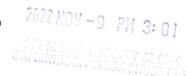


CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100



BZA Application Form

BZA Number: 201320

neral Information

Gener	ai information			
The undersigned hereby petitions the Board of Zoning Appeal for the following:				
Special Permit:X Variance:>	Appeal:			
PETITIONER: 34 Pearl St LLC C/O Sarah Like Rhati	gan, Esq., Trilogy Law LLC			
PETITIONER'S ADDRESS: 12 Marshall Street, MA, E	Boston 02108			
LOCATION OF PROPERTY: 34 Pearl St, Cambridg	<u>e, MA</u>			
TYPE OF OCCUPANCY: Single-family (attached) ZONING DISTRICT: Residence C-2A/Central Square Overlay				
REASON FOR PETITION:				
Conversion to Additional Dwelling Units//Addition of a deck/				
DESCRIPTION OF PETITIONER'S PROPOSAL:				

Renovation of building and conversion to a two-family (attached) dwelling, including new egress window well within front setback and rear second-floor deck within side setback.

Installation of egress windows and skylights within side setbacks.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000 Section: 5.31 (Table of Dimensional Requirements).

Section: 8.22.2.c (Alteration or Enlargement of Non-conforming structure). Article: 8.000

Article: 10.000 Section: 10.30 (Variance) & 10.40 (Special Permit).

Section: 5.26 (Conversion). Article: 5.000

> Original Signature(s):

> > (Petitioner (s) / Owner)

Sarah Like Rhatigan, Esq. on behalf of Petitioner

(Print Name)

Address:

Trilogy Law LLC, 12 Marshall Street, Boston, MA 02108

Tel. No.

617-543-7009

E-Mail Address:

sarah@trilogylaw.com

BZA APPLICATION FORM - OWNERSHIP INFORMATION

(To be completed by **OWNER**, signed before a notary, and returned to Secretary of Board of Appeal).

34 Pearl St LLC, a Massachusetts limited liability company, with a business address of 667 Somerville Avenue, Somerville, Massachusetts

(OWNER)

Address: 34 Pearl Street, Cambridge, Massachusetts 02139

state that 34 PEARL ST LLC owns the property located at 34 Pearl Street, Cambridge, Massachusetts which is the subject of this zoning application.

The record title of this property is in the name of 34 Pearl St LLC, a Massachusetts limited liability company

pursuant to a deed dated *June 27, 2022* and duly recorded on *July 26, 2022*, in the Middlesex South County Registry of Deeds at Book *80483*, Page *573*.

[Signature appears on the following page.]

34 PEARL ST LLC,

a Massachusetts limited liability company

By: Matthew Moore Its: A Manager Duly Authorized

By: Ryan Wittig Its: A Manager Duly Authorized

Commonwealth of Massachusetts

COUNTY: Miller County, ss.

On this 2 day of October, 2022, before me, the undersigned notary public, personally appeared the above named Matthew Moore, a Manager of 34 Pearl St LLC, proved to me through satisfactory evidence of identification which was __a driver's license or _____ (form of photo identification) to be the same person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as a Manager of 34 Pearl St LLC on bertalaft parts and company.

Notary Public:

Commission Expires: 1/37/33

Commonwealth of Massachusetts

COUNTY: milligex County, ss.

On this many day of October, 2022, before me, the undersigned notary public, personally appeared the above named Ryan Wittig, a Manager of 34 Pearl St LLC, proved to me through satisfactory evidence of identification which was a driver's license or _____ (form of photo identification) to be the same person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as a Manager of 34 Pearl St LLC on behalf of said company.

A. VAL MINING SILES OF MAN OF

Notary Public:

Commission Expires: 1127123

BZA Application Form

SUPPORTING STATEMENT FOR A VARIANCE

EACH OF THE FOLLOWING REQUIREMENTS FOR A VARIANCE MUST BE ESTABLISHED AND SET FORTH IN COMPLETE DETAIL BY THE APPLICANT IN ACCORDANCE WITH MGL 40A, SECTION 10.

A) A literal enforcement of the provisions of this Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant for the following reasons:

The Petitioner seeks to substantially renovate this preexisting, nonconforming single-family rowhouse and to convert to a two-family dwelling. The building is presently in an extremely dilapidated condition requiring complete gut rehabilitation. The proposed improvements to the building include the construction of bedrooms in the basement, which requires the addition of a new code-compliant egress window and window well at the front of the building, within the front setback, new casement windows on the left-side rear of the building, within the left side setback, and changes to the average grade in order to create safe egress at the left-side rear of the building. Additional improvements include a second-floor rear deck to provide dedicated open space for the upstairs apartment and new skylights (within side setbacks) that will provide much-needed light to the upper story.

The proposed renovations and conversion to a two-family dwelling comply in almost all respects with zoning requirements for the district (C-2A; Central Square Overlay). The only elements requiring variance relief include:

- 1. A new egress window well located within the front setback; and
- 2. A second-floor rear deck located within the side setbacks

A literal enforcement of the ordinance would prohibit the Petitioners from making the necessary improvements to the basement/lower level to allow for bedrooms to be located at this level, which is necessary to the project. Additionally, such enforcement would prohibit the construction of a modestly sized rear deck that will provide future residents with the benefit of private open space on this severely constrained lot. Such results would impose substantial hardship, both financial and otherwise, prohibiting the Petitioners from making desirable improvements to this Property that is in need of a costly, gut renovation, and would preclude them from being able to convert the Property's use to a two-family dwelling, as is otherwise permitted and encouraged under the zoning regulations for this district.

The hardship is owing to the following circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located for the following reasons:

The hardships described herein are owing to the unique circumstances that arise due to the undersized and narrow lot, the rowhouse situated in the middle of a block with zero lot lines on each side, the topography of the lot that slopes down at the rear, and finally the fact of the building having been constructed prior to modern zoning requirements.

C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:

1) Desirable relief may be granted without substantial detriment to the public good for the following reasons:

A variance may be granted without detriment to the public good. The proposed front window well will have no negative impacts on the public. The front stoop and stairs already extend to the sidewalk and there is no usable front yard space. The window well will be unobtrusive and consistent with conditions seen throughout the densely built neighborhood. The proposed rear deck is modestly sized and looks out on a parking area, and thus should not be detrimental to neighboring uses.

There will be no impacts to the district in terms of street congestion or parking as a result of the requested changes. Even before the recent amendment to the Ordinance, parking would not have been required under Section 20.304.6.3.a since the uses are contained within a structure built before 1940. Moreover, the Property is located on several bus routes and within a 5-minute walk to the Central Square MBTA Red Line Station, meaning that future residents will have many transit alternatives to owning a vehicle.

In granting the variance, the Board will allow for the Petitioners to proceed with plans to improve the Property and add to the available housing stock in the City for the benefit of the community.

2) Desirable relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:

Consistent with the stated intent and purpose of the Ordinance, as detailed in Section 1.30 of Article 1.000 Preamble of the Zoning ordinance as well as M.G.L Ch. 40A Zoning Section 10 Variances, the proposed project will:

- 1. Encourage the rational use of land throughout the city, including the encouragement of appropriate economic development;
- 2. Create quality housing within close proximity to public transportation, for the benefit of the Property, the neighborhood and the City;
- 3. Not substantially impact the abutters, the established neighborhood character of this residential block of Central Square, nor cause congestion hazard, or negative impacts in terms of traffic or patterns of access or egress;
- 4. Not result in use or activity not otherwise permitted in the Ordinance;
- 5. Not result in negative impacts listed in the Section 1.3 regarding traffic, population density, blight and pollution; and
- 6. Encourage the preservation of and reuse of preexisting structures.

*If you have any questions as to whether you can establish all of the applicable legal requirements, you should consult with an attorney.

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BZA Application Form

SUPPORTING STATEMENT FOR A SPECIAL PERMIT

Please describe in complete detail how you meet each of the following criteria referring to the property and proposed changes or uses which are requested in your application. Attach sheets with additional information for special permits which have additional criteria, e.g.; fast food permits, comprehensive permits, etc., which must be met.

Granting the Special Permit requested for <u>34 Pearl St</u>, <u>Cambridge</u>, <u>MA</u> (location) would not be a detriment to the public interest because:

A) Requirements of the Ordinance can or will be met for the following reasons:

With the granting of variance relief requested herein, the project will otherwise comply with the dimensional and other requirements of the Ordinance, and meet the requirements for a special permit under <u>Section 8.22.2.c</u> to allow for new, modified and/or enlarged windows, doors and/or skylights on exterior walls of the nonconforming structure located within the side or rear yard setbacks (that would not otherwise be allowed under <u>Section 8.22.1.d</u>), where such new, modified and/or enlarged openings will not be detrimental to abutters or the district.

Traffic generated or patterns of access or egress would not cause congestion hazard, or substantial change in established neighborhood character for the following reasons:

The project meets the general special permit criteria in that it will not substantially impact the established neighborhood character, nor cause congestion hazard, or negative impacts in terms of traffic generated or patterns of access or egress. The changes proposed are consistent with a modest change to a preexisting nonconforming structure that will bring the Property's uses into conformity with neighboring multi-family residential uses. There will be no change to access or egress patterns. Parking is not required; moreover, the Property is located on several bus routes and within a 5-minute walk to the Central Square MBTA Red Line Station.

The new windows proposed for the basement, on the left-rear wall of the building will be largely unseen by any neighbors and are necessary to allow adequate light, air, and egress for the improved basement living areas. The skylights (technically located within setbacks) on the roof of the building will have no impact on neighbors, as they are flat to the roof and will not be visible to abutters.

The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would not be adversely affected by the nature of the proposed use for the following reasons:

The continued operation of or development of adjacent uses will not be adversely affected by this project; nor will the project impair the adjacent rowhouses. The Petitioners have outreached to their immediate abutters to begin discussions of how best to take care of the neighboring structures during and after construction. In fact, the currently dilapidated condition of the building has been a nuisance and has caused actual damage to the neighboring buildings. The proposed renovation and conversion will be a welcome improvement benefiting the abutting properties and the neighborhood.

Nuisance or hazard would not be created to the detriment of the health, safety, and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:

No nuisance or hazard will be created by the granting of the requested special permit relief, for the reasons described above. The proposal is in keeping with the residential development and density and nature of uses envisioned for the neighborhood.

For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this ordinance for the following reasons:

No nuisance or hazard will be created by the granting of the requested special permit relief, for the reasons described above. The proposal is in keeping with the residential development and density and nature of uses envisioned for the neighborhood.

 * If you have any questions as to whether you can establish all of the applicable legal requirements, you should consult with an attorney.

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: 34 Pearl St LLC Present Use/Occupancy: Single-family (attached)

Zone: Residence C-2A/Central Square Overlay Location: 34 Pearl St, Cambridge, MA

Phone: 617-543-7009 Requested Use/Occupancy: Two-family (attached)

		Existing Conditions	Requested Conditions	Ordinance Requirements	
TOTAL GROSS FLOOR AREA:		2,995	3,022	3,190	(max.)
LOT AREA:		1,595	1,595	5,000	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: ²		1.88	1.89	2.00	
LOT AREA OF EACH DWELLING UNIT		1,595	797.50	300	
SIZE OF LOT:	WIDTH	19.9	19.9	50.0	
	DEPTH	85.0	85.0		
SETBACKS IN FEET:	FRONT	5.8 (window well)/ 0 (stairs)	1.8 (window well)/ 0 (stairs)	8.3	
	REAR	17.4	17.4	 20.0	
	LEFT SIDE	0	0	7.5	
	RIGHT SIDE	0	0	7.5	
SIZE OF BUILDING:	HEIGHT	40.1	40.9	45.0	
	WIDTH	55.2	55.2		
	LENGTH	19.9 (front)/ 13.3 (rear)	19.9 (front)/ 13.3 (rear)		
RATIO OF USABLE OPEN SPACE TO LOT AREA:		0.32/ 0.22 (conforming to 15x15)	0.32/ 0.22 (conforming to 15x15)	0.30/ 0.15 (conforming to 15x15)	
NO. OF DWELLING UNITS:		1	2	5	
NO. OF PARKING SPACES:		0	0	0	
NO. OF LOADING AREAS:		0	0	0	
DISTANCE TO NEAREST BLDG. ON SAME LOT		n/a	n/a	n/a	

Describe where applicable, other occupancies on the same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g; wood frame, concrete, brick, steel, etc.:

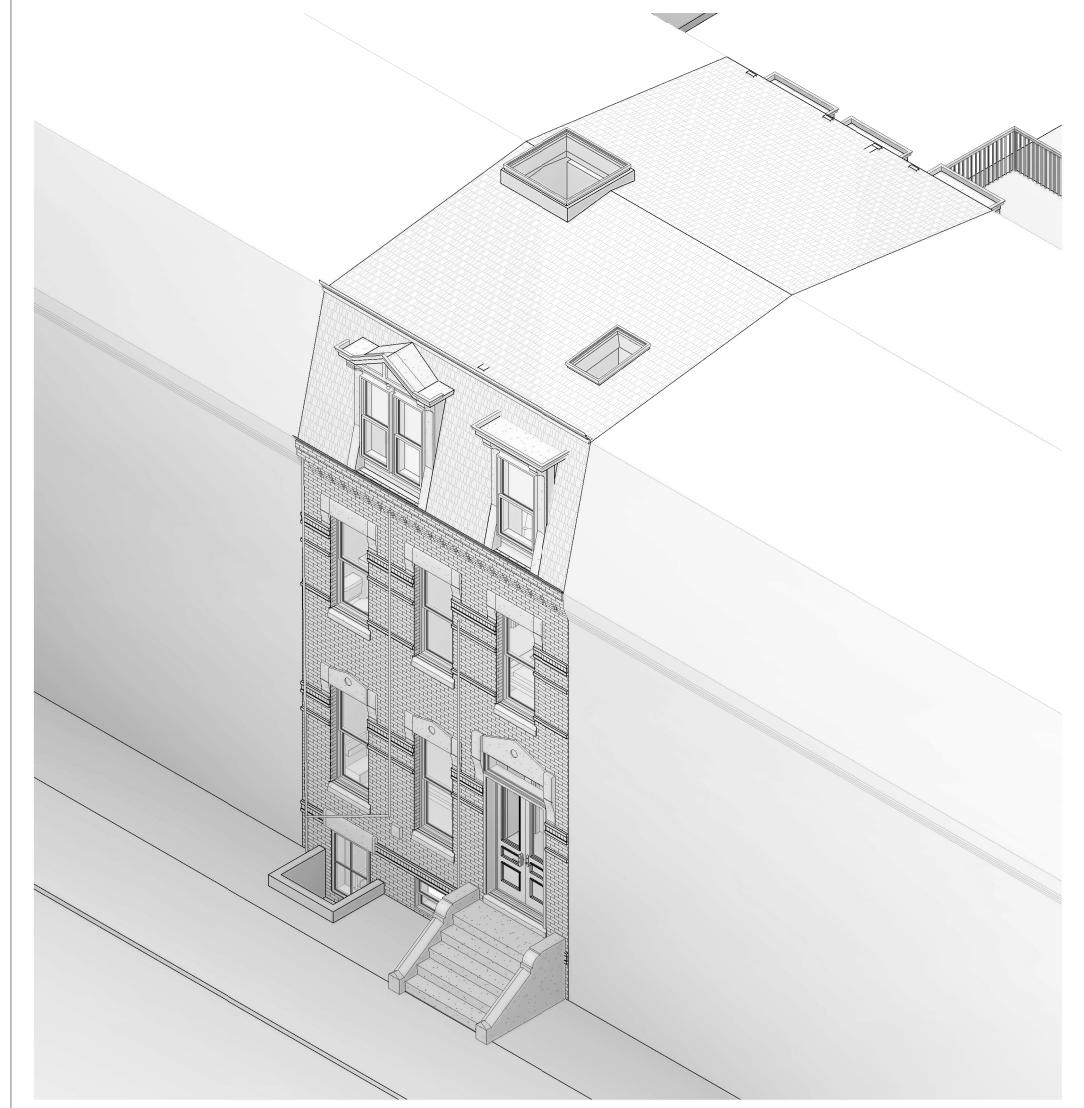
n/a

- 1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
- 2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') **DIVIDED BY LOT AREA.**
- 3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM **DIMENSION OF 15'.**

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34 PEARL ST

34 PEARL ST. CAMBRIDGE, MA 02139

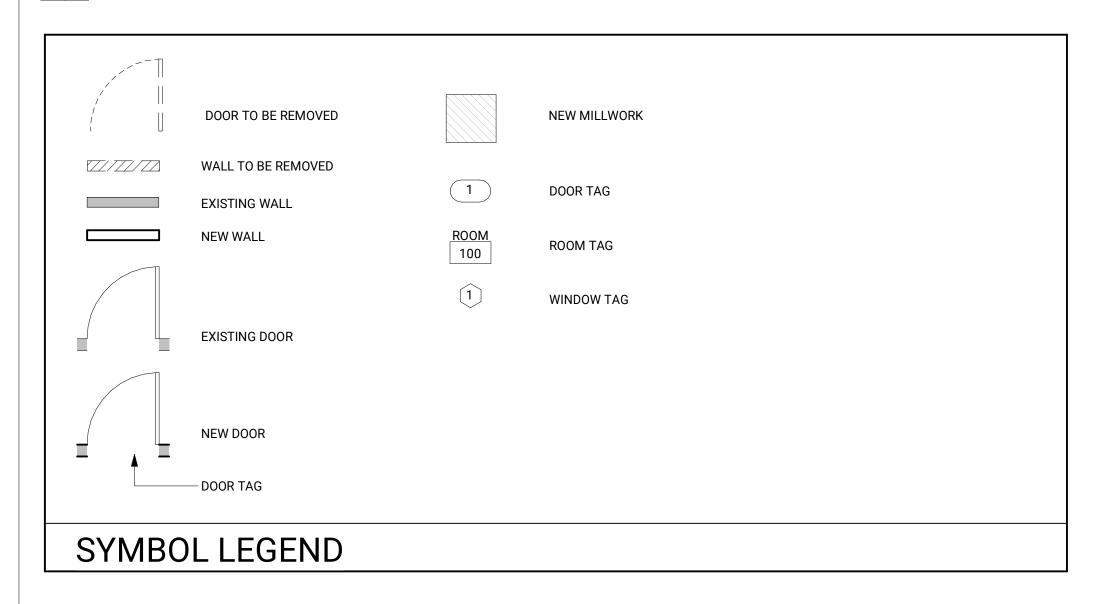




LOCUS MAP.

SHEET LIST				
Sheet Number		Sheet Name		
A-0.0	COVER			
A-0.1	ZONING ANALYSIS			
A-0.2	FAR PLANS			
A-1.0	FLOOR PLANS			
A-2.0	EXTERIOR ELEVATIONS			
D-1.0	DEMOLITION PLAN			
D-2.0	DEMOLITION ELEVATIONS			





GENERAL NOTES

- . IF DRAWINGS ARE LESS THEN 24" x 36" IT IS A REDUCED DRAWING. NUMERIC SCALE MUST BE REDUCED ACCORDINGLY.
- THE WORK DELINEATED IN THESE DRAWINGS AND DESCRIBED IN THE SPECIFICATIONS SHALL CONFORM TO ALL CODES, STANDARDS, & REGULATIONS THAT HAVE JURISDICTION IN THE STATE OF MASSACHUSETTS AND THE TOWN OF (<u>CAMBRIDGE</u>).
 ALL REQUIREMENTS & REGULATIONS PERTAINING TO THE HANDICAPPED & OSHA REGULATIONS MUST BE INCORPORATED IN THE WORK EVEN THOUGH THEY MAY NOT BE LISTED INDIVIDUALLY & SEPARATELY IN EITHER THE DRAWINGS OR THE SPECIFICATIONS. CONTRACTOR SHALL NOTE ANY SUCH DEFICIENCIES & INCORPORATE SAME IN THE ORIGINAL SUBMISSION AND BID.
- THE FOLLOWING GENERAL NOTES SHALL APPLY TO ALL DRAWINGS AND GOVERN UNLESS OTHERWISE NOTED & SPECIFIED.
 PRIOR TO INSPECTION OF THE EXISTING FACILITY, THE CONTRACTOR MUST RECEIVE PERMISSION FOR SITE ACCESS FROM THE OWNER OR THE
- DESIGNATED REPRESENTATIVE.
 6. VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE PRIOR TO SUBMISSION OF BIDS OR PRICES. COMPARE ARCHITECTURAL DRAWINGS WITH
- 6. VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE PRIOR TO SUBMISSION OF BIDS OR PRICES. COMPARE ARCHITECTURAL DRAWINGS WITH

 MECHANICAL AND ELECTRICAL CONDITIONS, ANY VARIATIONS OR DISCREPANCIES ARE TO BE REPORTED TO THE CONSTRUCTION MANAGER AND/OR

 BALANCE ARCHITECTS, SUBMIT ALL NECESSARY SHOP DRAWINGS PRIOR TO EARBICATION FOR APPROVAL BY BALANCE ARCHITECTS.
- 7. DO NOT SCALE FROM THESE DRAWINGS. CONTRACTOR SHALL RELY ON WRITTEN DIMENSIONS OR NOTES AS GIVEN. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT FOR CLARIFICATIONS. ALL DIMENSIONS SHALL BE FIELD VERIFIED BY CONTRACTOR AND COORDINATED WITH THE WORK OF ALL TRADES. IF DISCREPANCIES ARE FOUND, THE CONTRACTOR SHALL NOTIFY ARCHITECT IN WRITING FOR CLARIFICATION BEFORE COMMENCEMENT OR CONTINUATION OF A CONTINUATION
- 8. THE ARCHITECT SHALL BE CONSULTED IN ALL CASES WHERE CUTTING INTO AN EXISTING STRUCTURAL PORTION OF ANY BUILDING IS EITHER EXPEDIENT OR NECESSARY. REINFORCEMENT AND/OR SUPPORT SATISFACTORY TO ARCHITECT & STRUCTURAL ENGINEER SHALL BE PROVIDED BY THE CONTRACTOR PRIOR TO CUTTING INTO STRUCTURAL PORTIONS OF ANY BUILDING.
- 9. WHEN IT IS NECESSARY TO INTERRUPT ANY EXISTING UTILITY SERVICE TO MAKE CORRECTIONS AND/OR CONNECTION, A MINIMUM OF 48 HOURS ADVANCE NOTICE SHALL BE GIVEN TO THE OWNER. INTERRUPTIONS IN UTILITY SERVICES SHALL BE OF THE SHORTEST POSSIBLE DURATION FOR THE WORK AT HAND & SHALL BE APPROVED IN ADVANCE BY THE OWNER.
- 10. SAFETY MEASURES: AT ALL TIMES THE CONTRACTOR SHALL BE SOLELY & COMPLETELY RESPONSIBLE FOR THE CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF THE PERSONS AND PROPERTY, & FOR ALL INDEPENDENT ENGINEERING REVIEWS OF THESE CONDITIONS. THE ARCHITECT'S OR ENGINEER'S JOB SITE REVIEWS ARE NOT INTENDED TO INCLUDE REVIEW OF THE CONTRACTOR'S SAFETY MEASURES.
- FIRE RATING REQUIREMENTS ARE TO COMPLY WITH THE GOVERNING CODES.
 CONSTRUCTION OPERATIONS ARE NOT TO BLOCK ANY MEANS OF EGRESS.
- 13. ALL OF THE WORK SHOWN ON THE DRAWINGS IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR UNLESS SPECIFICALLY NOTED.
 14. THE CONTRACTOR SHALL PROTECT ALL FINISH WORK AND SURFACES FROM DAMAGE DURING THE COURSE OF CONSTRUCTION & SHALL REPLACE AND/OR REPAIR ALL DAMAGED SURFACES CAUSED BY CONTRACTOR OR SUBCONTRACTORS TO THE SATISFACTION OF THE OWNER & ARCHITECT.





BALANCE ARCHITECTS

617.991.0269 | www.balance-architects.com 197 8th Street, Suite 2000, Boston, MA 02129

PROJECT NAME:

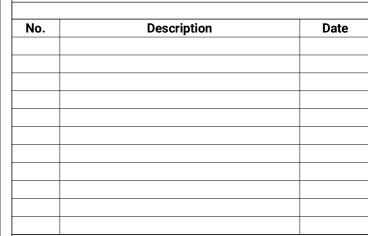
34 PEARL ST

CLIENT:
KINVARA CAPITAL

PROJECT ADDRESS:

34 PEARL ST. CAMBRIDGE, MA 02139

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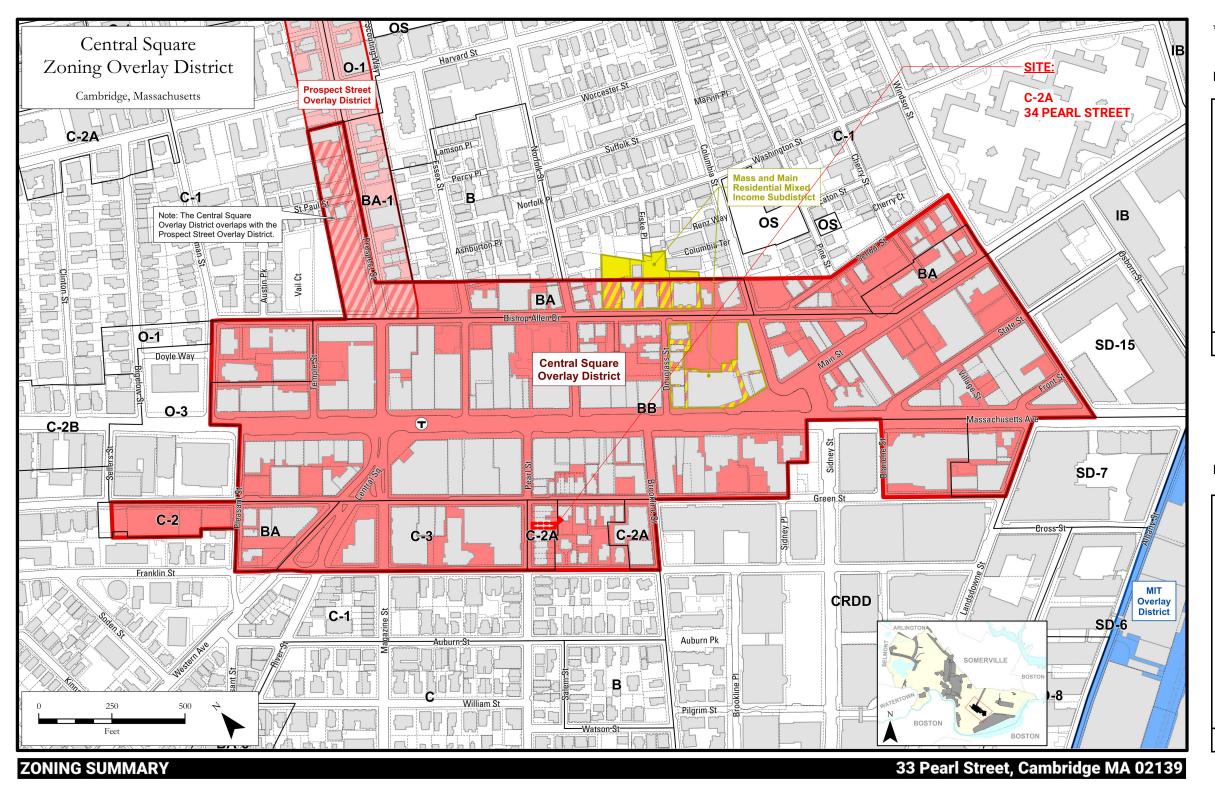
STAME

PRELIMINARY

Project number	22.015
Date	2022.10.19
Drawn by	EK
Checked by	PS
Scale	As indicated

COVER

A-0.0



34 Pearl Street, Cambridge MA 02139

Zoning District Overlays Central Square Lot Size

	Existing	Proposed	Net
Lot Area (S.F.)	1595.0 SF	NA	NA
Building Gross Area	2995.0 SF	3401.0 SF	.0 SF
# of Units	1	2	1

Dimensional Requirements	Required	Existing	Proposed	Existing Conformance	Conforms?	Comments
Max. FAR	2.00	1.88	1.89	YES		Central Square Overlay (FAR Restriction) Existing Non-Conforming
Max Area (based on FAR)	3190.0	2995.0	3022.0	YES	YES	Central Square Overlay (FAR Restriction) Existing Non-Conforming
Min. Lot Size in SQ. ft.	5000.0 SF	1595.0 SF	1595.0 SF	NO	NC	Existing Non-Conforming
Lot Area Min. for Dwell Unit	300.0 SF	1595.0 SF	797.5 SF	YES	YES	300sf per d.u.
Min. Lot Width	50.0 SF	19.9 SF	19.9 SF	NO	NC	Existing Non-Conforming
Min. Front Yard Depth	8.3 ft	5.8 ft	5.8 ft	NO	NC	Existing Non-Conforming, (37' 1 1/2" + 20'11") / 7
Min. Side Yard Depth Left	7.5 ft	.0 ft	.0 ft	NO	NC	Existing Non-Conforming
Min. Side Yard Depth Right	7.5 ft	.0 ft	.0 ft	NO	NC	Existing Non-Conforming
Min. Rear Yard Depth						5.31.2 (c) In no case may a building be nearer the rear lot line than twenty (20) feet in
Mill. Real Talu Depul	20.0 ft	17.4 ft	17.4 ft	NO	NC	Residence C-2, C-2B, C-2A, C-3, C-3A, C-3B districts.
Max. Height	45.0 ft	40.1 ft	40.9 ft	YES	YES	Central Square Overlay (Height Restriction)
Min. Private Open Space Per Unit	30%	32%	32%	YES	YES	
			_			Central Square Overlay (No parking required for building constructed
Parking Requirement	0	0	0	YES	YES	prior to 1940

5.21Lot area and width.

10n lots of less than the required area for the district in which they are located and which have been duly recorded by plan or deed with the Registry of Deeds before the date of the first passage of the applicable provisions of this or any prior Ordinance the minimum lot size and lot width regulations need not apply, but the floor area ratio and the minimum lot area regulations for each dwelling unit shall be applicable. In case of such lots of less than the required width the sum of the two required side yards need not be more than thirty (30) percent of the lot width, except that each side yard shall be a minimum of seven feet, six inches (7' 6").

5.22Private Open Space

1. Private open space shall be provided on every lot used for residential purposes except for those in the Cambridge Center MXD District, and shall be a percentage of the lot area as set forth in Section 5.31. An area designated as private open space must have both a width and a length of at least fifteen (15) feet, except for balconies, and may not have a slope greater than ten (10) percent.

Gross Floor Area shall not include;

Any basement or cellar living space in any single-family or two-family home.

5.30 - DISTRICT DIMENSIONAL REGULATIONS

3. (c)In a Residence C, C-1, C-2, C-2A, C-2B, C-3, or C-3A district if a building is hereafter erected on a lot adjacent to a building having a blank wall directly on the side lot line, the new building may be so designed and erected that it will be flush with that portion of the blank wall of the former building which extends along the lot line; otherwise, however, not less than the required side yard shall be provided; in any case the required side yard shall be provided for the remainder of the full lot depth. In case a side wall contains windows or in case any part of a side blank wall of an existing building shall be set back from the side lot line, then a building hereafter erected on the lot adjacent to such an existing building shall be set back from the side lot line in accordance with the provisions thereof.

Central Square Overlay District

20.304.2Building Height Limitations: The maximum height of buildings in the Central Square Overlay District shall be governed by the requirements of this Section 20.304.2;

however, at locations where the base zoning district establishes a more restrictive height limitation, the more restrictive shall apply.

(b) Where the Residence C-2A district serves as the base district, the maximum height shall be forty-five feet. No additional height shall be permitted in this district notwithstanding any provision in Paragraph 2 below.2. Special Permit for Additional Height. Additional height may be permitted as follows:

20.304.3Floor Area Ratio Limitation: The maximum Floor Area Ratio (FAR) limitations established in the applicable base zoning district shall continue to apply to any lot in the Central Square Overlay District unless specifically modified by the following provisions:

1.As Of Right Limitation. The maximum as of right FAR shall be **2.0** in the Residence C-3 and Residence **C-2A** base zoning districts.

2.Special Permit for additional FAR. The maximum FAR on any lot in a Residence C-3 or Residence C-2A district may be increased to 3.0 and 2.5 respectively upon issuance of a special permit from the Planning Board.

* AVERAGE GRADE BASED OFF EXISTING SIDE WALK AT 0' - 0" ELEVATION *

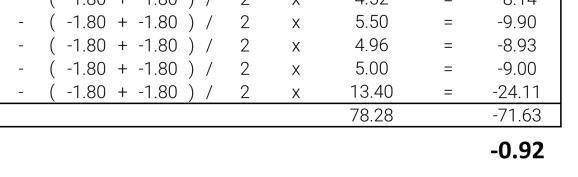
PROPOSED AVERAGE GRADE

A	-	(0.00 + 0.00) /	2	Χ	19.90	=	0.00	
В	-	(-2.50 + -2.50) /	2	Χ	4.08	=	-10.21	
С	-	(0.00 + 0.00)	2	Χ	14.50	=	0.00	
D	-	(-1.80 + -1.80) /	2	Χ	2.42	=	-4.35	
Ε	-	(-5.35 + -5.35)	2	Χ	4.00	=	-21.40	
F	-	(-5.35 + -5.35)	2	Χ	4.52	=	-24.19	
G	-	(-5.35 + -2.50)	2	Χ	5.50	=	-21.59	
Н	-	(-2.50 + -2.50)	2	Χ	4.96	=	-12.40	
1	-	(-1.80 + -1.80)	2	Χ	5.00	=	-9.00	
J	-	(-1.80 + -1.80) /	2	Χ	13.40	=	-24.11	
					78.28		-127.24	
							-1.63	
							-T.03	

GRADE PLAN ELEVATION

EXISTING	3 AVER	AGE GRADE					
Α	-	(0.00 + 0.00) /	2	Х	19.90	=	0.00
В	-	(0.00 + 0.00)	2	Χ	4.08	=	0.00
С	-	(0.00 + 0.00)	2	Χ	14.50	=	0.00
D	-	(-1.80 + -1.80)	2	Χ	2.42	=	-4.35
Ε	-	(-1.80 + -1.80)	2	Χ	4.00	=	-7.20
F	-	(-1.80 + -1.80)	2	Χ	4.52	=	-8.14
G	-	(-1.80 + -1.80)	2	Χ	5.50	=	-9.90
Н	-	(-1.80 + -1.80)	2	X	4.96	=	-8.93
	-	(-1.80 + -1.80)	2	Χ	5.00	=	-9.00

78.28

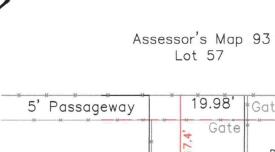


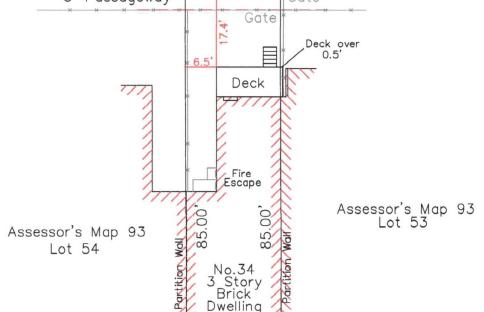


CASEMENT WINDOW NEW EXTERIOR STAIR



PERMEABLE PAVERS





PEARL STREET



Zoning District: C-2A
Deed Reference: Book 80483, Page 573
Assessor's Map 93, Lot 54
Lot Area = 1,595 S.F.±
Existing Lot Coverage = 66.5% ±

PLOT PLAN OF LAND CAMBRIDGE, MA. PREPARED FOR:

34 PEARL STREET SCALE: 1"=20' DATE: SEPTEMBER 22, 2022 DAVID P. TERENZONI, P.L.S. 4 ALLEN ROAD, PEABODY, MA. 01960

34 PEARL ST LLC

PEARL STREET





NEW WINDOW WELL / FIRE ESCAPE CASEMENT WINDOW

PERMEABLE OPEN SPACE 450 SF (89%)

OPEN PRIVATE SPACE

505 SF 32%

10' - 11 3/4"

ROOF DECK

NEW SKYLIGHT

- DECK OVER

7' - 6"

SIDE SETBACK

SIDE SETBACK

15' - Ø" MIN.

PRIVATE OPEN SPACE



BALANCE ARCHITECTS 617.991.0269 | www.balance-architects.com

PROJECT NAME:

34 PEARL ST

197 8th Street, Suite 2000, Boston, MA 02129

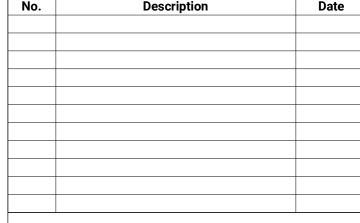
CLIENT:

KINVARA CAPITAL **PROJECT ADDRESS:**

34 PEARL ST. CAMBRIDGE, MA 02139

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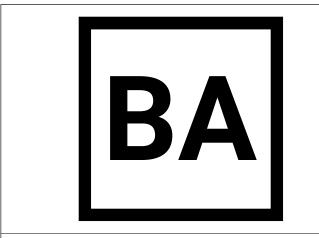
22.015
2022.10.19
EK
PS
As indicated

ZONING ANALYSIS

A-0.1



Area Schedule	(Gross Building)	
Level	Area	FAR
00 BASEMENT FLOOR	297 SF	0.19
01 FIRST FLOOR	1,013 SF	0.63
02 SECOND FLOOR	1,013 SF	0.63
03 THIRD FLOOR	700 SF	0.44
	3,022 SF	1.89



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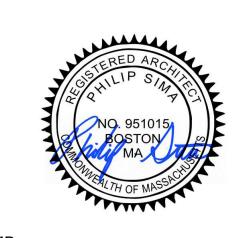
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FAR AREA 700 SF COPYRIGHT BALANCE ARCHITECTS © 2022
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 Project number
 22.015

 Date
 2022.10.19

 Drawn by
 EK

 Checked by
 PS

 Scale
 1/4" = 1'-0"

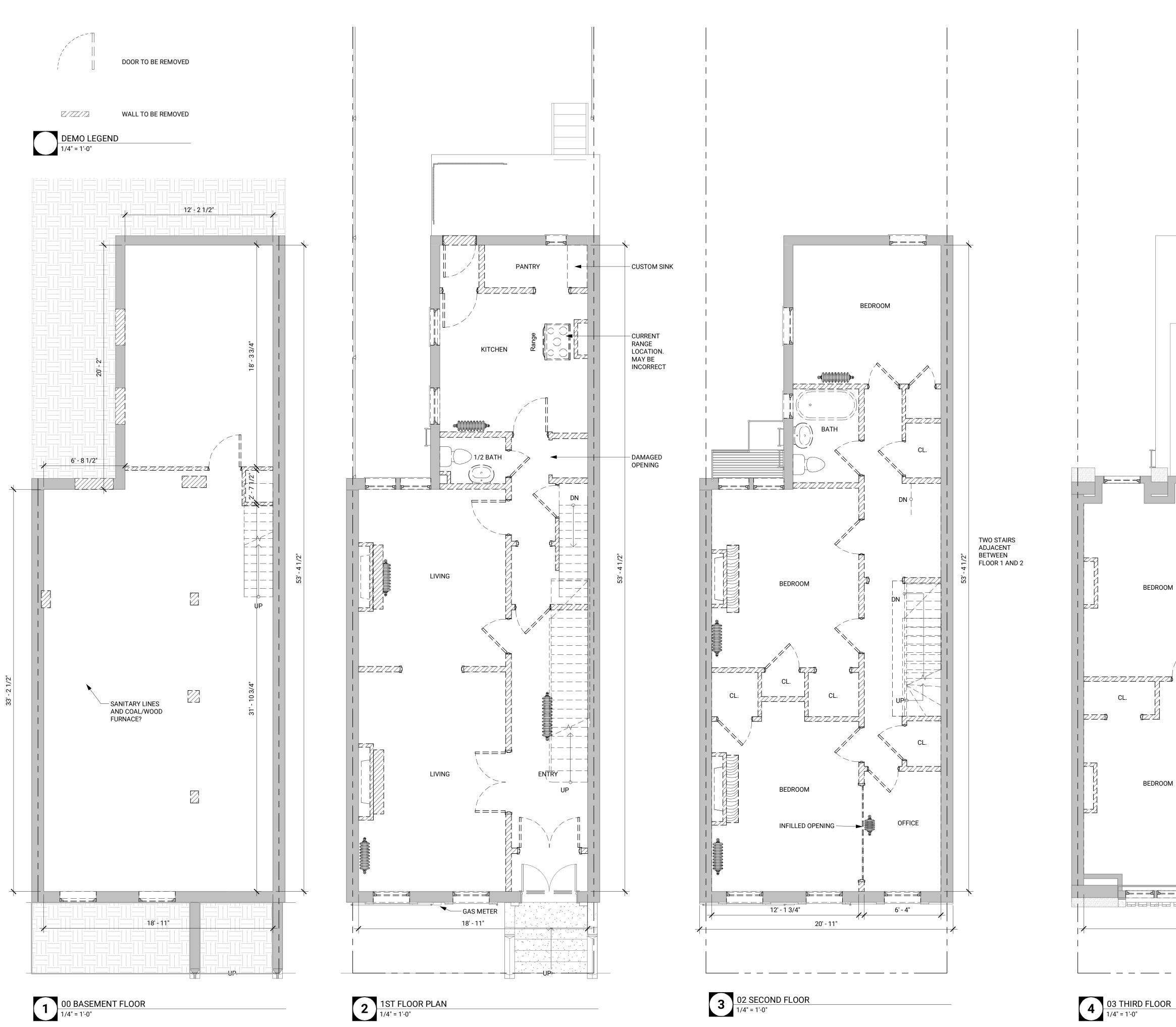
FAR PLANS

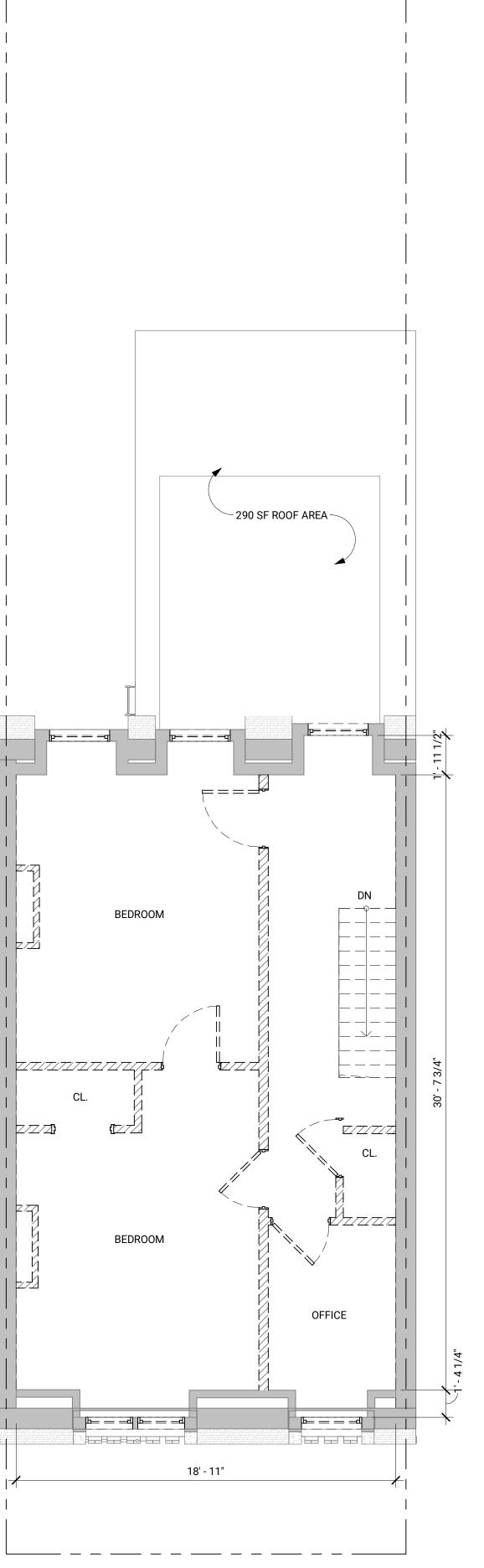
A-0.2

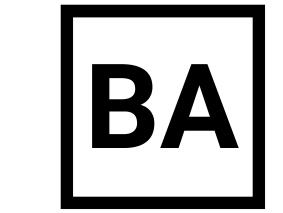
3 02 SECOND FLOOR 1/4" = 1'-0"

<u>FAR AREA</u> 1,013 SF 









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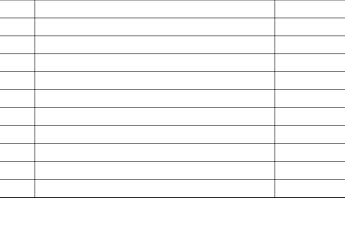
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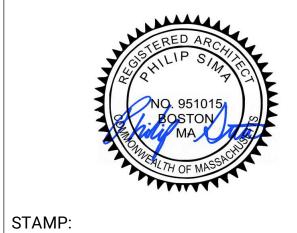
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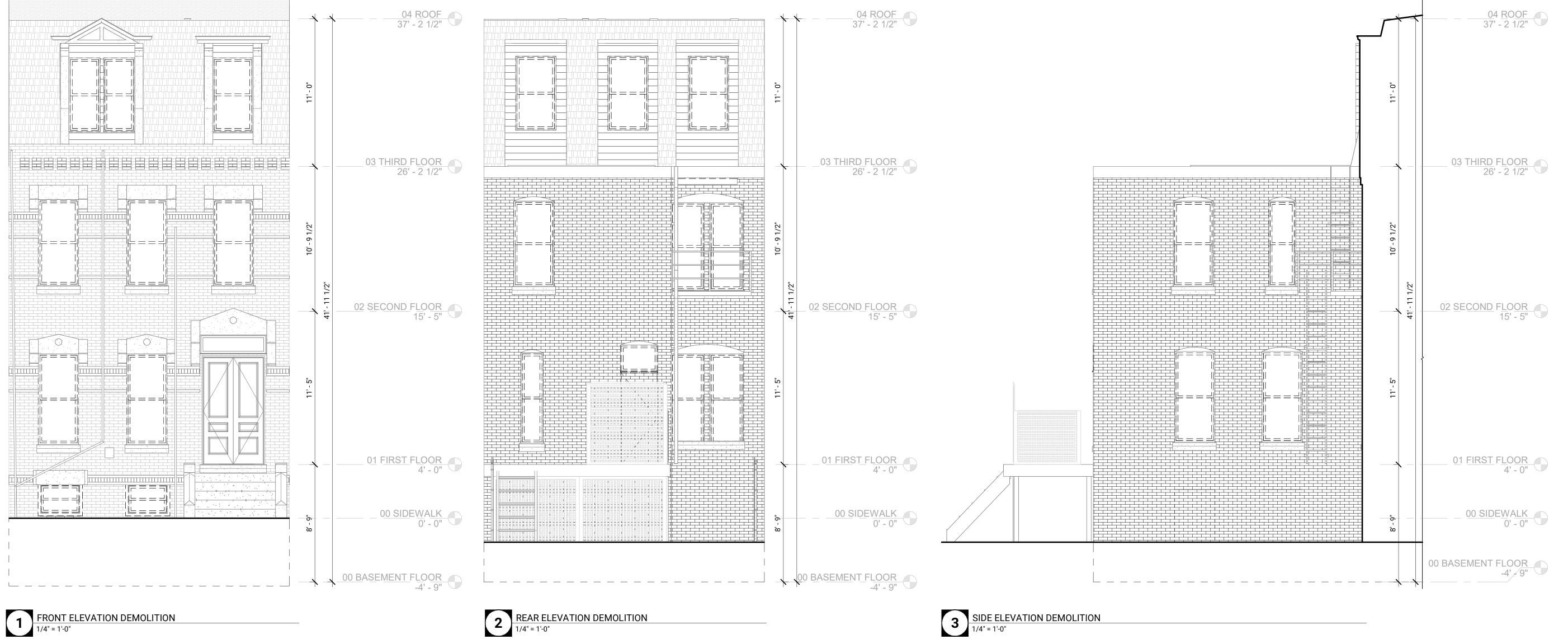
 Checked by
 PS

 Scale
 1/4" = 1'-0"

DEMOLITION PLAN

D-1.0

WALL TO BE REMOVED



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No.	Description	Date



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PRELIMINARY

1		
	Project number	22.015
	Date	2022.10.19
	Drawn by	EK
	Checked by	PS
	Scale	1/4" = 1'-0"

DEMOLITION ELEVATIONS

D-2.0

* REMOVE ALL EXISTING WINDOWS *







