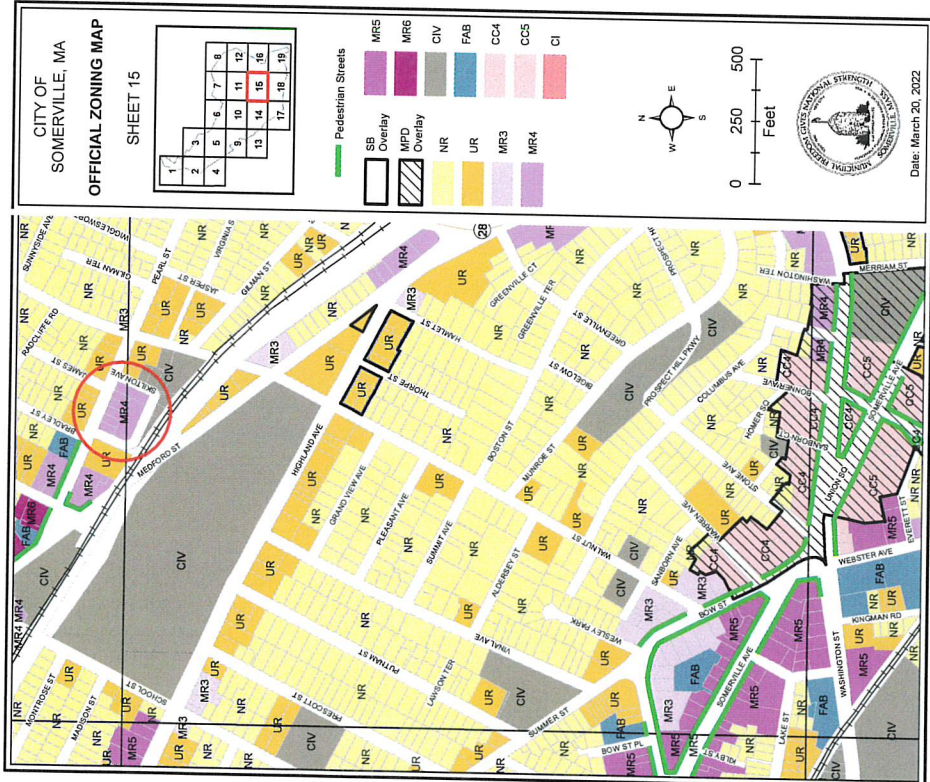
SCHEMATIC FLOOR PLANS

TITLE

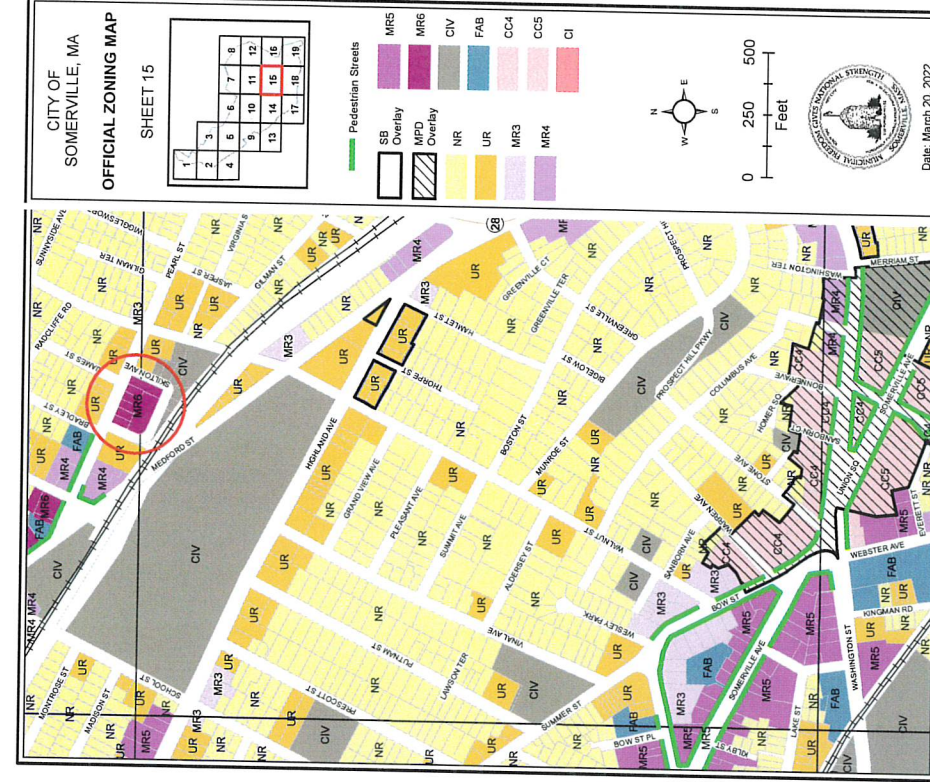
A6

PROJECT NUMBER
 Zoning Map Change App. - PERMITS

DATE
 28 NOV 2023



CURRENT ZONING MAP - MR4



PROPOSED ZONING MAP CHANGE - MR6

ZONING MAP CHANGE APPLICATION

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234-236 PEARL ST.

MARILYN W. WEIDINGER, MA, LEED AP
CAMBRIDGE, MA
617-258-9888
PROJECT NO. 2022-008

ARCHITECT

RUNCIBLE STUDIOS

MARILYN W. WEIDINGER, MA, LEED AP
CAMBRIDGE, MA
617-258-9888
MARILYN@RUNCIBLESTUDIOS.COM

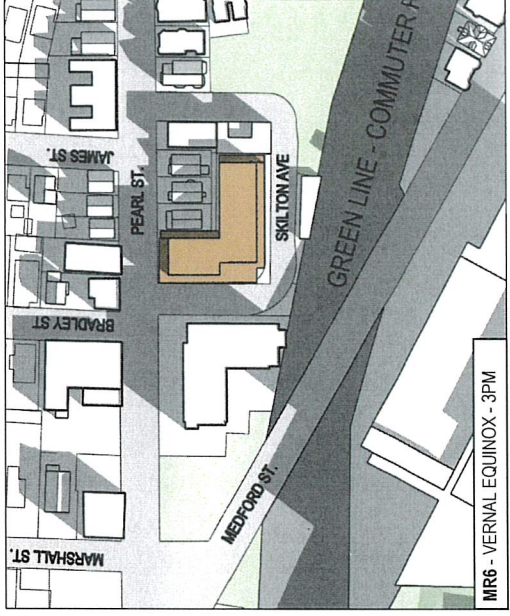
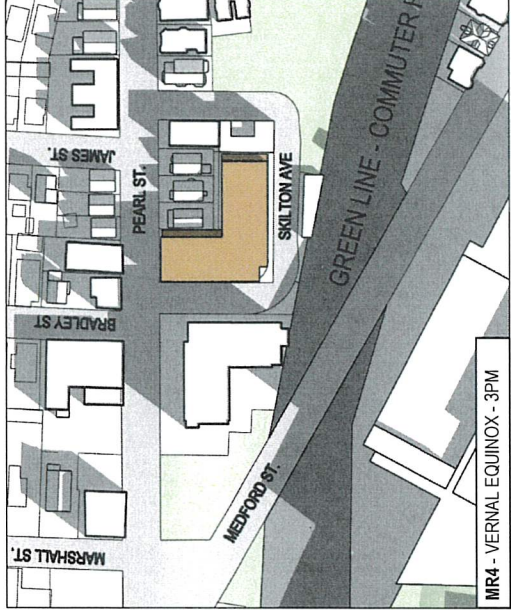
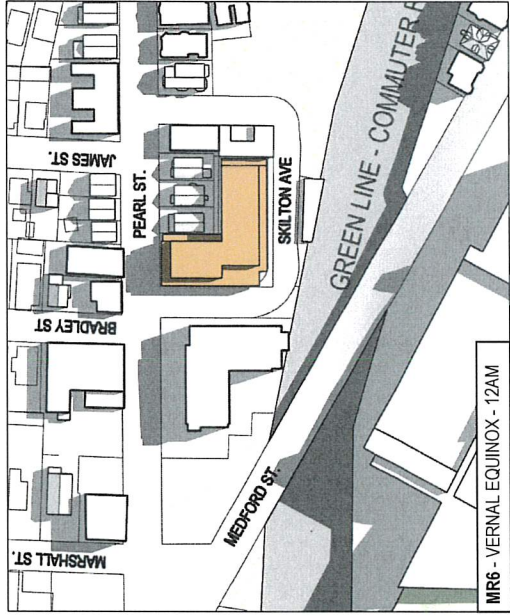
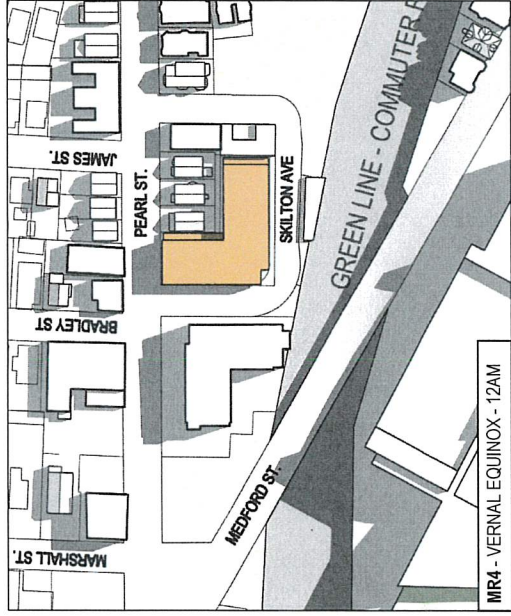
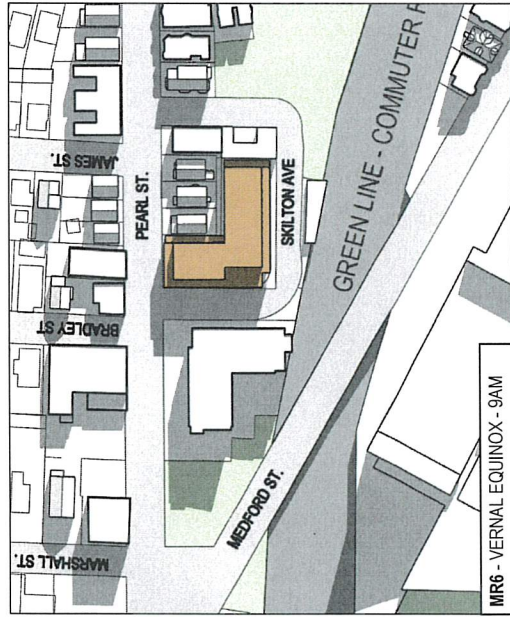
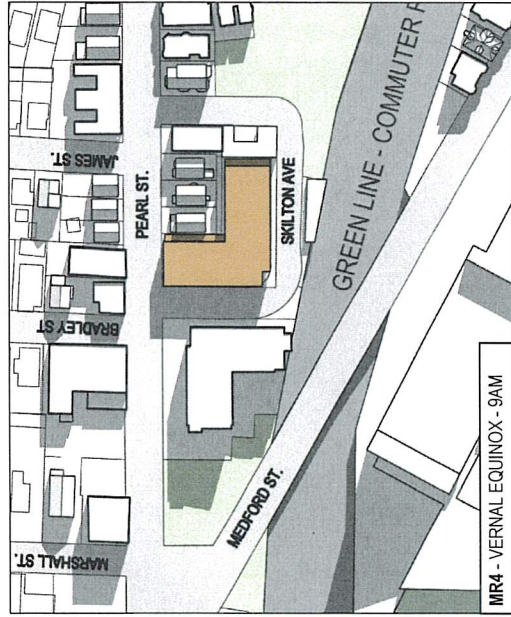
ARCHITECT

ZONING MAP CHANGE

A7

TITLE

DATE: MARCH 20, 2022
Zoning Map Change App. reference
28 NOV 2023



ZONING MAP CHANGE APPLICATION

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234-236 PEARL ST.

MARLE W. W. MCENINGER, AIA, LEED AP
 CAMBRIDGE, MA
 MARLEW@RUNCIBLESTUDIOS.COM
 PROJECT NO. 2022-008

RUNCIBLE STUDIOS

ARCHITECT

SHADOW STUDIES

TITLE

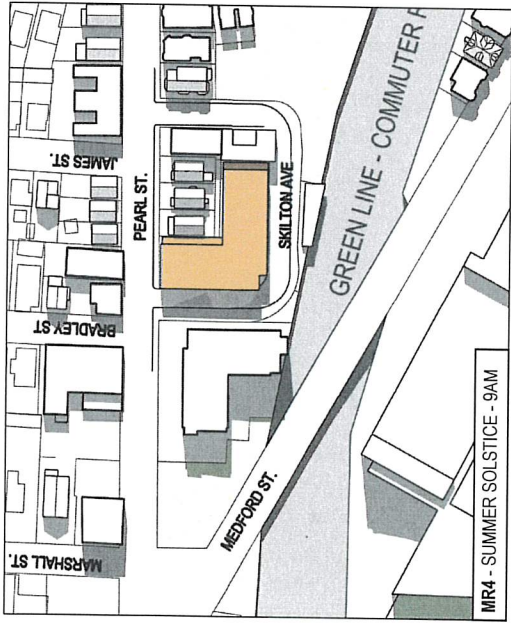
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DATE
 28 NOV 2023

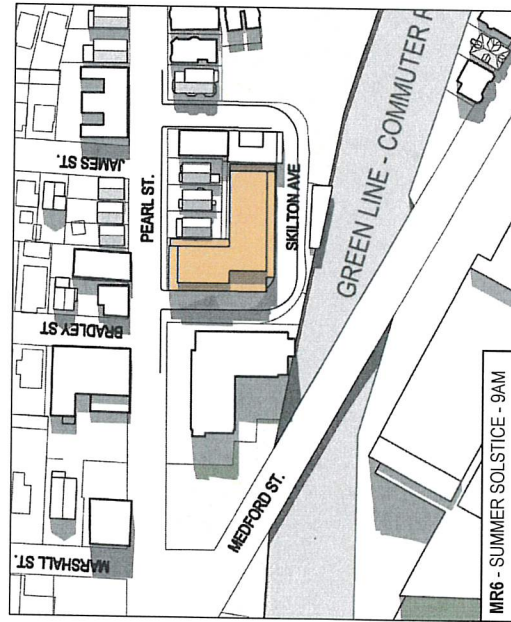
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Zoning Map Change App.

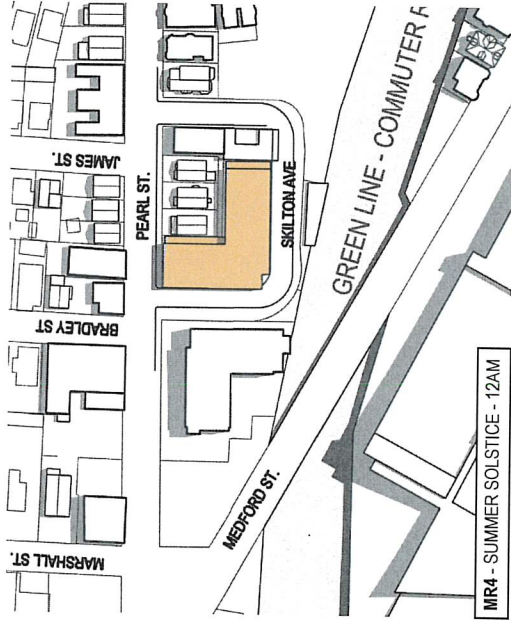
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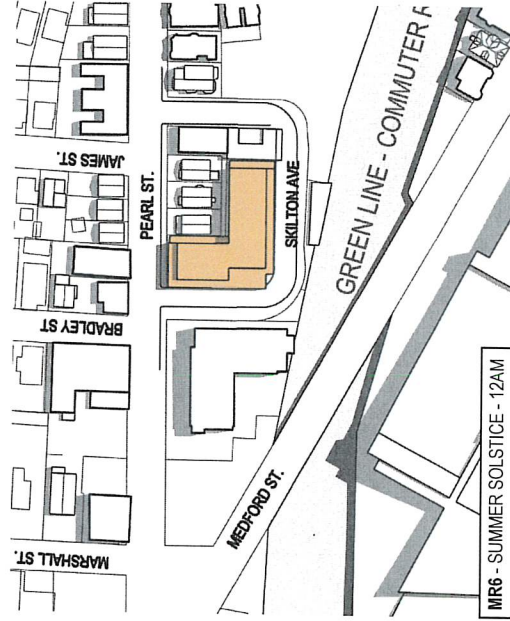
MR4 - SUMMER SOLSTICE - 9AM



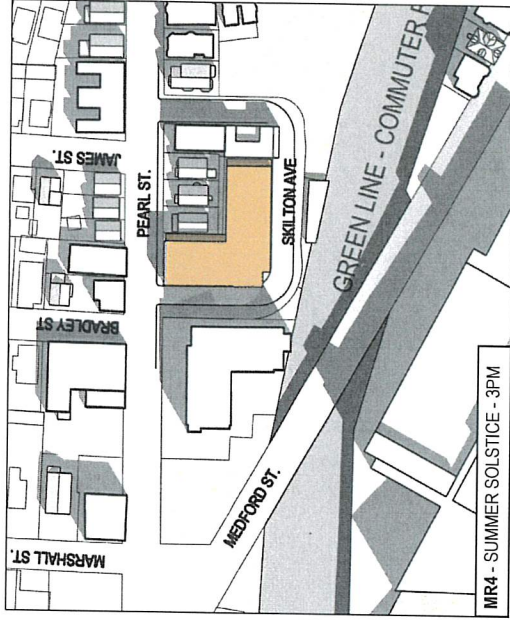
MR6 - SUMMER SOLSTICE - 9AM



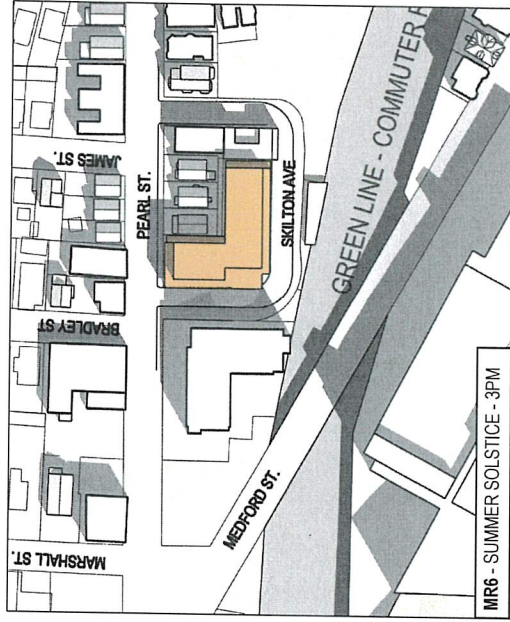
MR4 - SUMMER SOLSTICE - 12AM



MR6 - SUMMER SOLSTICE - 12AM



MR4 - SUMMER SOLSTICE - 3PM



MR6 - SUMMER SOLSTICE - 3PM

ZONING MAP CHANGE APPLICATION

NOT FOR CONSTRUCTION, APPLICATION FOR BUILDING PERMIT, OR PRICING

234-236 PEARL ST.

234-236 PEARL ST.
SOMERVILLE, MA
PROJECT NO. 2024-008

PROJECT

RUNCIBLE STUDIOS

MARILYN WIEDINGER, AIA, LEED AP
CAMBRIDGE, MA
MARILYN@RUNCIBLESTUDIOS.COM

ARCHITECT

SHADOW STUDIES

TITLE

A9

DEED NUMBER

Zoning Map Change App.

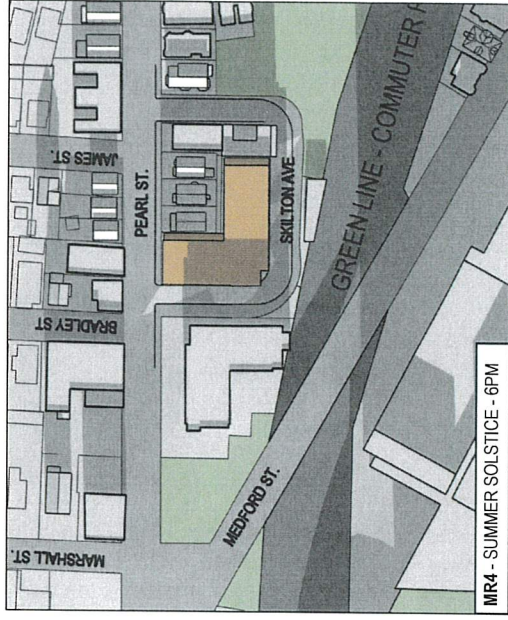
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28 NOV 2023

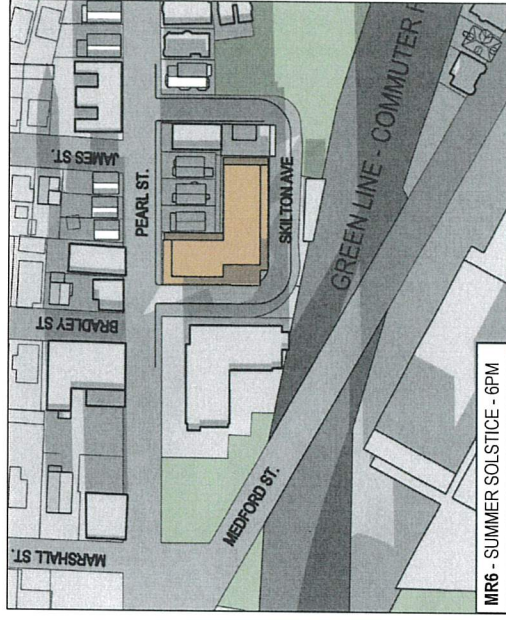
DATE

ZONING MAP CHANGE APPLICATION

NOT FOR CONSTRUCTION, APPLICATION FOR BUILDING PERMIT, OR PRICING



MR4 - SUMMER SOLSTICE - 6PM



MR6 - SUMMER SOLSTICE - 6PM

234-236 PEARL ST.

234-236 PEARL ST.
SOMERVILLE, MA
PROJECT NO. 2022-008

PROJECT

RUNGIBLE STUDIOS

MARILYN W. WEDINGER, MA, LEED AP
CAMBRIDGE, MA
617-559-9888
MARILYN@RUNGIBLESTUDIOS.COM

ADDRESS

SHADOW STUDIES

TITLE

A10

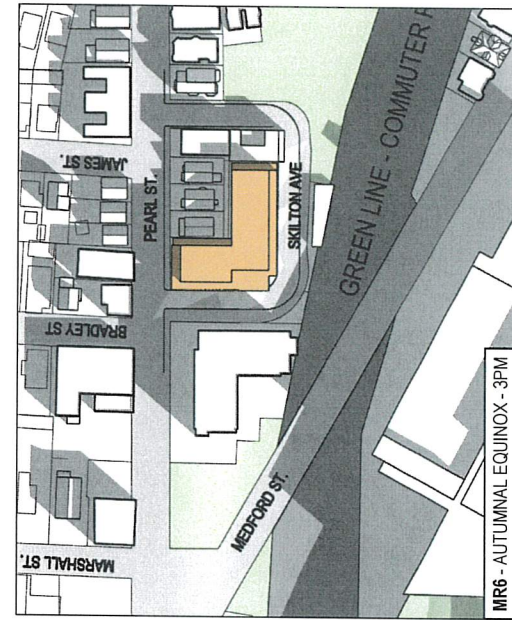
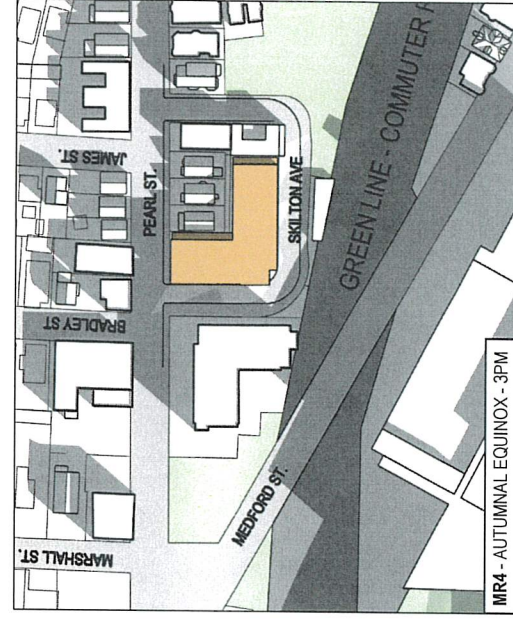
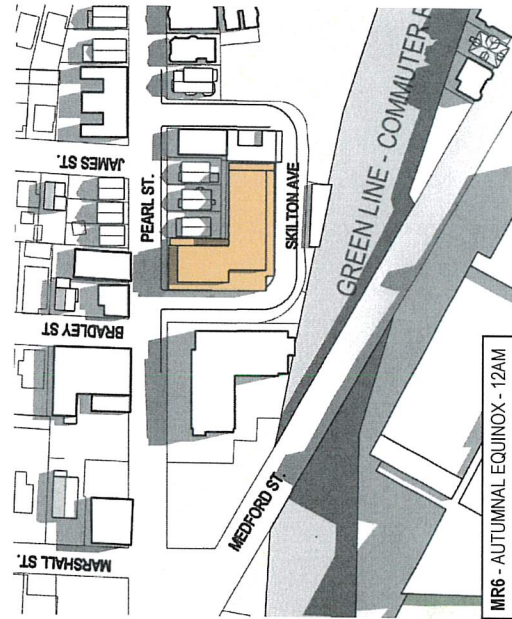
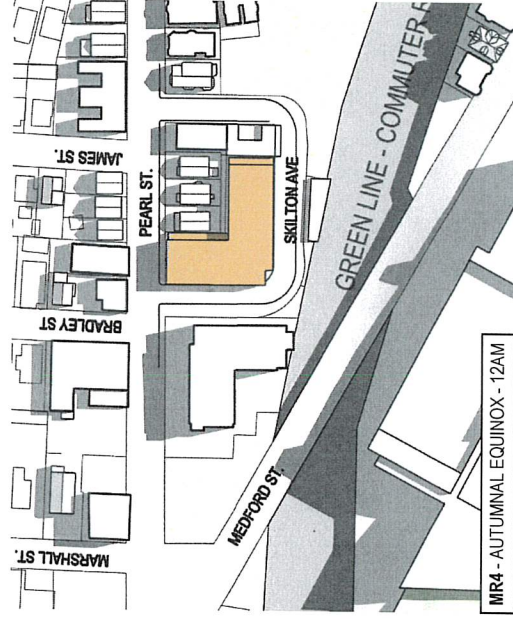
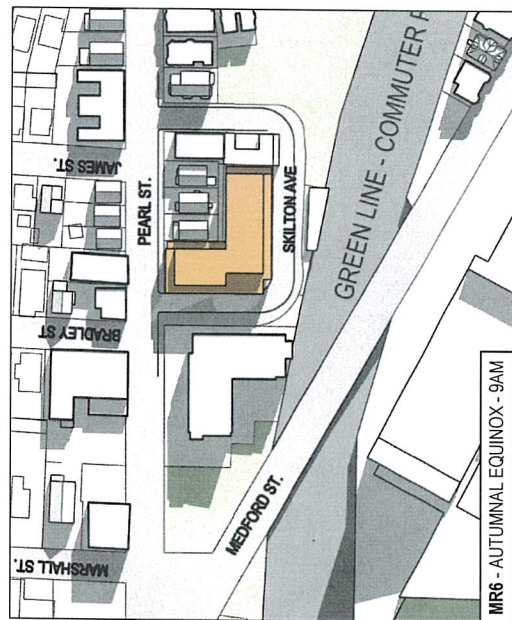
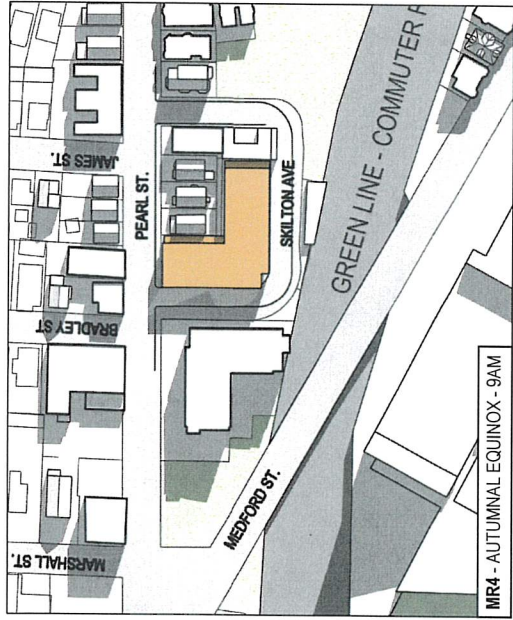
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Zoning Map Change App.

REFERENCE

28 NOV 2023

DATE



ZONING MAP CHANGE APPLICATION

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234-236 PEARL ST.

234-236 PEARL ST.
CAMBRIDGE, MA
PROJECT NO. 2022-008

RUNCIBLE STUDIOS

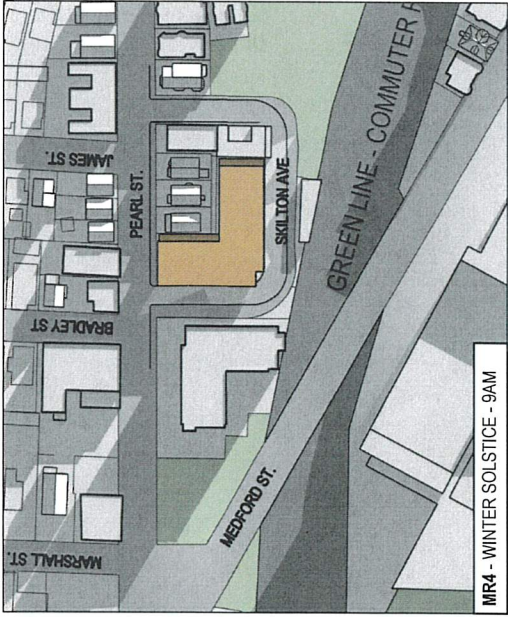
MARILYN W. MOEDINGER, AIA, LEED AP
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WWW.RUNCIBLESTUDIOS.COM
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SHADOW STUDIES

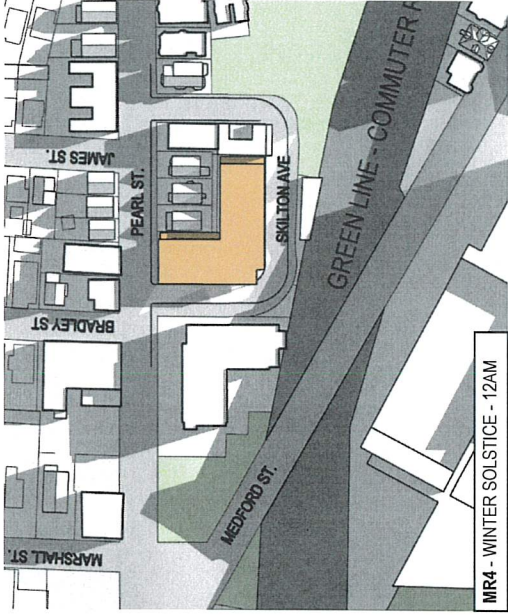
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A11

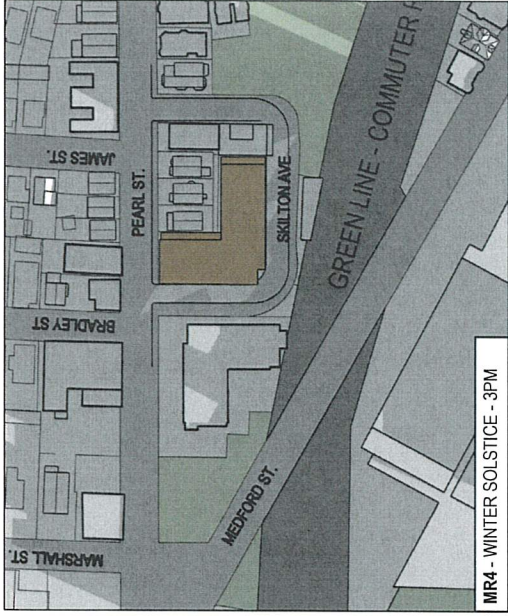
DATE: 28 NOV 2023
REFERENCE: Zoning Map Change App.
DATE: 28 NOV 2023



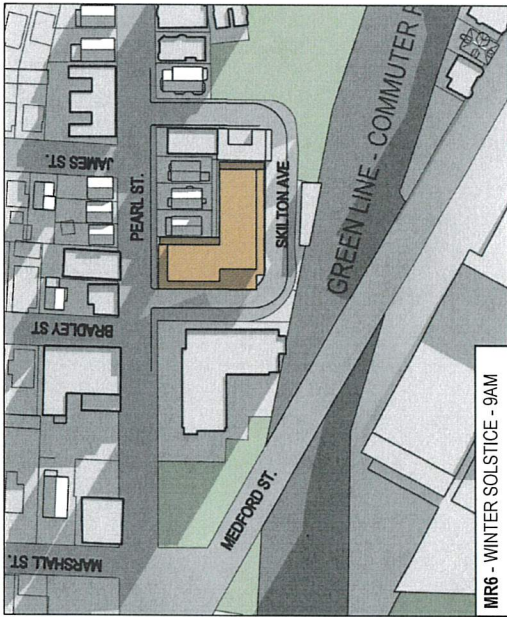
MR4 - WINTER SOLSTICE - 9AM



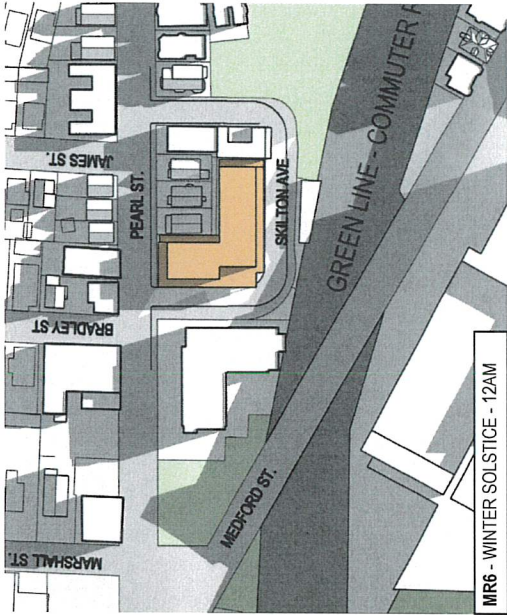
MR4 - WINTER SOLSTICE - 12AM



MR4 - WINTER SOLSTICE - 3PM



MR6 - WINTER SOLSTICE - 9AM



MR6 - WINTER SOLSTICE - 12AM



MR6 - WINTER SOLSTICE - 3PM

ZONING MAP CHANGE APPLICATION

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234-236 PEARL ST.

234-236 PEARL ST.
SOMERVILLE, MA
PROJECT NO. 2022-008

RUNCIBLE STUDIOS

PROJECT ADDRESS

SHADOW STUDIES

A12

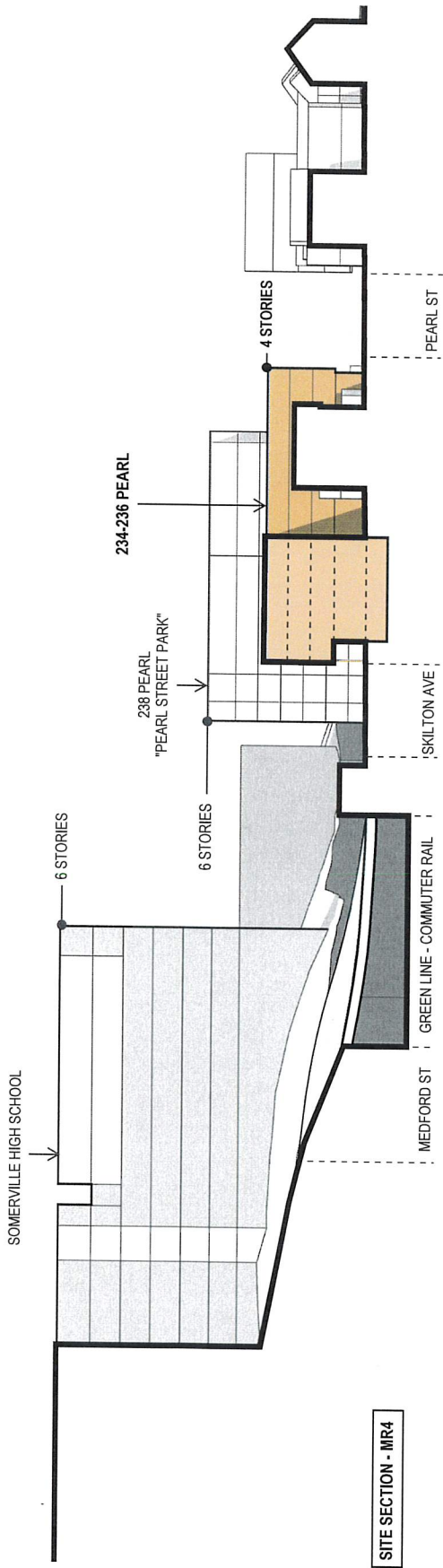
PERFORMANCE

Zoning Map Change App.

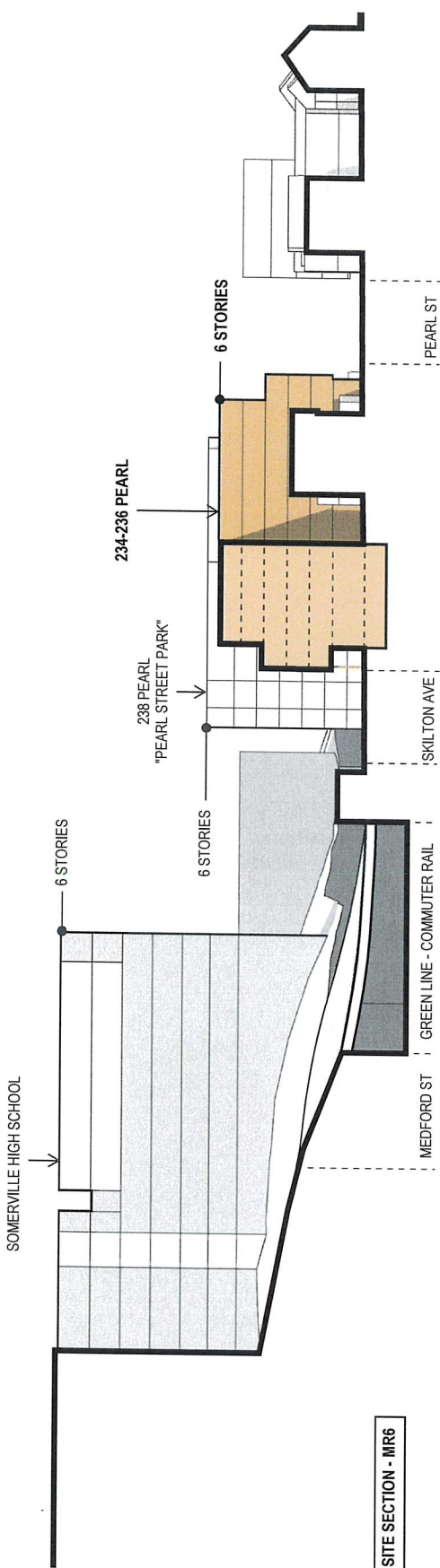
REFERENCE

28 NOV 2023

DATE



SITE SECTION - MR4



SITE SECTION - MR6

ZONING MAP CHANGE APPLICATION

NOT FOR CONSTRUCTION, APPLICATION FOR BUILDING PERMIT, OR PRICING

234-236 PEARL ST.

234-236 PEARL ST.
SOMERVILLE, MA
PROJECT NO. 2022-008

RUNCIBLE STUDIOS

MARILYN W. WIEDENGER, AIA, LEED AP
CAMBRIDGE, MA
617-539-8886
MARILYN@RUNCIBLESTUDIOS.COM

SITE SECTIONS

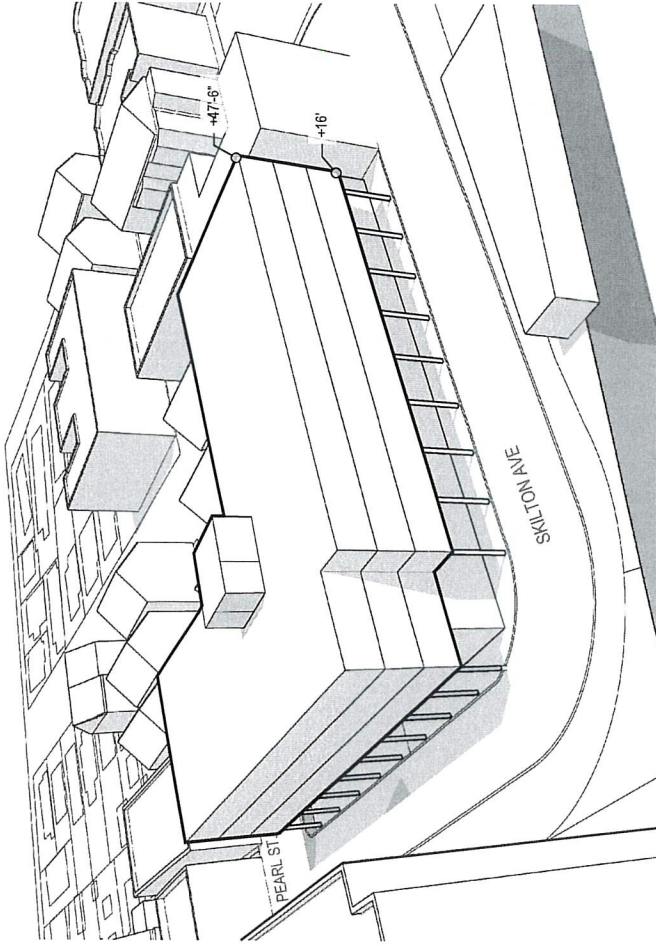
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A13

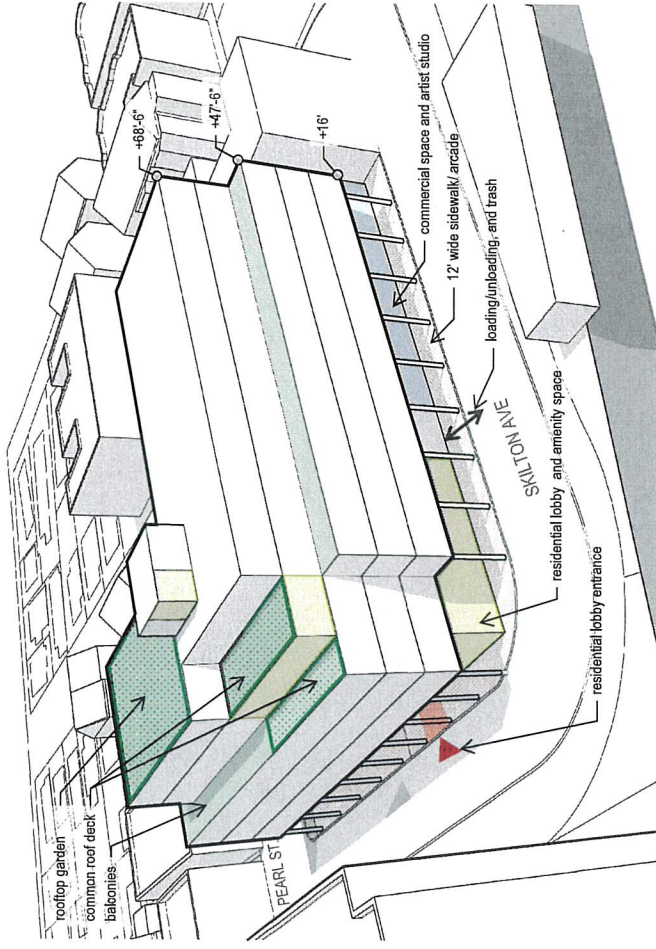
DATE
28 NOV 2023

REFERENCE
Zoning Map Change App.

DRAWING NUMBER



MASSING DIAGRAM - MR4



MASSING DIAGRAM - MR6

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SOMERVILLE, MA
PROJECT NO. 2022-008

PRODUCT

RUNCIBLE STUDIOS

MARILYN W. ACEVEDO/ARCH. LEED AP
CAMBRIDGE, MA
617-330-8888
MARILYN@RUNCIBLESTUDIOS.COM

ARCHITECT

MASSING DIAGRAMS

TITLE

A14

SHEET NUMBER

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REFERENCE

26 NOV 2023

DATE