



2024 MAY -2 A 9:48

CITY OF SOMERVILLE, MASSACHUSETTS

ELECTION DEPARTMENT

KATJANA BALLANTYNE
MAYOR

CLERK'S OFFICE
SOMERVILLE, MA

May 2, 2024

To Whom it may concern,

We hereby certify that the Two (2) pages of the petition to change the maps of the Somerville Zoning Atlas in response to changes in City policy or real-world conditions request given to us by you contain the names of fourteen (14) Somerville voters designated as such by a red check mark to the left of the name.

✓ against the name of each qualified voter certified.

N - no such registered voter at that address, or address is illegible.

S - unable to identify the signature as that of voter because of form of signature, or signature is illegible.

T - already signed

BOARD OF ELECTION COMMISSIONERS



CITY HALL • 93 HIGHLAND AVENUE • SOMERVILLE, MASSACHUSETTS 02143
(617) 625-6600 EXT. 4200 • FAX: (617) 625-5643
EMAIL: ELECTIONS@somervillema.gov • www.somervillema.gov

2024 MAY -2 AM 9:48
ELECTIONS DEPT.
SOMERVILLE, MA



CITY OF SOMERVILLE

Office of Strategic Planning & Community Development

2024 MAY -2 A 8:46

ZONING MAP AMENDMENT • APPLICATION FORM

CITY CLERK'S OFFICE
SOMERVILLE, MA

Per Article 15.6.2 of the Somerville Zoning Ordinance (SZO), an individual property owner or 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 purpose for the petition.

Submit all required documents to:

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

2024 MAY -2 AM 9:22
ELECTORAL DEPT.
SOMERVILLE, MA

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:	232 Pearl Street	
Map: 61	Block: H	Lot: 3
Property Address:	230 Pearl Street	
Map: 61	Block: H	Lot: 4
Property Address:	228 Pearl Street	
Map: 61	Block: H	Lot: 5
Property Address:		
Map:	Block:	Lot:
Property Address:		
Map:	Block:	Lot:
Property Address:		
Map:	Block:	Lot:
Property Address:		
Map:	Block:	Lot:

VER: July 13, 2020

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

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

For ten (10) registered voters:

Name: <u>Megan Sullivan</u>	Signature: <u>Megan Sullivan</u>
Address: <u>32 Summit Ave, Somerville 02143</u>	

Name: <u>Naomi Levine</u>	Signature: <u>Naomi Levine</u>
Address: <u>34 Summit Ave Somerville 02143</u>	

Name: <u>Lily Linke</u>	Signature: <u>Lily Linke</u>
Address: <u>12 Maple Ave #1 Somerville MA 02145</u>	

Name: <u>Seth Hurwitz</u>	Signature: <u>Seth Hurwitz</u>
Address: <u>12 Maple Ave #1 Somerville Ave #1</u>	

Name:	Signature: _____
Address:	

Name:	Signature: _____
Address:	

Name:	Signature: _____
Address:	

Name:	Signature: _____
Address:	

Name:	Signature: _____
Address:	

Name:	Signature: _____
Address:	



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:

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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:

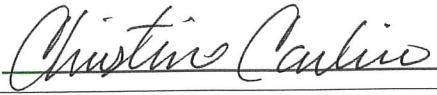
City Clerk's Office
1st Floor, City Hall
93 Highland Avenue
Somerville, MA 02143


2024 MAY -2 AM 9:22
ELECTIONS DEPT.
SOMERVILLE, MA


Property to be changed

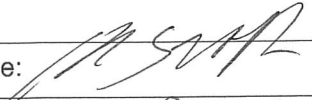

Property Address:	232 Pearl Street	
Map: 61	Block: H	Lot: 3
Property Address:	230 Pearl Street	
Map: 61	Block: H	Lot: 4
Property Address:	228 Pearl Street	
Map: 61	Block: H	Lot: 5
Property Address:	234 Pearl Street	
Map: 61	Block: H	Lot: 2
Property Address:	236 Pearl Street	
Map: 61	Block: H	Lot: 1 and 8
Property Address:		
Map:	Block:	Lot:
Property Address:		
Map:	Block:	Lot:
Property Address:		
Map:	Block:	Lot:
Property Address:		
Map:	Block:	Lot:

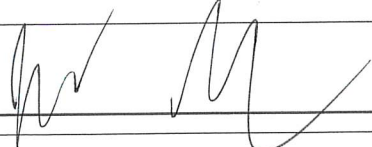
For ten (10) registered voters:

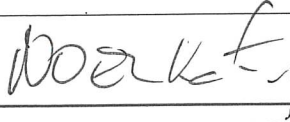
Name: Christine Carlino	Signature: 
Address: 378 Medford St #1	


Name: Matt Carlino	Signature: 
Address: 378 Medford St #1	

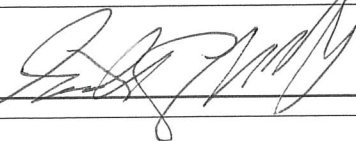
Name: Michael Ralino	Signature: 
Address: 8 ESSX ST	

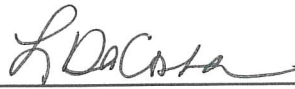
Name:  Aaron Weber	Signature: 
Address: 32 Summit Ave	

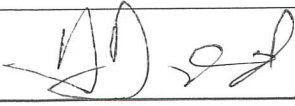
Name: Seth Morins	Signature: 
Address: 26 Clyde St #2	

Name: Doorkat DOERKATIN	Signature: 
Address: 51 MADISON ST	

Name: Steven Nutter	Signature: 
Address: 24 MAPLE AVE	

Name: Scott Farrell	Signature: 
Address: 13 Maple Ave	

Name: Lisa Da Costa	Signature: 
Address: 30 CROSS ST. #2	

Name: Ayaz Hameed	Signature: 
Address: 105 Cross St. Unit 7 Somerville, MA 02145	

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

2024 MAY -2 A 8:46
CITY CLERK'S OFFICE
SOMERVILLE, MA

VIA HAND DELIVERY

May 2, 2024

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

RE: 234 Pearl Street
236 Pearl Street
232 Pearl Street
230 Pearl Street
228 Pearl Street

2024 MAY -2 AM 9:22
ELECTORAL DEPT.
SOMERVILLE, MA

Dear Clerk's Office:

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

Cc: Hon. Matthew McLaughlin, via email only
Hon. Jesse Clingan, via email only
Hon. J.T. Scott, via email only
Sarah Lewis, Planning Director, via email only

ZONING MAP AMENDMENT APPLICATION NARRATIVE

Properties: 228 Pearl Street, 61/H/5
230 Pearl Street, 61/H/4
232 Pearl Street, 61/H/3
234 Pearl Street, 61/H/2
236 Pearl Street, 61/H/1 and 8

Owners: Ezio Garcia and Maria Garcia (228 Pearl Street and 230 Pearl Street)
Maria Baptista Silva, (232 Pearl Street)
Stuart Pitchel, Trustee of 234 Pearl Street Realty Trust (234 Pearl Street)
Goodpitch, LLC (236 Pearl Street)

Applicants: Stuart Pitchel, Trustee of 234 Pearl Street Realty Trust
Goodpitch, LLC
Megan Sullivan
Naomi Levine
Lily Linke
Seth Hurwitz
Christine Carlino
Matt Carlino
Michael Raleza
Aaron Weber
Jeff Byrnes
Noel Yeating
Steven Nutter
Scott Farrell
Lisa DaCosta
Ayaz Hameed

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

May 2, 2024

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

SUMMARY

The above-referenced Applicant, Stuart Pitchel, Trustee of 234 Pearl Street Realty Trust ("Pitchel") owns the property located at 234 Pearl Street, which is currently zoned as Mid-Rise 4 ("MR4").

The above-referenced Applicant, Goodpitch, LLC ("Goodpitch") owns the property located at 236 Pearl Street, which is currently zoned as MR4.

Ezio Garcia and Maria Garcia (collectively the "Garcias"), own the properties located at 228 Pearl Street and 230 Pearl Street, which are currently zoned as MR4. The Garcias are not Applicants in this zoning map amendment Application.

Maria Baptista Silva ("Silva"), owns the property located at 232 Pearl Street, which is currently zoned as MR4. Silva is not an Applicant in this zoning map amendment Application.

All of the Properties are located in the MR4 zoning district and the ¼ mile Transit Area. The Properties are not located in a Pedestrian Street District.

Barros Properties LLC is the prospective purchaser of 234 Pearl Street and 236 Pearl Street and is seeking to redevelop same for a mixed-use development (the "Project"). The Applicants and Owners of 234 Pearl Street and 236 Pearl Street support the Project.

The existing structures at 234 Pearl Street and 236 Pearl Street both went through the Somerville Demolition Review process with the Somerville Historic Preservation Commission and no demolition delays were imposed.

The Applicants, being Pitchel, Goodpitch, and more than ten (10) registered voters in the City of Somerville as identified above, hereby seek to amend the Somerville zoning map for all of said Properties owned by Pitchel, Goodpitch, the Garcias, and Silva, by changing the zoning map designation of all said Properties to be in the Mid-Rise 6 ("MR6") zoning district.

The existing Transit Area and Pedestrian Street District designations for said Properties are not being changed by this Application.

The Properties being placed in MR6 zoning district can also be seen on the existing and proposed Somerville zoning maps filed herewith.

234 Pearl Street and 236 Pearl Street both went through the Somerville Demolition Review process with the Somerville Historic Preservation Commission and no demolition delays were imposed.

Filed herewith is a letter committing to certain community benefits which were negotiated with the Gilman Square Neighborhood Council, and which have been incorporated into the Project.

DISCUSSION

The reason for changing the zoning district for the Properties is so that the Project can be pursued. The current zoning for 234 Pearl Street and 236 Pearl Street 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 Properties to MR6 would allow Barros Properties LLC to develop a new structure at 234 Pearl Street and 236 Pearl Street 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 the Project which would be possible by making the requested map change. The largest producer of shadows in the area is the new Somerville High School, not the Project.

The Applicants seek to change the current MR4 zoning designation of the Properties to MR6 so that Barros Properties LLC can build a six-story, mix-used structure at 234 Pearl Street and 236 Pearl Street 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.

The properties at 228 Pearl Street, 230 Pearl Street and 232 Pearl Street, whose owners are not Applicants, are being included in the MR6 zone to allow for future redevelopment of those properties should the Garcias and/or Silva wish to do so. Simply changing the zoning district for said properties does not require the Garcias or Silva to do anything, such that there is no harm to them in being upzoned. Including 228 Pearl Street, 230 Pearl Street and 232 Pearl Street creates a unified, contiguous MR6 area made up of a coherent block of properties near an MBTA Green Line station for an increase in density.

Without the zoning map change, the Project would be hampered, and the number of dwelling units, including the number of ADU's, would be reduced. With a six story Project, 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 Applicants request that the zoning map regarding the Properties be amended from MR4 to MR6.

Tony Barros, Manager
Barros Properties LLC
65 Mountain Avenue
Dorchester, MA 02124

February 7, 2024

Gilman Square Neighborhood Council

RE: 234 and 236 Pearl Street project

I am providing this letter per our meeting with members of the Gilman Square Neighborhood Council Board on February 1, 2024 regarding the proposal by Barros Properties LLC to demolish the existing structures at 234 and 236 Pearl Street in Somerville and to replace them with a new six-story, mixed-use building, in the event that the current application to change the zoning map designation of those properties from Mid Rise 4 to Mid Rise 6 is approved. This letter is the beginning of conversations with the community, and is not intended to be all encompassing of community benefits that will be considered for incorporation into the project when applying for zoning relief for the proposed project should the requested zoning map change be approved. Barros Properties LLC will continue to engage with the community in open dialogue through the entirety of the design and construction process.

Barros Properties LLC hereby commits to investigating the follow neighborhood requests before applying for zoning relief for the proposed project if said zoning map change to Mid Rise 6 is approved:

1. Revise the proposed building so as not to completely block the small, first floor bedroom window in Unit 1R at 226 Pearl Street, which window is currently located on the lot line.
2. Revise the proposed building so as to further increase light at the two second floor windows to the art studio in Unit 2R at 226 Pearl Street. This could include finding ways to allow for light to be more reflected into said windows.
3. Improve or create more outdoor space for the residents at the Pearl Street Park building at 240 Pearl Street. Changes to the 240 Pearl Street property, to the streetscape and to the street trees would need to be approved by the City of Somerville but implemented or paid for by Barros Property LLC, if allowed by the City.
4. Allocate a portion of the first floor commercial storefront space in the proposed building for a small, local business.
5. Request that the City either permit Barros Properties LLC to construct a raised crosswalk across Pearl Street near the proposed building, or alternatively allow Barros Properties

LLC to pay for said work should the City of Somerville want to perform said work itself. All work done would be in compliance with all codes and standards applicable to the City of Somerville.

Prior to receiving a building permit should the zoning map change and the zoning relief for the proposed building be approved, Barros Properties LLC will investigate the following:

1. Work to prevent damage to the structure of the 226 Pearl Street building during construction of the proposed building. The team is committed to communicating construction impacts to the community, and will provide a construction plan as is required in the Somerville Permitting process.

2. Cooperate with the owners of 226 Pearl Street and the Pearl Street Park building at 240 Pearl Street to prevent automobiles associated with the proposed building from parking on Skilton Avenue against the property lines of 226 Pearl Street and the Pearl Street Park building at 240 Pearl Street.

In addition to the above, Barros Properties LLC will submit revised views showing the increased setbacks for the proposed building facing 226 Pearl Street and 232 Pearl Street as was presented at the neighborhood meeting on January 30, 2024.

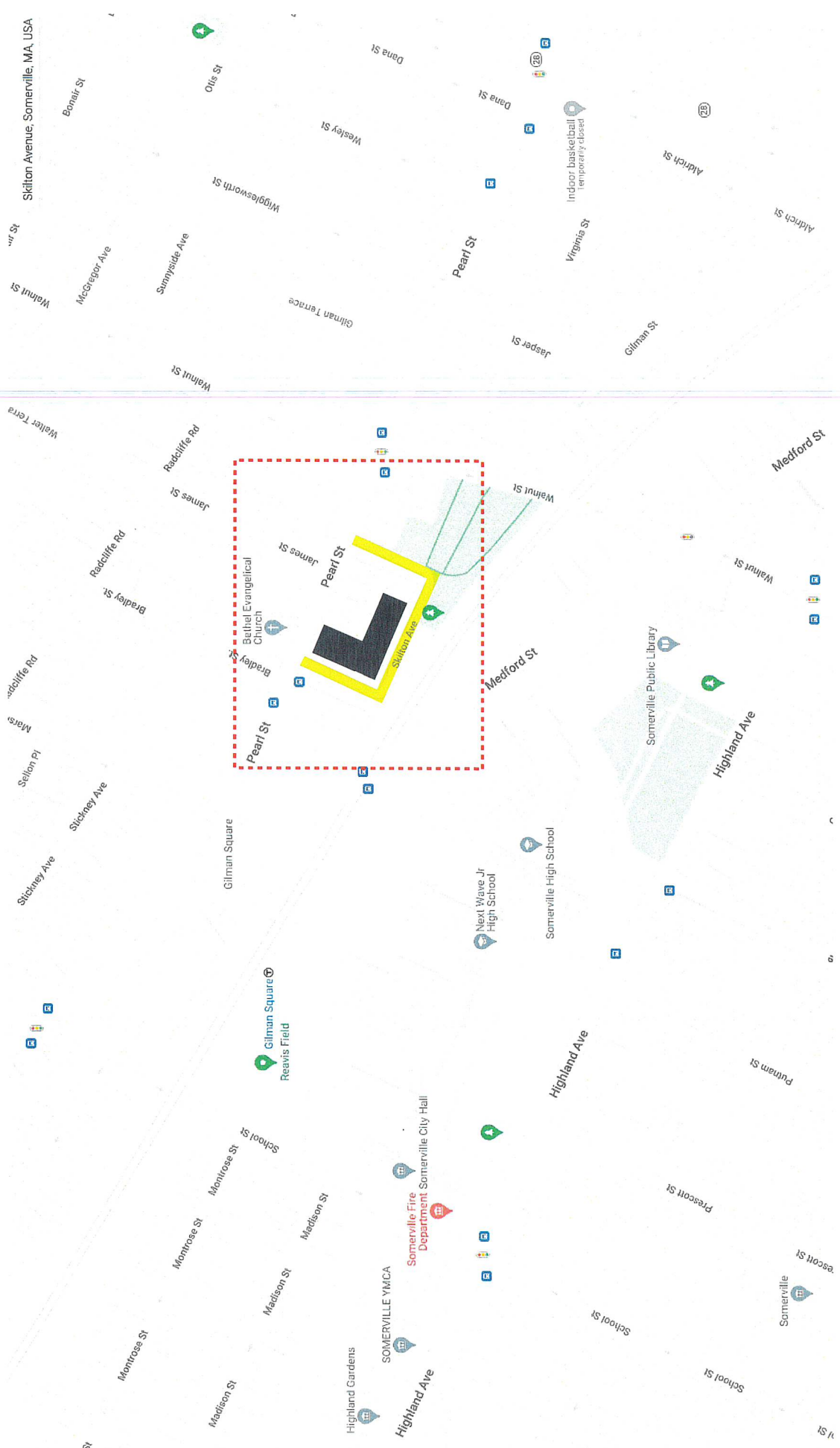
Thank you.

Very truly yours,

A handwritten signature in black ink, appearing to be 'Tony Barros', with a stylized 'B' and a long horizontal stroke extending to the right.

2/7/24

Tony Barros, Manager
Barros Properties LLC



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
MARLYN W. MCNEIDER
MARLYN@RUNCIBLESTUDIOS.COM

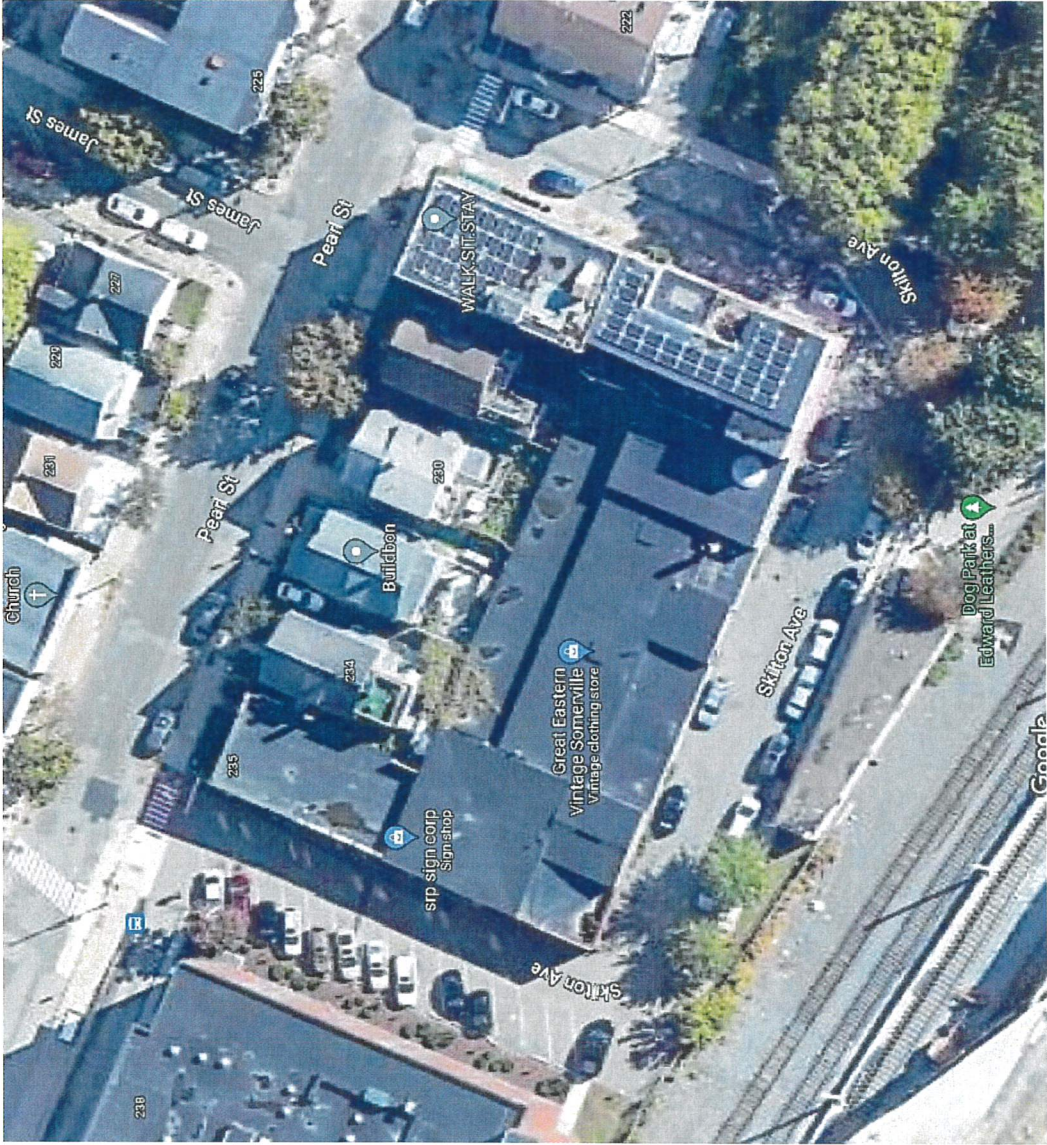
RUNCIBLE STUDIOS

MARLYN W. MCNEIDER, AIA, LEED AP
CAMBRIDGE, MA
PROJECT NO. 2022-008
MARLYN@RUNCIBLESTUDIOS.COM

NEIGHBORHOOD PLAN

A1

DATE	REVISION
30 APRIL 2024	ZONING MAP CHANGE



ZONING MAP CHANGE APPLICATION

NOT FOR CONSTRUCTION, APPLICATION FOR BUILDING PERMIT, OR PRICING

234-236 PEARL ST.

MARLIN W. MOEDINGER, MA, LEED AP
CAMBRIDGE, MA
MARLIN@RUNCIBLESTUDIOS.COM
PROJECT NO. 2022-008

PROJECT

RUNCIBLE STUDIOS

MARLIN W. MOEDINGER, MA, LEED AP
CAMBRIDGE, MA
MARLIN@RUNCIBLESTUDIOS.COM
PROJECT NO. 2022-008

AERIAL & STREET VIEWS

TITLE

A2

SKETCH NUMBER
ZONING MAP CHANGE
REFERENCE
30 APRIL 2024
DATE

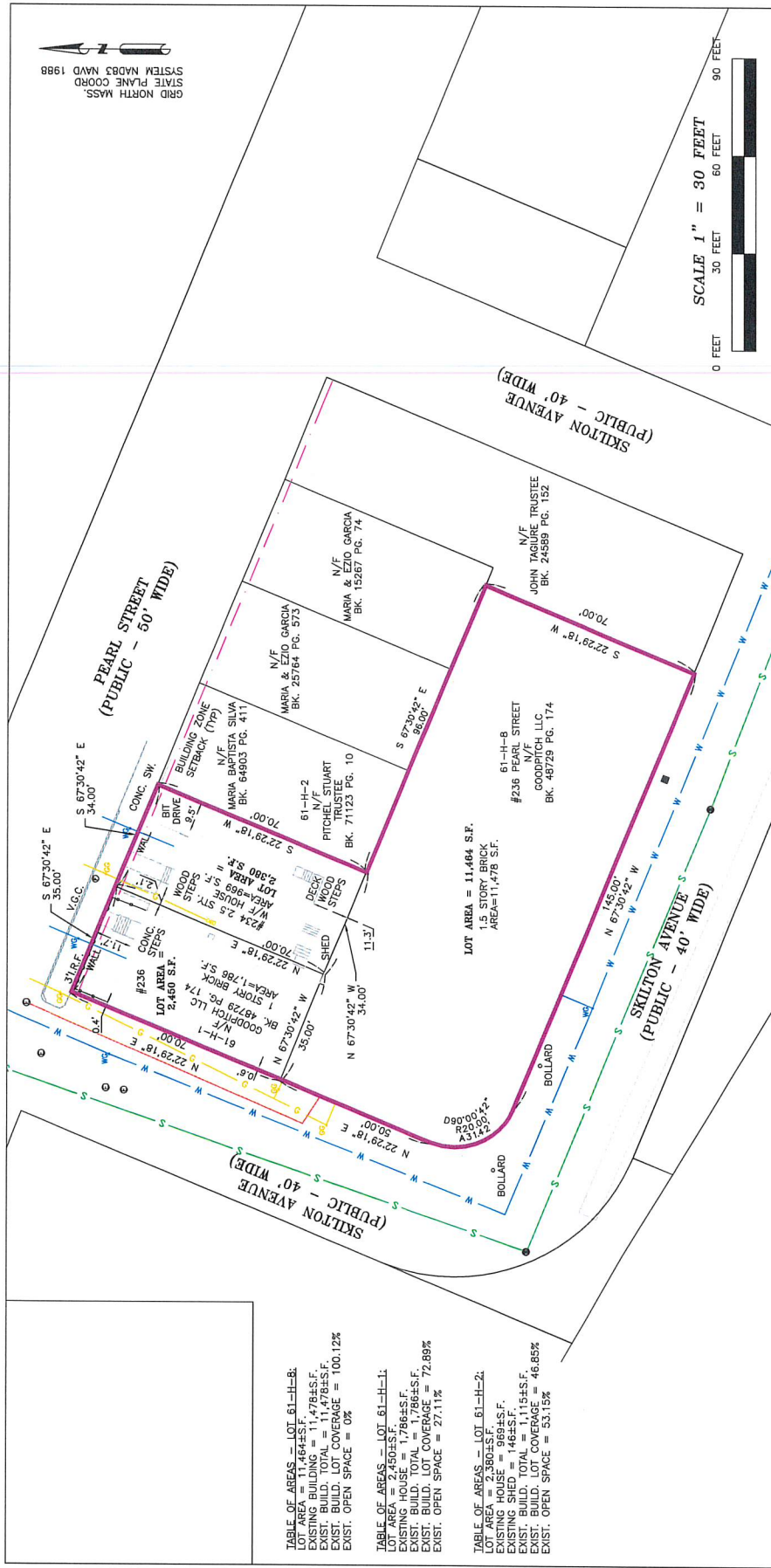


TABLE OF AREAS - LOT 61-H-1:	
LOT AREA = 11,464±S.F.	
EXISTING BUILDING = 11,478±S.F.	
EXIST. BUILD. TOTAL = 11,478±S.F.	
EXIST. LOT COVERAGE = 100.12%	
EXIST. OPEN SPACE = 0%	
TABLE OF AREAS - LOT 61-H-2:	
LOT AREA = 2,450±S.F.	
EXISTING BUILDING = 1,786±S.F.	
EXIST. BUILD. TOTAL = 1,786±S.F.	
EXIST. LOT COVERAGE = 72.89%	
EXIST. OPEN SPACE = 27.11%	
TABLE OF AREAS - LOT 61-H-3:	
LOT AREA = 2,380±S.F.	
EXISTING BUILDING = 1,484±S.F.	
EXIST. BUILD. TOTAL = 1,484±S.F.	
EXIST. LOT COVERAGE = 62.35%	
EXIST. OPEN SPACE = 37.65%	

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



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

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

ZONING MAP CHANGE APPLICATION

NOT FOR CONSTRUCTION, APPLICATION FOR BUILDING PERMIT, OR PRICING

234-236 PEARL ST.

RUNCIBLE STUDIOS

MARILYN W. MCDONNELL, MA, LEED AP
SOMERVILLE, MA
617-550-8868
MARILYN@RUNCIBLESTUDIOS.COM

EXIST. CONDS. SURVEY

A3

TITLE

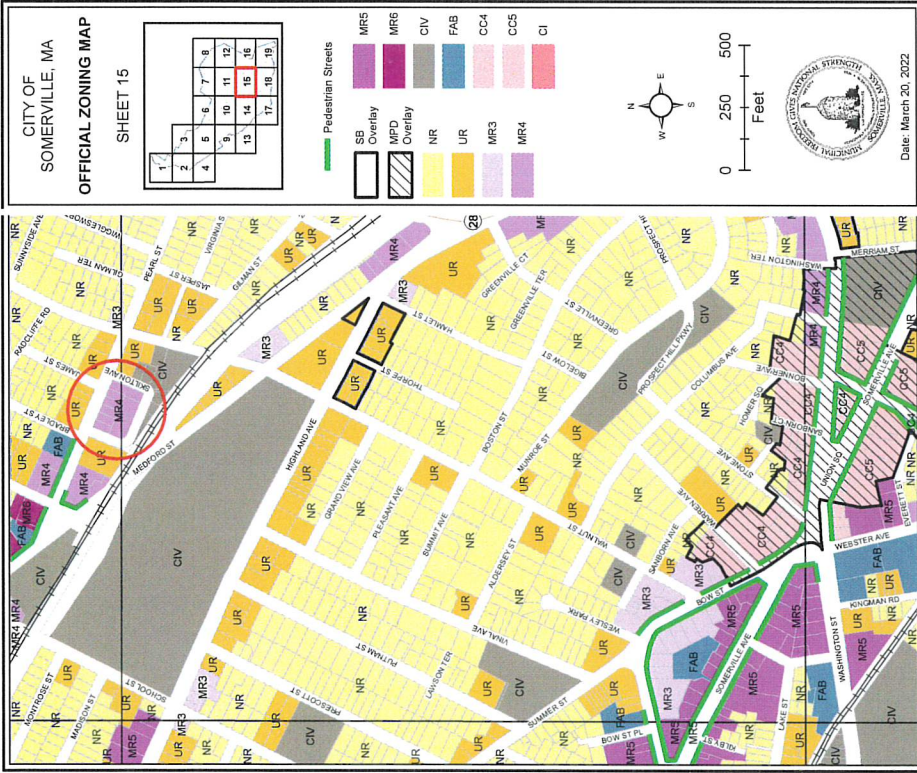
DIST. NUMBER

REFERENCE

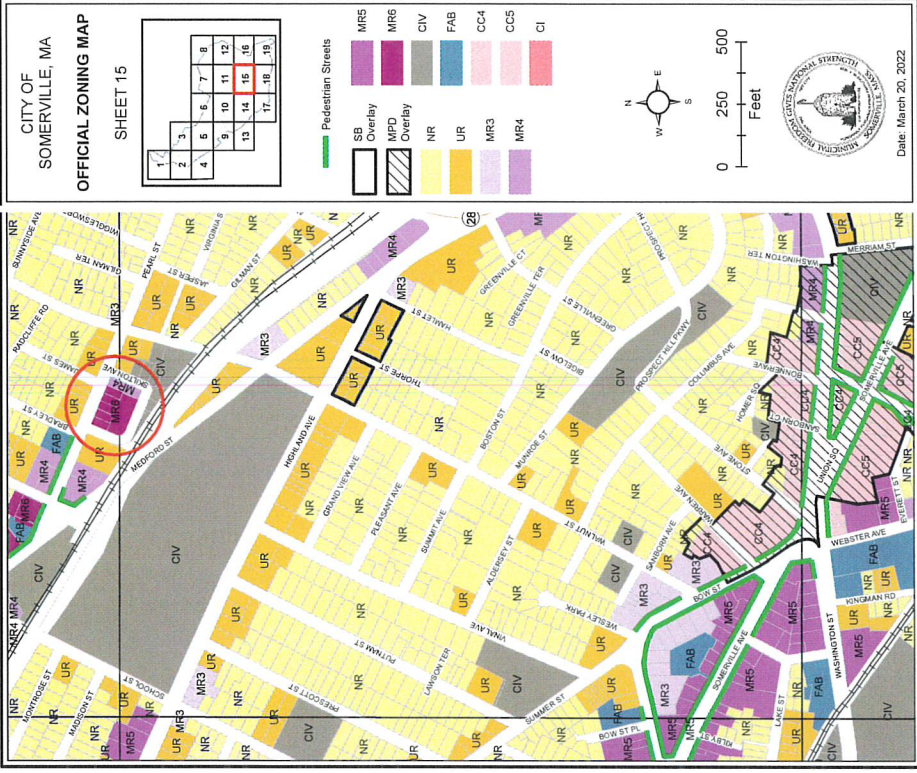
ZONING MAP CHANGE

DATE

30 APRIL 2024



CURRENT ZONING MAP - MR4



PROPOSED ZONING MAP CHANGE - MR6

ZONING MAP CHANGE APPLICATION

NOT FOR CONSTRUCTION, APPLICATION FOR BUILDING PERMIT, OR PRICING

234-236 PEARL ST.

RUNCIBLE STUDIOS

ZONING MAP CHANGE

A4

234-236 PEARL ST.
SOMERVILLE, MA
02143
PROJECT NO. 2022-008

MARLYN W. MCDEINER, AIA, LEED AP
ARCHITECT
MARLYN@RUNCIBLESTUDIOS.COM

TITLE

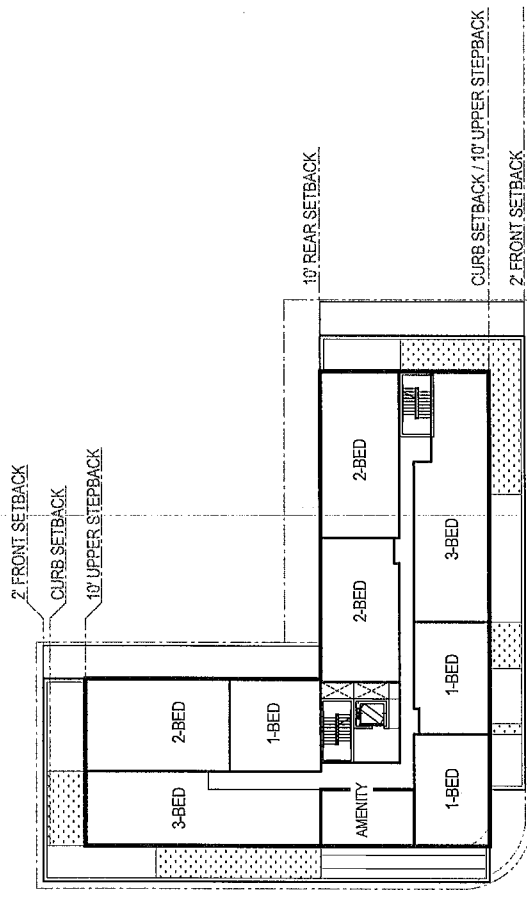
DATE

30 APRIL 2024

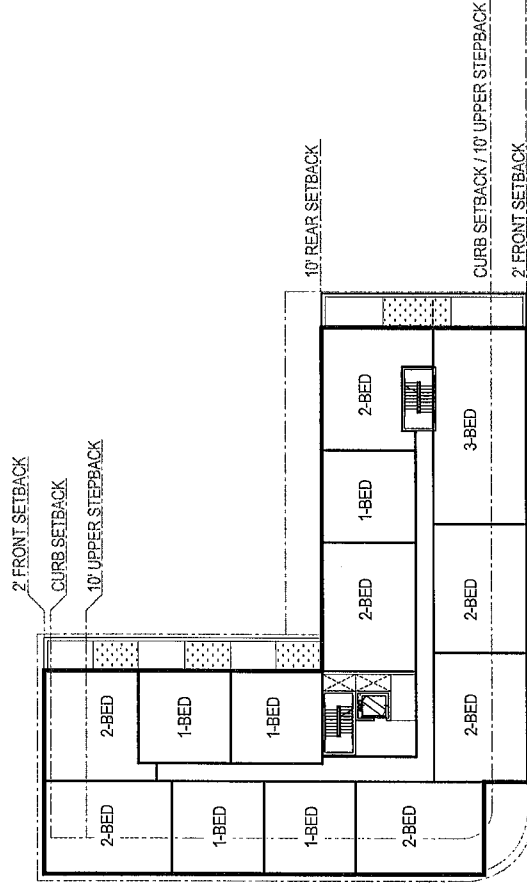


NOT FOR CONSTRUCTION, APPLICATION FOR BUILDING PERMIT, OR PRICING

234-236 PEARL ST.		RUNCIBLE STUDIOS		SCHEMATIC FLOOR PLANS		A5	
234-236 PEARL ST. HOUSTON, TX 77002		MARILYN M. KROEDINGER, AIA, LEED AP MARILYN@RUNCIBLESTUDIOS.COM 671-450-0588		TITLE		DRAWING NUMBER	
PROJECT NO. 2322-0108		ARCHITECT		ZONING MAP CHANGE		REFERENCE	
						30 APRIL 2024	
						DATE	



5-6 FLOORS 5 TO 6 PLAN 1/32" = 1'-0"



2-4 FLOORS 2 TO 4 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.
SOMERVILLE, MA
PROJECT NO. 2022-009

PROJECT

RUNCIBLE STUDIOS

MARILYN W. MCGINNIS, MA, LEED AP
CAMBRIDGE, MA
RUNCIBLE STUDIOS
MARILYN@RUNCIBLESTUDIOS.COM

ARCHITECT

SCHEMATIC FLOOR PLANS

TITLE

A6

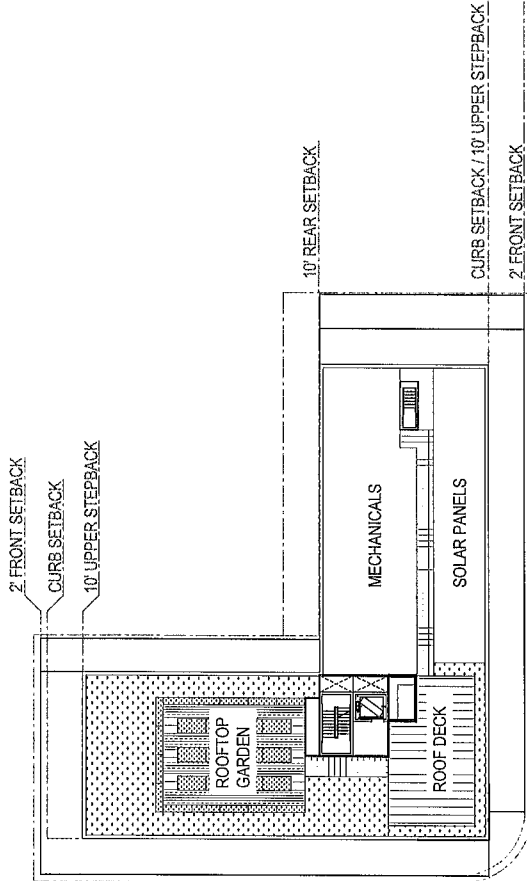
SHEET NUMBER

ZONING MAP CHANGE

REVISIONS

30 APRIL 2024

DATE



R ROOF PLAN

BUILDING STATS

GROSS FLOOR AREA (incl. basement)	
Residential total:	67,193 SF (Dwelling Units: 48,979 SF)
Commercial total:	8,109 SF
Arts & Creative Enterprise:	500 SF (Min. = 5% of commercial = 406 SF)
building total:	76,298 SF
DWELLING UNIT COUNT	
1-bed:	21
2-bed:	27
3-bed:	7
total:	55 UNITS
AFFORDABLE DWELLING UNITS (ADU)	
ADU:	11
ADU 3-bed:	3
BIKE PARKING	
Residential long term:	53 spaces
Residential short term:	6 spaces
Commercial 1: 2 spaces	
Commercial 1: 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)

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. 2024-003

PHASE

PROJECT

RUNCIBLE STUDIOS

MARLYN W. MCINNISHER, AIA, LEED AP
CAMBRIDGE, MA
RUNCIBLE STUDIOS
MARLYN@RUNCIBLESTUDIOS.COM

SCHEMATIC FLOOR PLANS

TITLE

A7

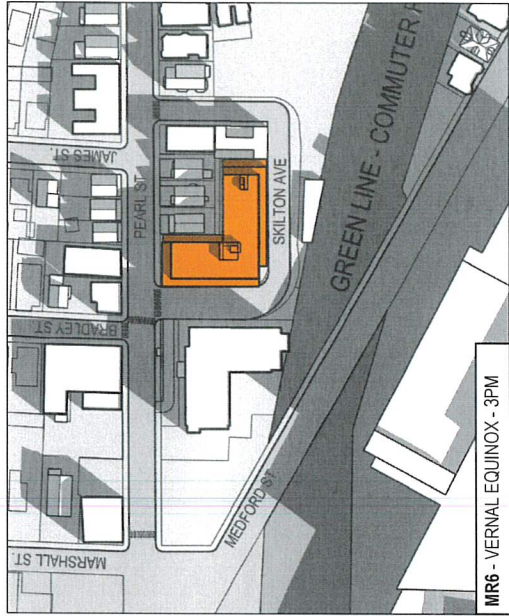
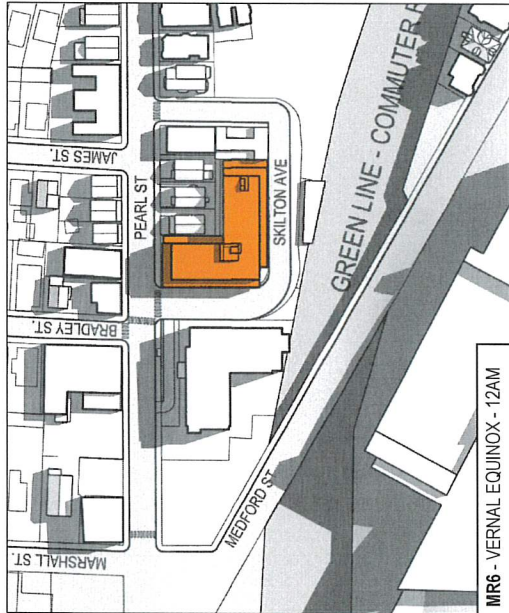
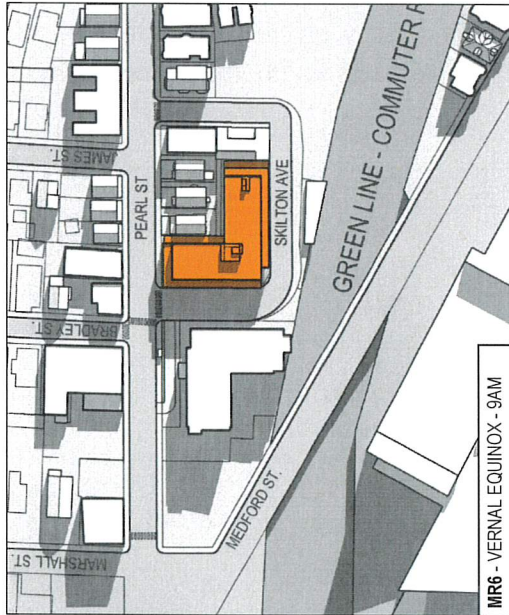
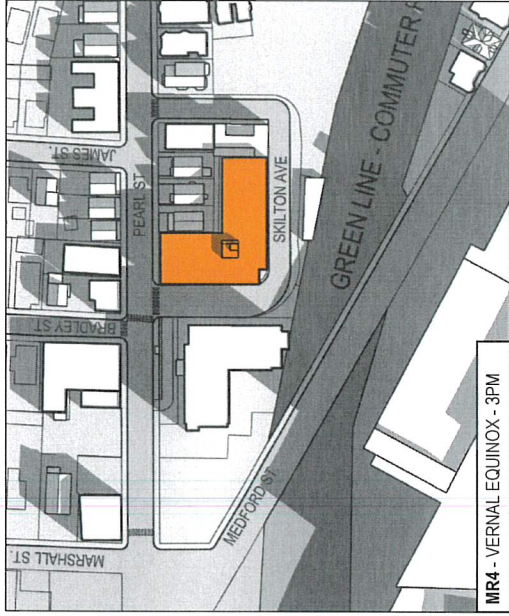
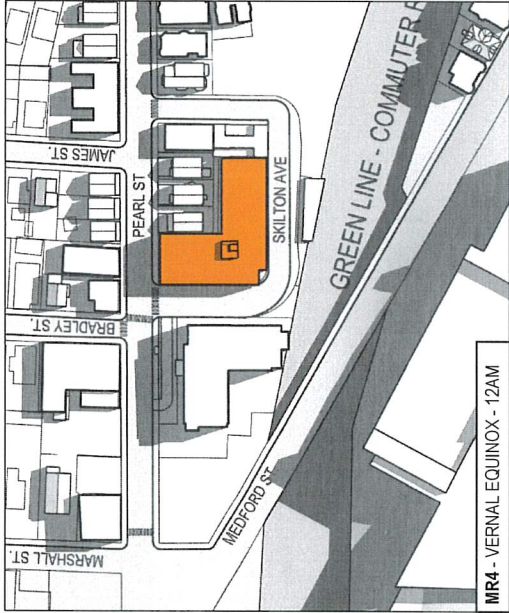
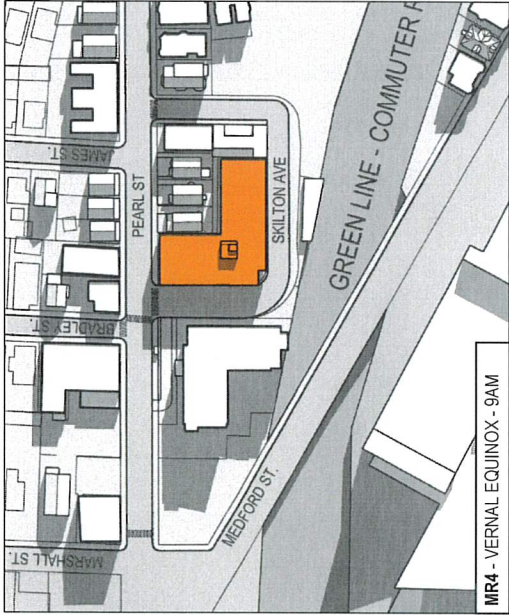
SHEET NUMBER

ZONING MAP CHANGE

REFERENCE

30 APRIL 2024

DATE



ZONING MAP CHANGE APPLICATION

NOT FOR CONSTRUCTION, APPLICATION FOR BUILDING PERMIT, OR PRICING

234-238 PEARL ST.

234-238 PEARL ST.
SOMERVILLE, MA
PROJECT NO. 2022-008

PROJECT

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MARLIN@RUNCIBLESTUDIOS.COM

ARCHITECT

SHADOW STUDIES

TITLE

A8

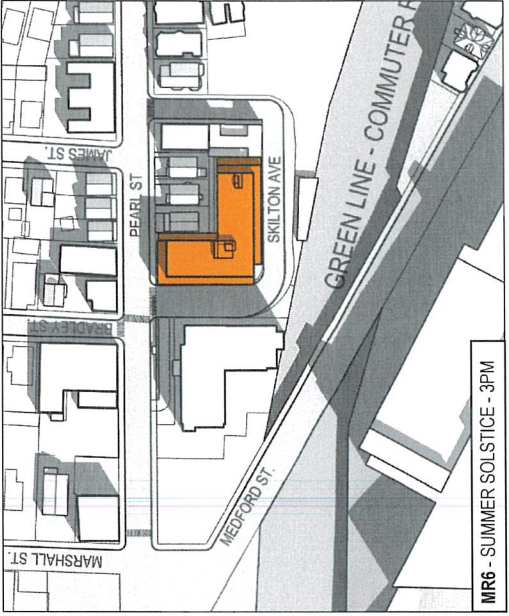
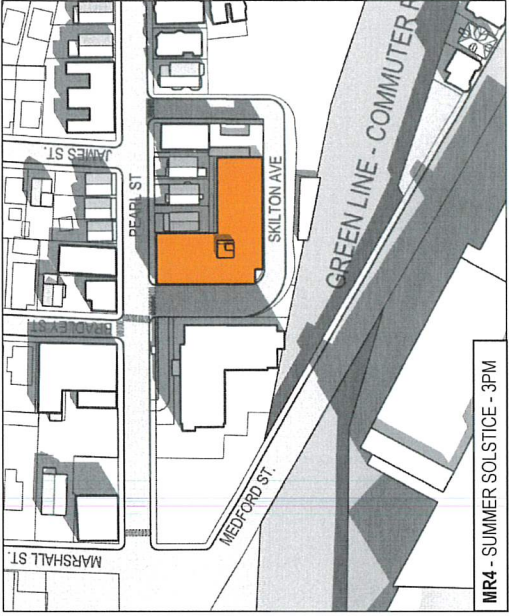
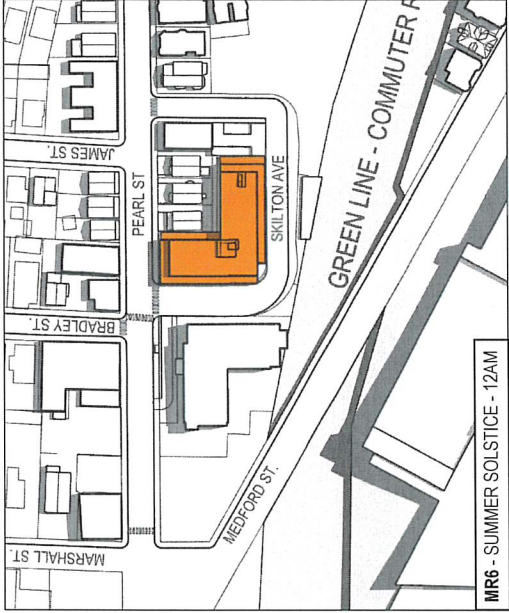
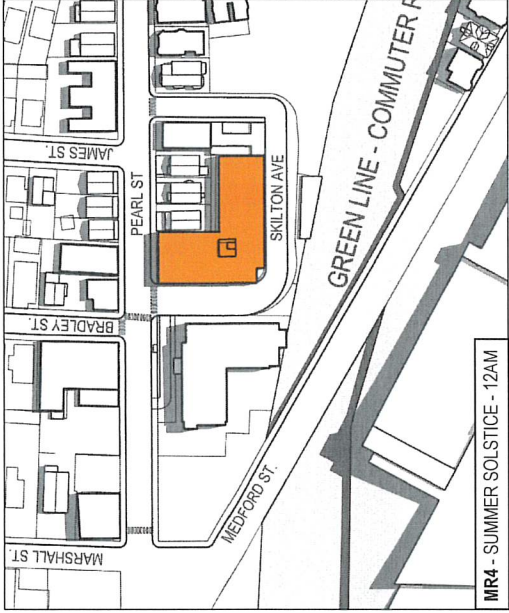
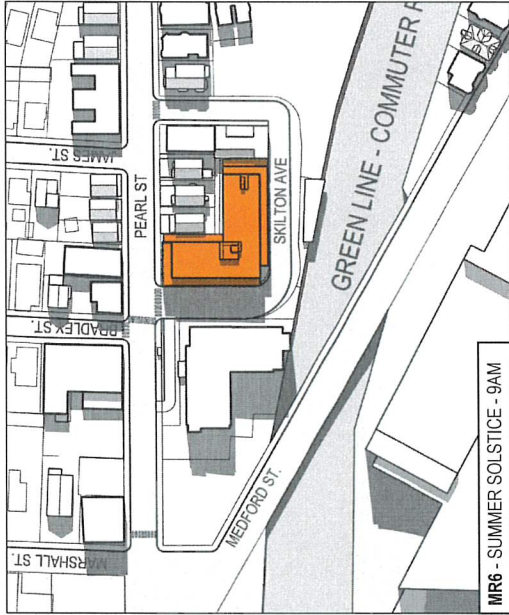
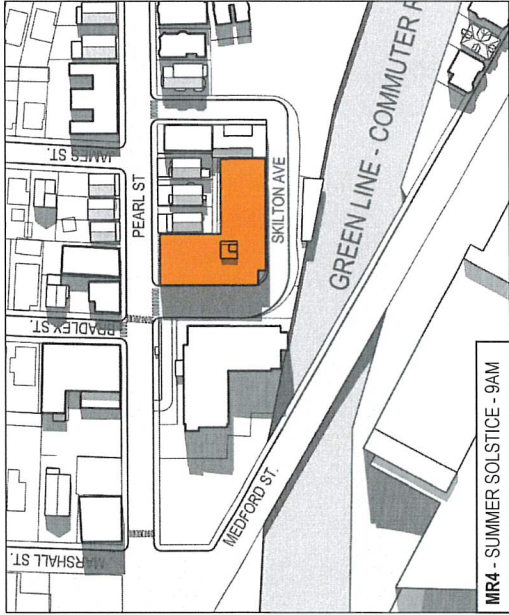
DRAWING NUMBER

ZONING MAP CHANGE

REFERENCE

30 APRIL 2024

DATE



ZONING MAP CHANGE APPLICATION

NOT FOR CONSTRUCTION, APPLICATION FOR BUILDING PERMIT, OR PRICING

234-236 PEARL ST.

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PROJECT

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MARILYN@RUBINBLUESTUDIOS.COM
ARCHITECT

SHADOW STUDIES

TITLE

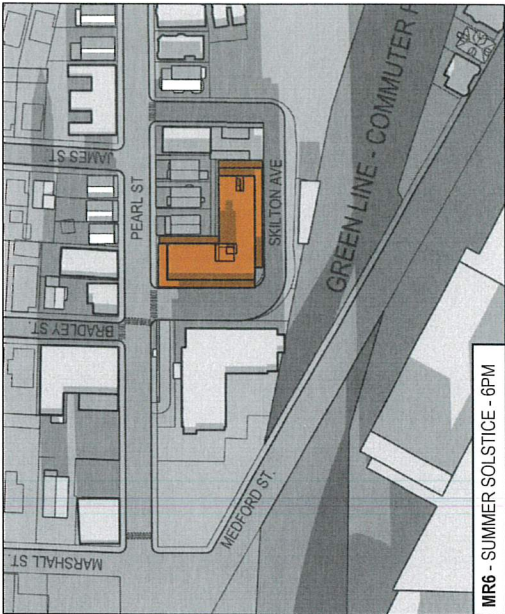
A9

DESK NUMBER
ZONING MAP CHANGE
30 APRIL 2024
DATE

ZONING MAP CHANGE APPLICATION
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MR4 - SUMMER SOLSTICE - 6PM



MR6 - SUMMER SOLSTICE - 6PM

234-236 PEARL ST.

234-236 PEARL ST.
SOMERVILLE, MA
PROJECT NO. 2022-208

PROJECT

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ADDRESS

SHADOW STUDIES

TITLE

A10

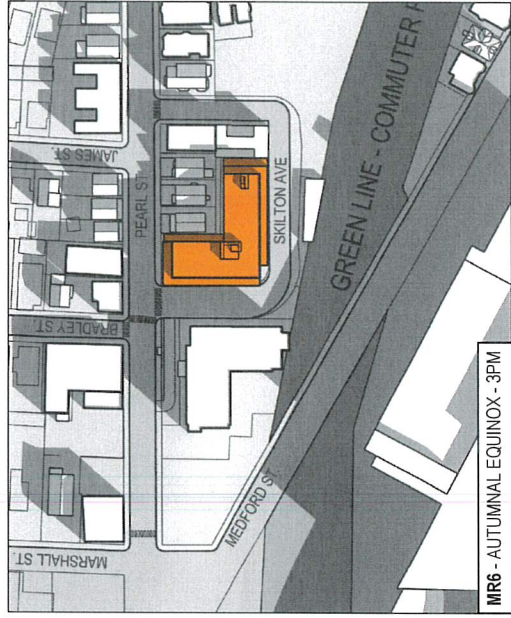
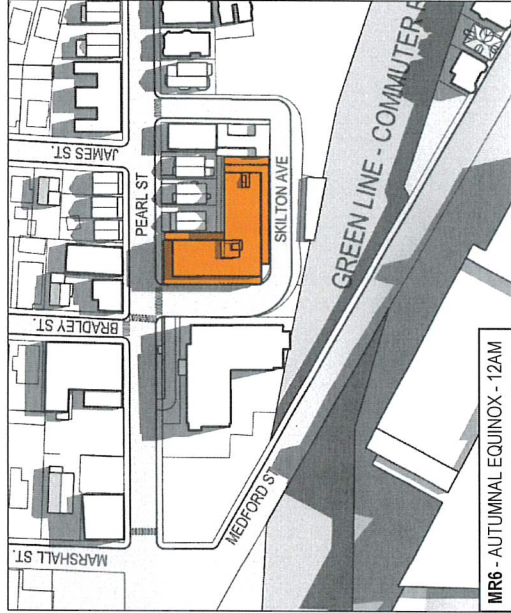
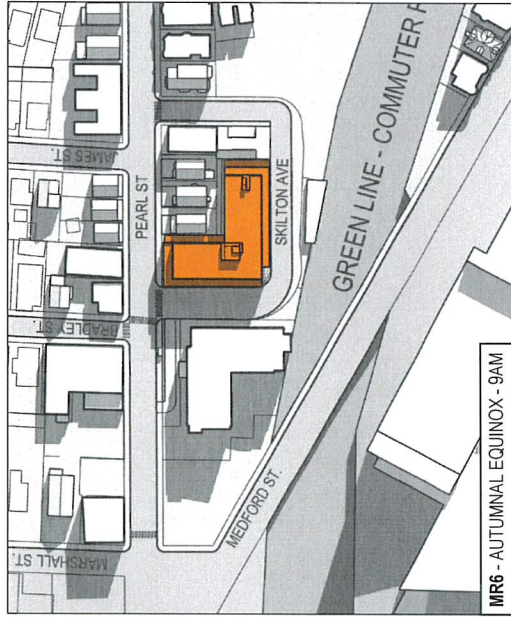
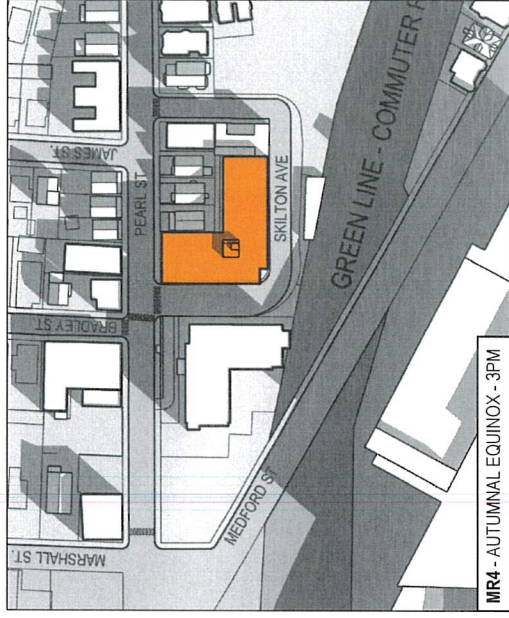
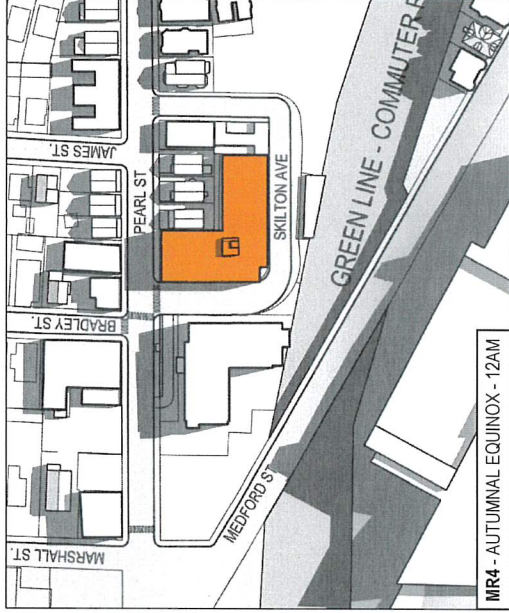
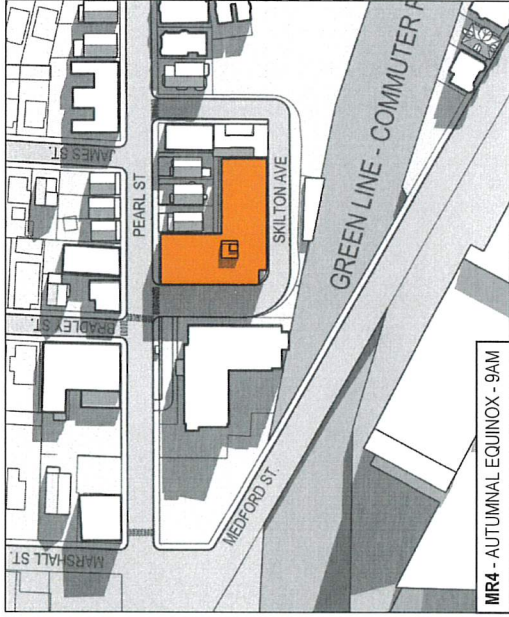
DETCH NUMBER

ZONING MAP CHANGE

REFERENCE

30 APRIL 2024

DATE



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

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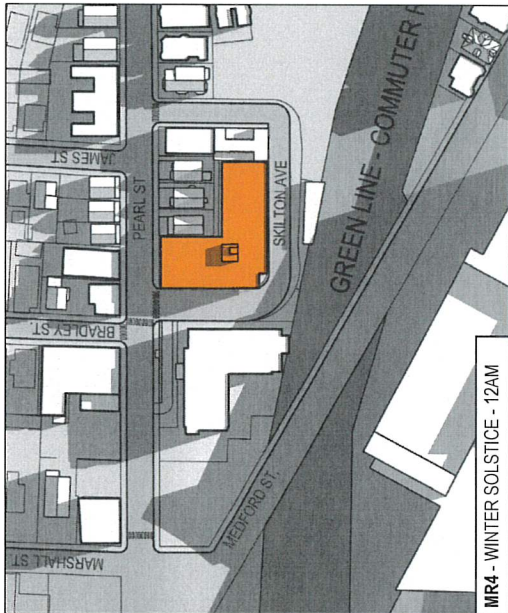
ARCHITECT

SHADOW STUDIES

TITLE	DATUM NUMBER
A11	ZONING MAP CHANGE
30 APRIL 2024	DATE



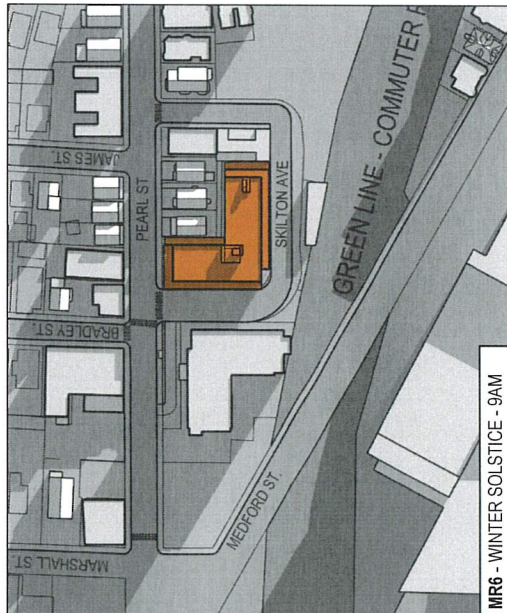
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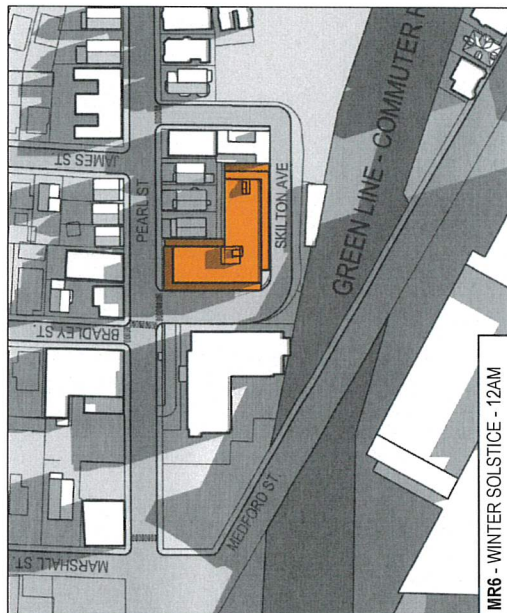
MR4 - WINTER SOLSTICE - 12AM



MR4 - WINTER SOLSTICE - 3PM



MR6 - WINTER SOLSTICE - 9AM



MR6 - WINTER SOLSTICE - 12AM



MR6 - WINTER 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. 2022-008

RUNCIBLE STUDIOS

PROJECT: _____ ARCHITECT: _____

SHADOW STUDIES

TITLE

A12

DRAWING NUMBER

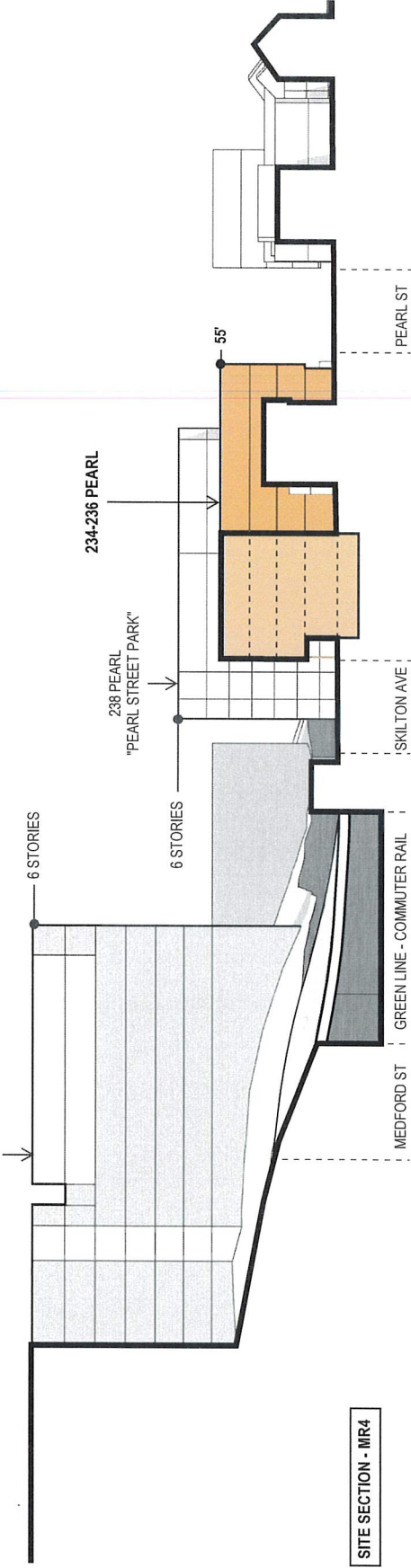
ZONING MAP CHANGE

REFERENCE

30 APRIL 2024

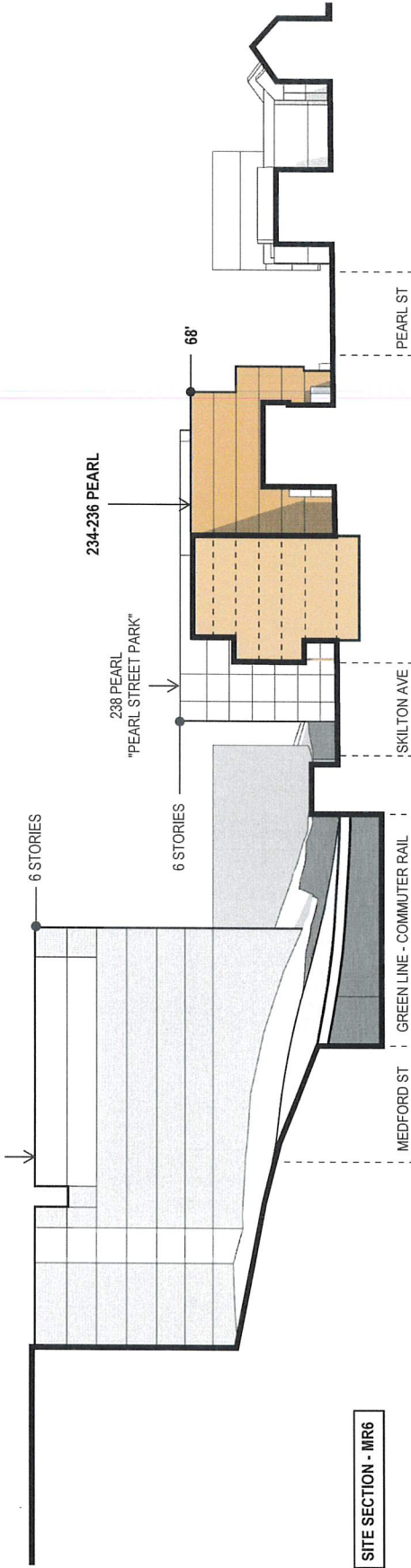
DATE

SOMERVILLE HIGH SCHOOL



SITE SECTION - MR4

SOMERVILLE HIGH SCHOOL



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

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SITE SECTIONS

TITLE

A13

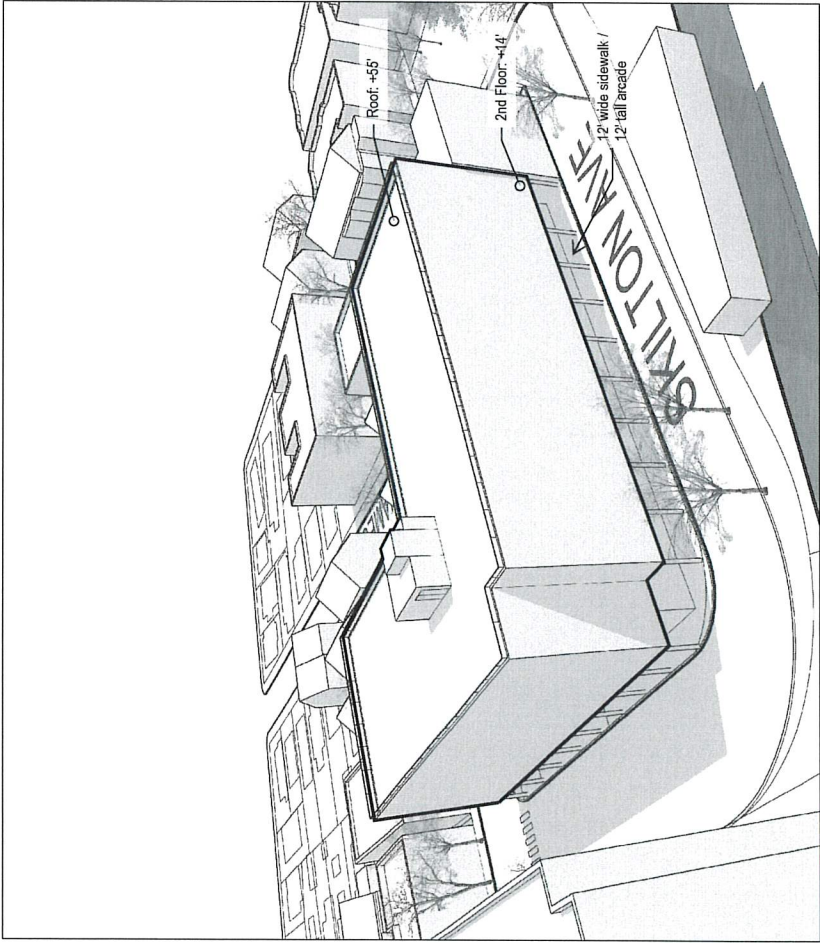
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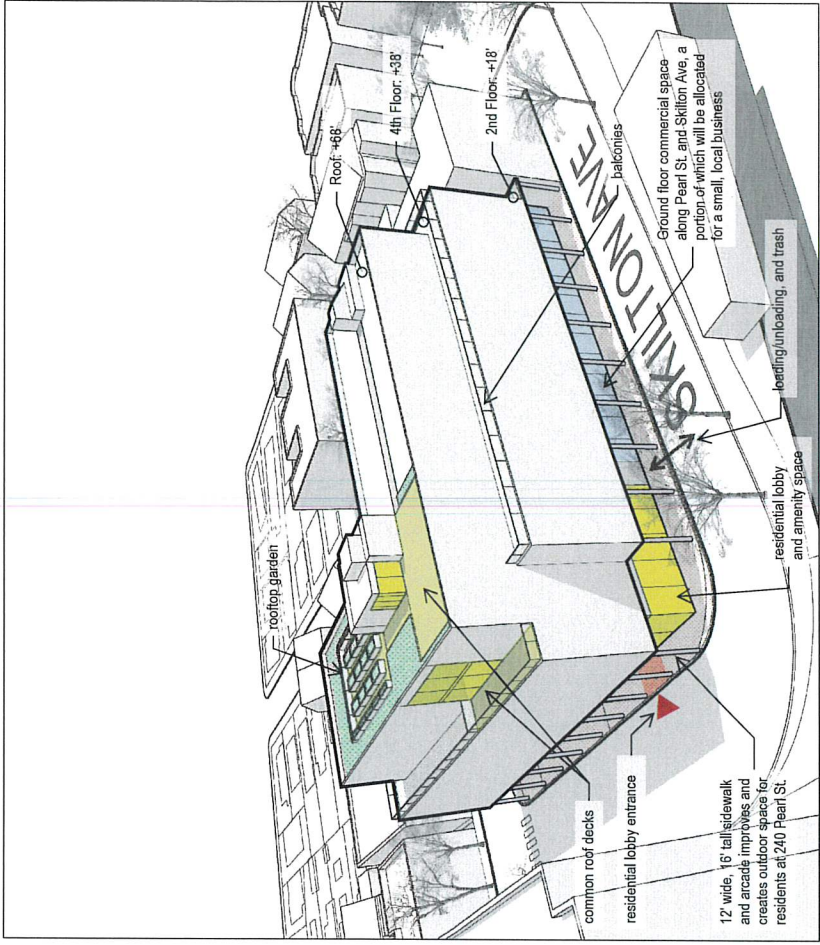
REFERENCE

30 APRIL 2024

DATE



MASSING DIAGRAM - MR4



MASSING DIAGRAM - MR6

ZONING MAP CHANGE APPLICATION

NOT FOR CONSTRUCTION, APPLICATION FOR BUILDING PERMIT, OR PRICING

234-236 PEARL ST.

234-236 PEARL ST.
SOMERVILLE, MA
01906
PROJECT NO. 2022-008

PROJECT

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ARCHITECT

MASSING DIAGRAMS

TITLE

A14

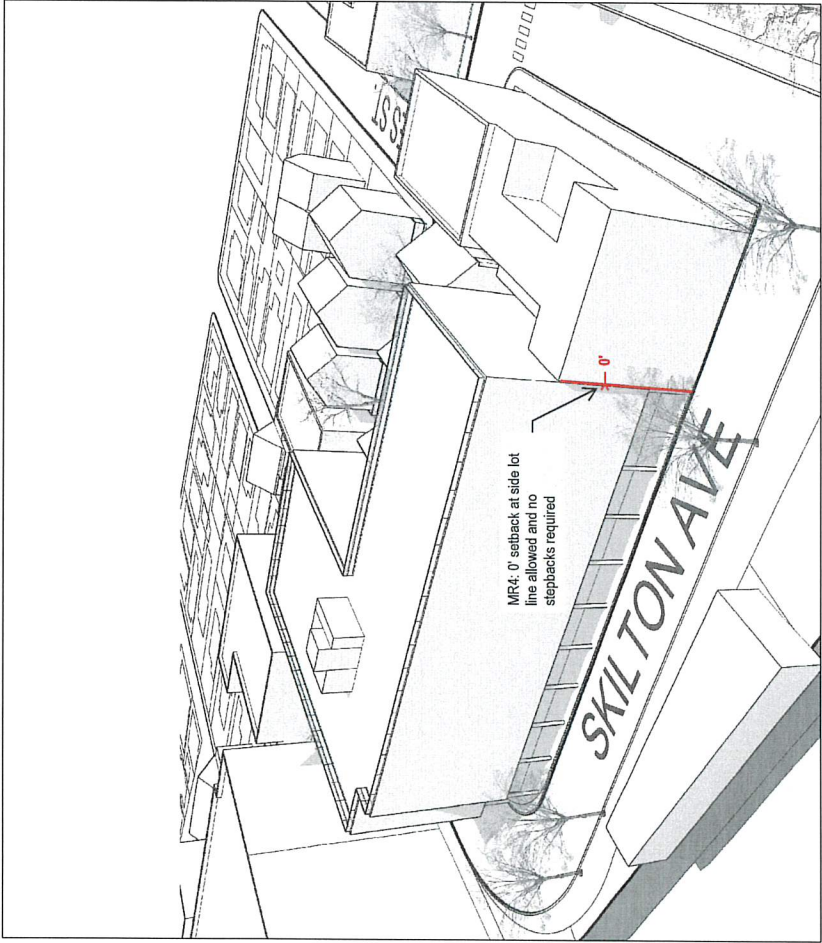
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ZONING MAP CHANGE

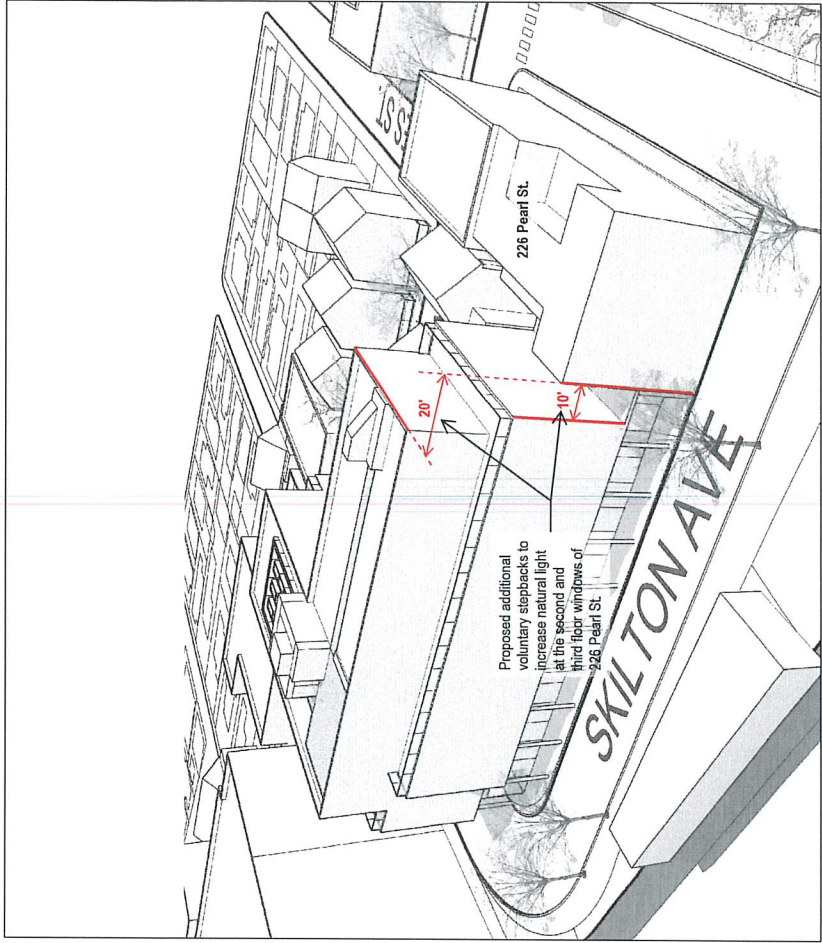
REFERENCE

30 APRIL 2024

DATE



MASSING DIAGRAM - MR4



MASSING DIAGRAM - 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

PROJECT

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ARCHITECT

MASSING DIAGRAMS

TITLE

A15

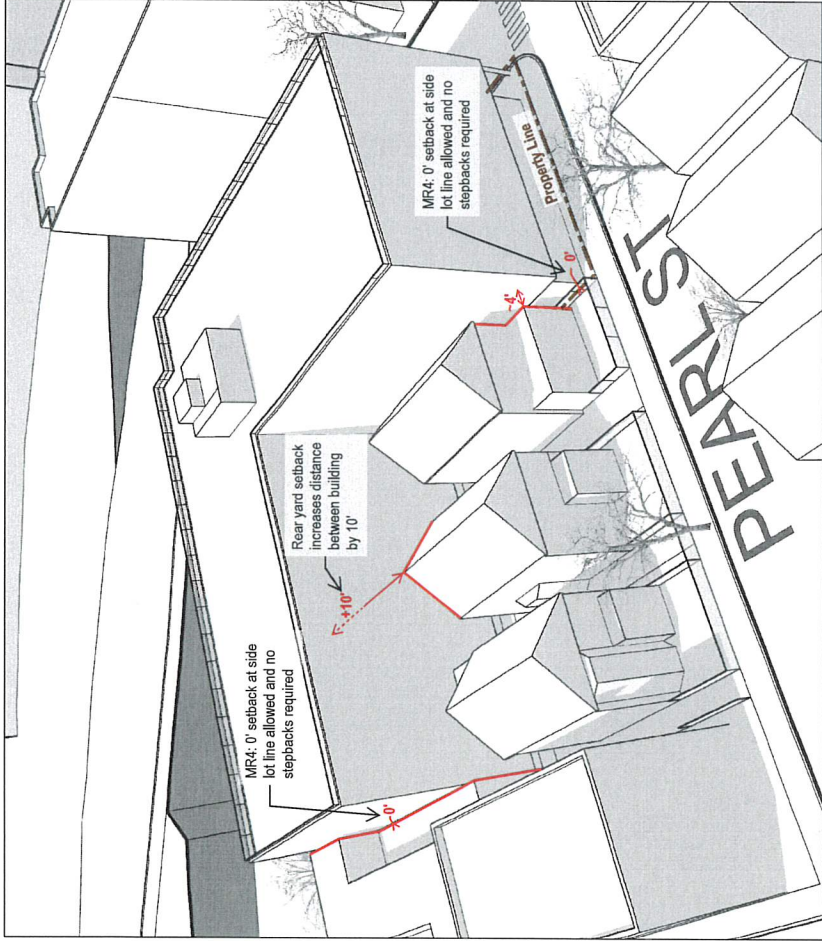
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ZONING MAP CHANGE

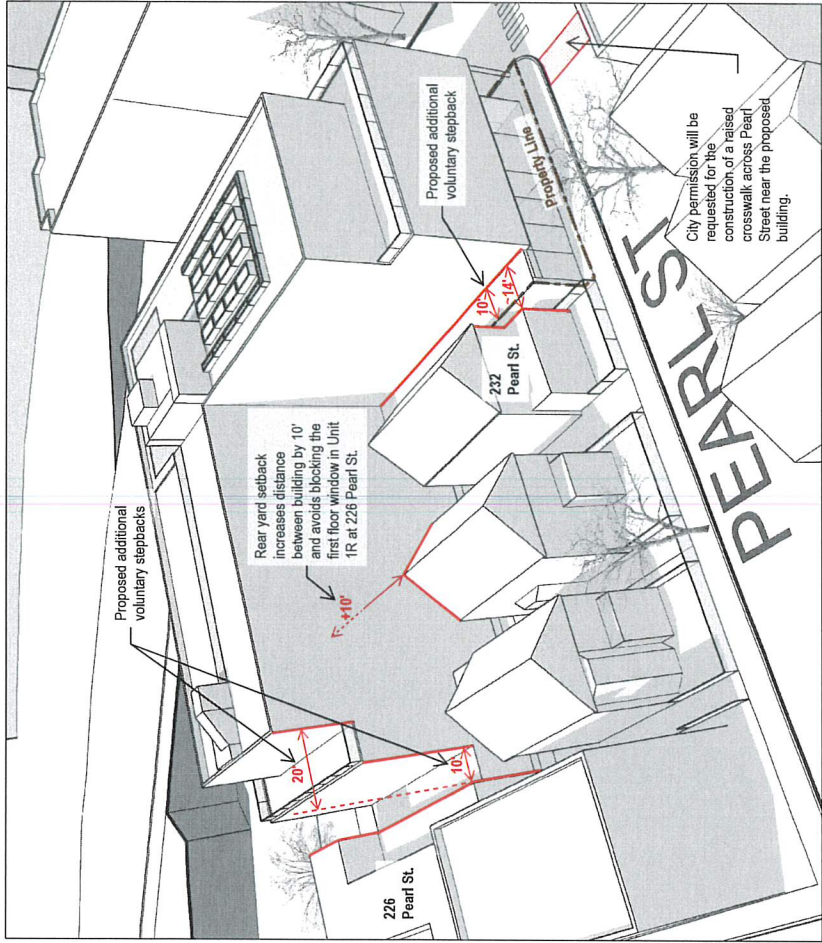
REFERENCE

30 APRIL 2024

DATE



MASSING DIAGRAM - MR4



MASSING DIAGRAM - MR6

ZONING MAP CHANGE APPLICATION

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234-236 PEARL ST.

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PROJECT

MASSING DIAGRAMS

A16

DATE NUMBER
ZONING MAP CHANGE
30 APRIL 2024