



CITY OF CAMBRIDGE

Community Development Department

To: Building Commissioner, Inspectional Services Department

From: Central Square Advisory Committee

Date: December 15, 2022

Re: **34 Pearl St (BZA Case #201320)**

IRAM FAROOQ

*Assistant City Manager for
Community Development*

SANDRA CLARKE

*Deputy Director
Chief of Administration*

KHALIL MOGASSABI

*Deputy Director
Chief of Planning*

Overview

The Central Square Advisory Committee (the "Committee") met on Wednesday, December 7, 2022 to discuss the BZA Special Permit application for 34 Pearl Street.

Committee members present were Joel Altstein, Robert Winters, Michael Monestime, Esther Hanig, Chris Fort, Saffan Anwar, Tahir Kapoor, and Christopher Sol Gully. After discussion, the Committee decided to unanimously forward a report with a positive recommendation.

Proposal Description

The applicant proposes to renovate an existing single-family dwelling and convert it into a two-family dwelling on Pearl Street. The proposed improvements to the building include construction of new bedrooms in the raised basement of the structure. The existing rowhouse is pre-existing nonconforming and requires variances for the construction of a new window well in the front yard setback, and a second-floor rear deck in the side yard setback.

Committee Comments

Members of the committee supported the project proposal. Committee members appreciated the desire to maximize light and air to both units in the project, and supported the concept of slightly increasing the intensity of use at this location in order to support more housing units proximate to Central Square. Committee members emphasized that many existing structures on Pearl Street have similar upper story decks as being planned at this location, and felt that on balance, the requested relief was benign and was outweighed by the positive impacts this proposal would bring.

Public Comments

There were no public comments on the 34 Pearl Street project.

Respectfully submitted for the Committee,

Daniel Messplay, AICP

Senior Manager for Zoning + Development
Community Development Department

