

CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2024 OCT 29 AM 11:01

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 1140111

General Information

The undersigned hereby petitions the Board of Zoning Appeal for the following:

Special Permit: X Variance: Appeal:

PURMORT *NBP 23 OCT 24*

PETITIONER: NATHAN FORMORT C/O DIEGO PINTO

PETITIONER'S ADDRESS: 72 fulton st, Medford, MA 02155

LOCATION OF PROPERTY: 203-5 Pemberton St, Cambridge, MA

TYPE OF OCCUPANCY: Residential

ZONING DISTRICT: Residence B Zone

REASON FOR PETITION:

DESCRIPTION OF PETITIONER'S PROPOSAL:

We will be performing a work that consists in replacing windows on the second floor.

- 7' from building exterior to west fence line (towards Sharman St) - Zoning requires 7.5'
- 15' from building exterior to south fence line (towards RR tracks) - Zoning requires 25'

Two of those windows will be moved left to be centered with roof peak, windows heights increased. An existing door with a windows next will give place to a 8' sliding door

In the west side, there is three windows on the second floor, we will do a space in between, and use a taller outer windows. (see picture attached). The window on the middle will not suffer any change.

The west facade needs to be 7.5 feet from the lot line division, but it is currently 7 feet from the property line. The south facade needs to be 25 feet setback, but it is currently 15 feet setback. For this job, we will be replacing the windows on the second floor. As you can see in the attached pictures, on the west side, we will be creating a space between the windows and the window on center will be the same location and same size but we will be installing taller outer windows. On the south side of the property, we will be removing a single door and a window, replacing them with an 8-foot sliding door. Additionally, the second-floor windows on this side will be moved to the left to be centered with the roof peak, and the heights of the windows will increase. The windows was a special order so the home owner could have a better noise insulation.

/

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000 Section: 5.31 (Table of Dimensional Requirements).
 Article: 8.000 Section: 8.22.2.c (Non-Conforming Structure).
 Article: 10.000 Section: 10.40 (Special Permit).

Original
Signature(s):

Nathan Pormort

(Petitioner (s) / Owner)

Nathan Pormort

(Print Name)

Address: 203 Pemberton St Unit 5, Cambridge, MA 02140
 Tel. No. 7825021526
 E-Mail Address: mdacconstruction@gmail.com

Date: 23 OCT 24

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: NATHAN PORMORT ^{PORMORT ABP 23 OCT 24}
 Location: 203-5 Pemberton St., Cambridge, MA
 Phone: 7825021526

Present Use/Occupancy: Residential
 Zone: Residence B Zone
 Requested Use/Occupancy: Residential

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		2600	2600	5491	(max.)
<u>LOT AREA:</u>		10982	10982	10982	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		.47	.47	.5	
<u>LOT AREA OF EACH DWELLING UNIT</u>		1600	1600	2500	
<u>SIZE OF LOT:</u>	WIDTH	88	88	50	
	DEPTH	128	128	NA	
<u>SETBACKS IN FEET:</u>	FRONT	62	62	15	
	REAR	15	15	32	
	LEFT SIDE	7	7	7.5	
	RIGHT	57	57	12.5	

	SIDE					
SIZE OF BUILDING:	HEIGHT	33		33		35
	WIDTH	45		45		na
	LENGTH	32		32		na
RATIO OF USABLE OPEN SPACE TO LOT AREA:		20		20		40%
NO. OF DWELLING UNITS:		7		7		4
NO. OF PARKING SPACES:		na		na		na
NO. OF LOADING AREAS:		na		na		na
DISTANCE TO NEAREST BLDG. ON SAME LOT		14/ 15		14/15		11

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.:

This is a condo association with 7 units. None of this conditions are being changed.

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'.

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 203-5 Pemberton St., Cambridge, MA (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:

We are appealing to make changes to the current facade. The sliding door will be added in place of the existing door and window on the first floor. On the second floor, two windows will be aligned with the peak of the house for a more geometric appearance. The windows on the other side of the house will be adjusted to accommodate interior improvements, and the outer windows will be enlarged to match the size of the middle window.

*No window are being added.

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

Our improvements will not affect any of this.

C) 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:

Our changes affect side of the house that faces the RR tracks and the west side, interior improvements requires slight move of windows, sliding door will be more convinient for it use.

D) 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 windows will be added. Sliding door goes where there is an existing door with a windows on its side.

E) 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:

The repositioning of the windows will not have any negative impact on the neighborhood, as the house is largely concealed from street view. Moreover, the entire condo association has been informed of the proposed changes and has expressed their agreement. The alterations besides

necessary to accommodate our interior renovations, will only serve to enhance the aesthetic appeal of the house, without compromising safety or the character of the district.

***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 - OWNERSHIP INFORMATION

To be completed by OWNER, signed before a notary and returned to The Secretary of the Board of Zoning Appeals.

I/We Megan Roberts and Nathan Purmort
(OWNER)

Address: 203 Pemberton Street, Unit 5, Cambridge MA 02140

State that I/We own the property located at 203 Pemberton St #5, which is the subject of this zoning application.

The record title of this property is in the name of Nathan B. Purmort and Megan Roberts

*Pursuant to a deed of duly recorded in the date 22 DEC 2017, Middlesex South County Registry of Deeds at Book 70429, Page 398; or Middlesex Registry District of Land Court, Certificate No. N/A
Book N/A Page N/A.

Nathan B. Purmort 27 AUG 2024 Megan Roberts 27 AUG 2024
SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

The above-name Megan Roberts & Nathan Purmort personally appeared before me, this 27 of August, 2024, and made oath that the above statement is true.

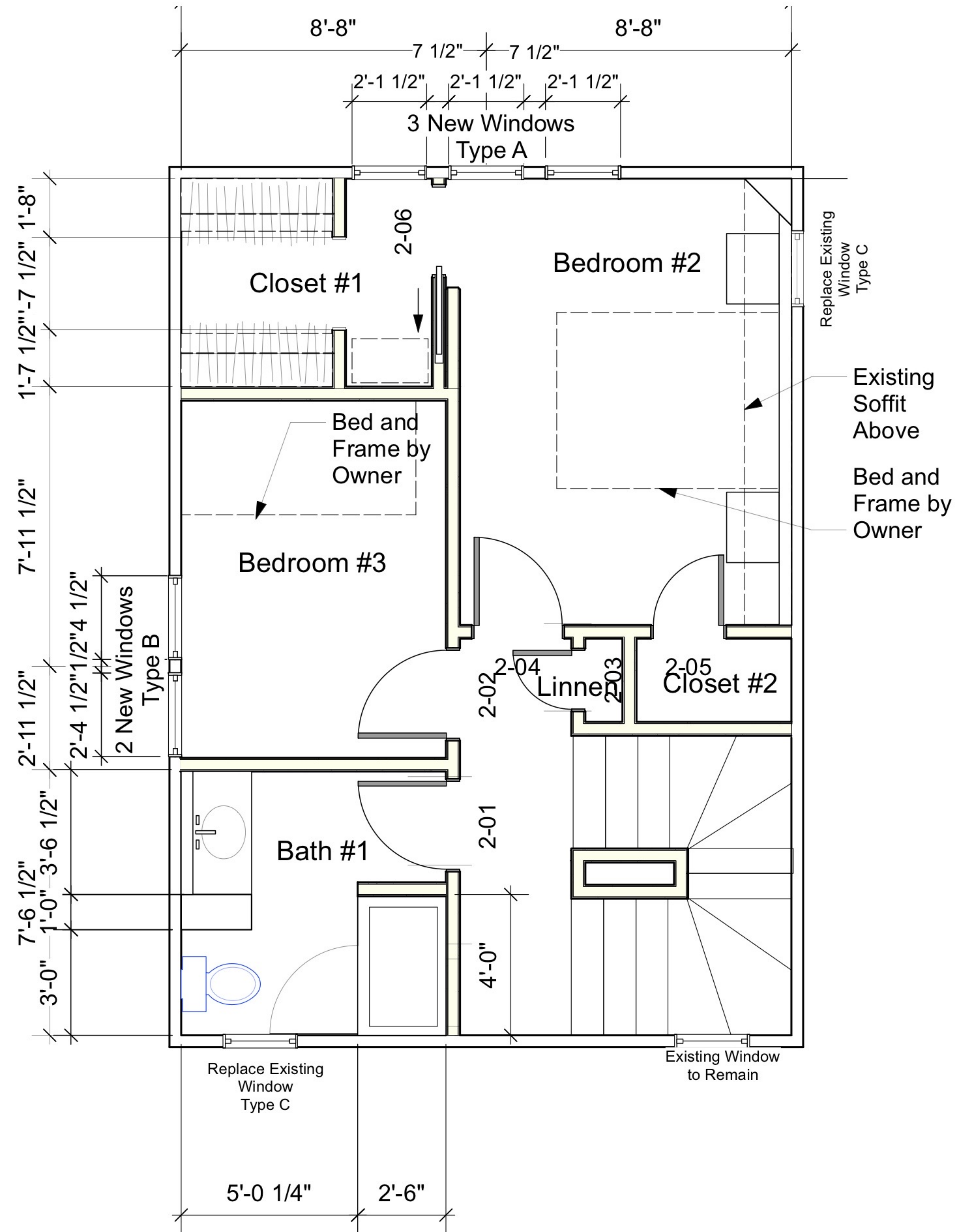
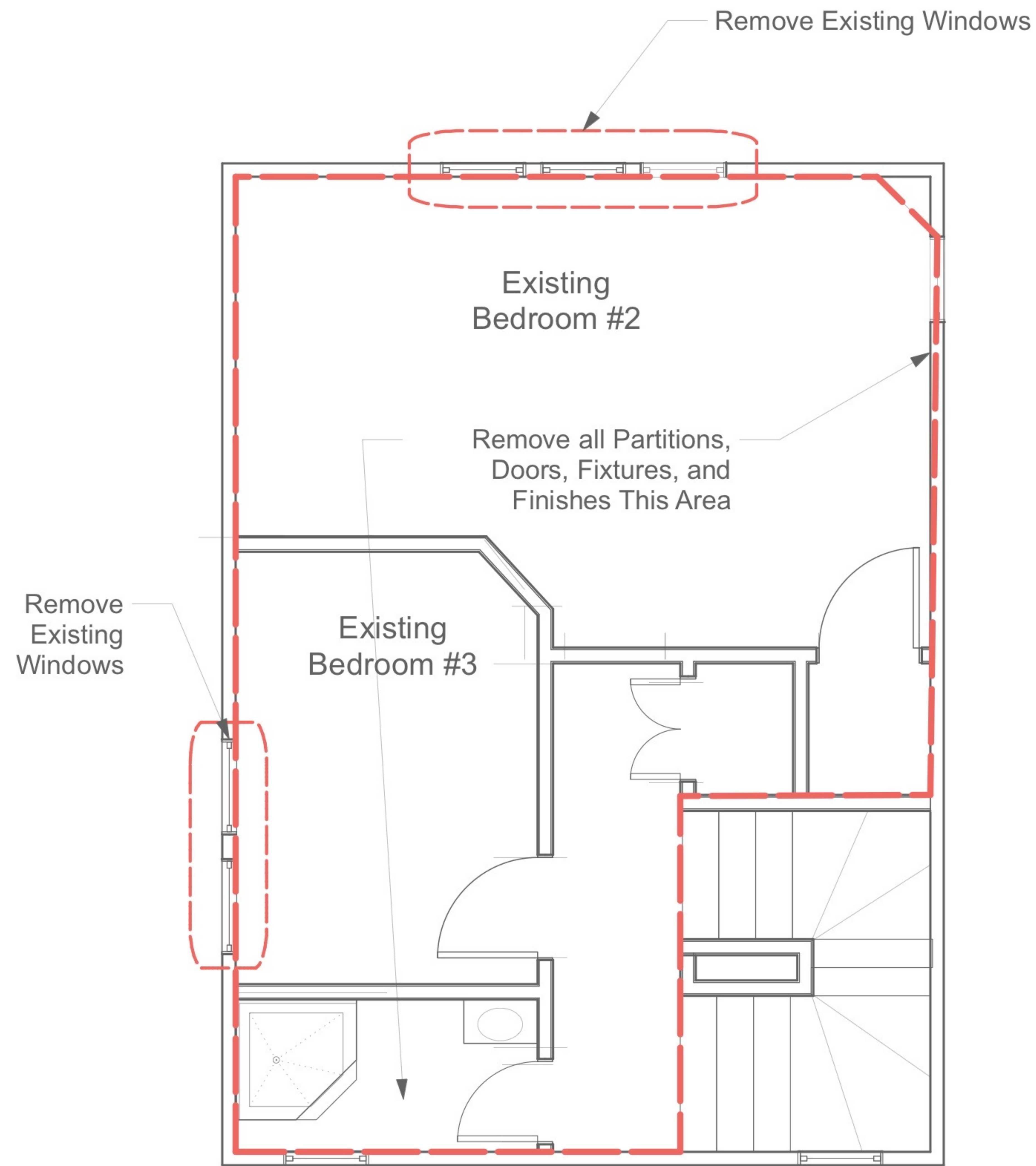
[Signature] Notary

My commission expires 10/11/2030 (Notary Seal).



LEE SAMNANG
Notary Public
Commonwealth of Massachusetts
My Commission Expires
October 11, 2030

- If ownership is not shown in recorded deed, e.g. if by court order, recent deed, or inheritance, please include documentation.



1

Second Floor Demo Plan

Scale: 1/4" = 1'-0"

2

Second Floor Plan

Scale: 1/4" = 1'-0"

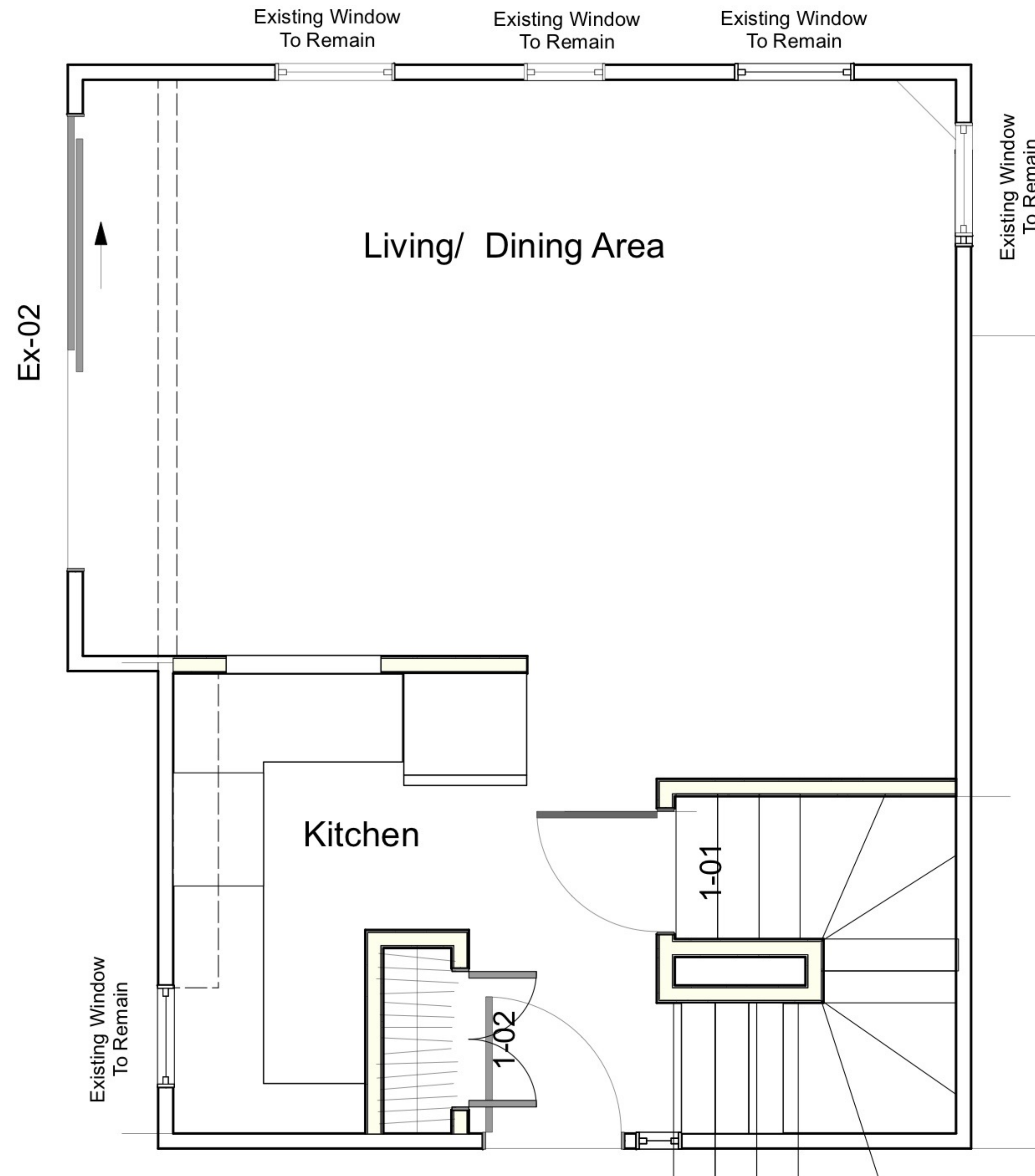
Revisions:

**Purmort/
Roberts
Residence**
203 Pemberton
Street #5
Cambridge, MA
02140

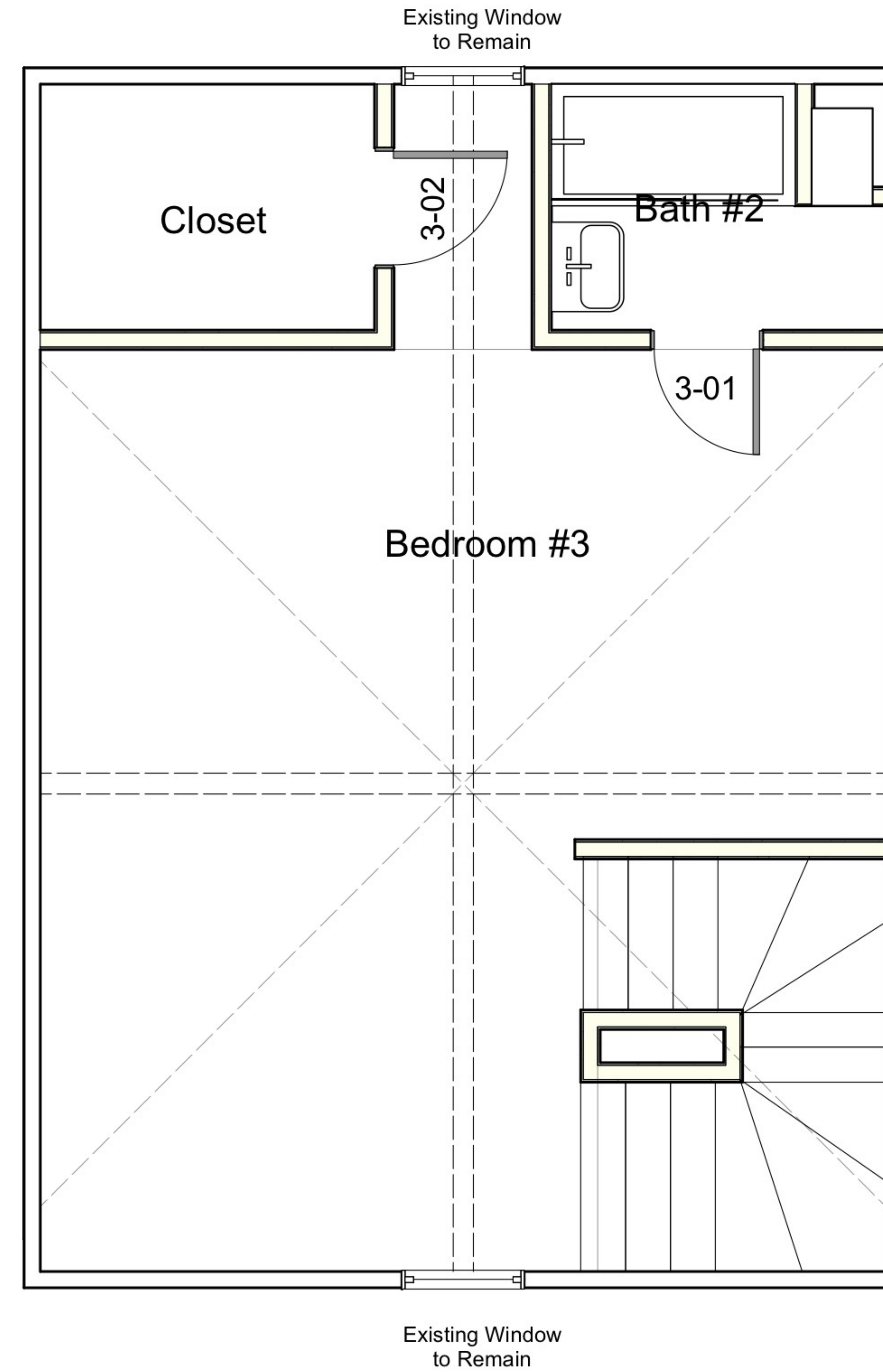
Date: 25-Jun-24 Drawn By:
Scale: 1/4" = 1'0" Project No:

A-1

Scope of Work on the First Floor consists of replacing two interior doors, and installation of a new silding glass door - See Door Schedule



Scope of Work on the Third Floor consists of replacing two Doors - See Door Schedule



1 First Floor Plan
Scale: 1/4" = 1'-0"

2 ThirdFloor Plan
Scale: 1/4" = 1'-0"

**JOHNSON
ROBERTS
ASSOCIATES INC.**
ARCHITECTS

15 PROPERZI WAY
SOMERVILLE, MA
0 2 1 4 3 - 3 2 2 8

Revisions:

**Purmort/
Roberts
Residence**
203 Pemberton
Street #5
Cambridge, MA
02140

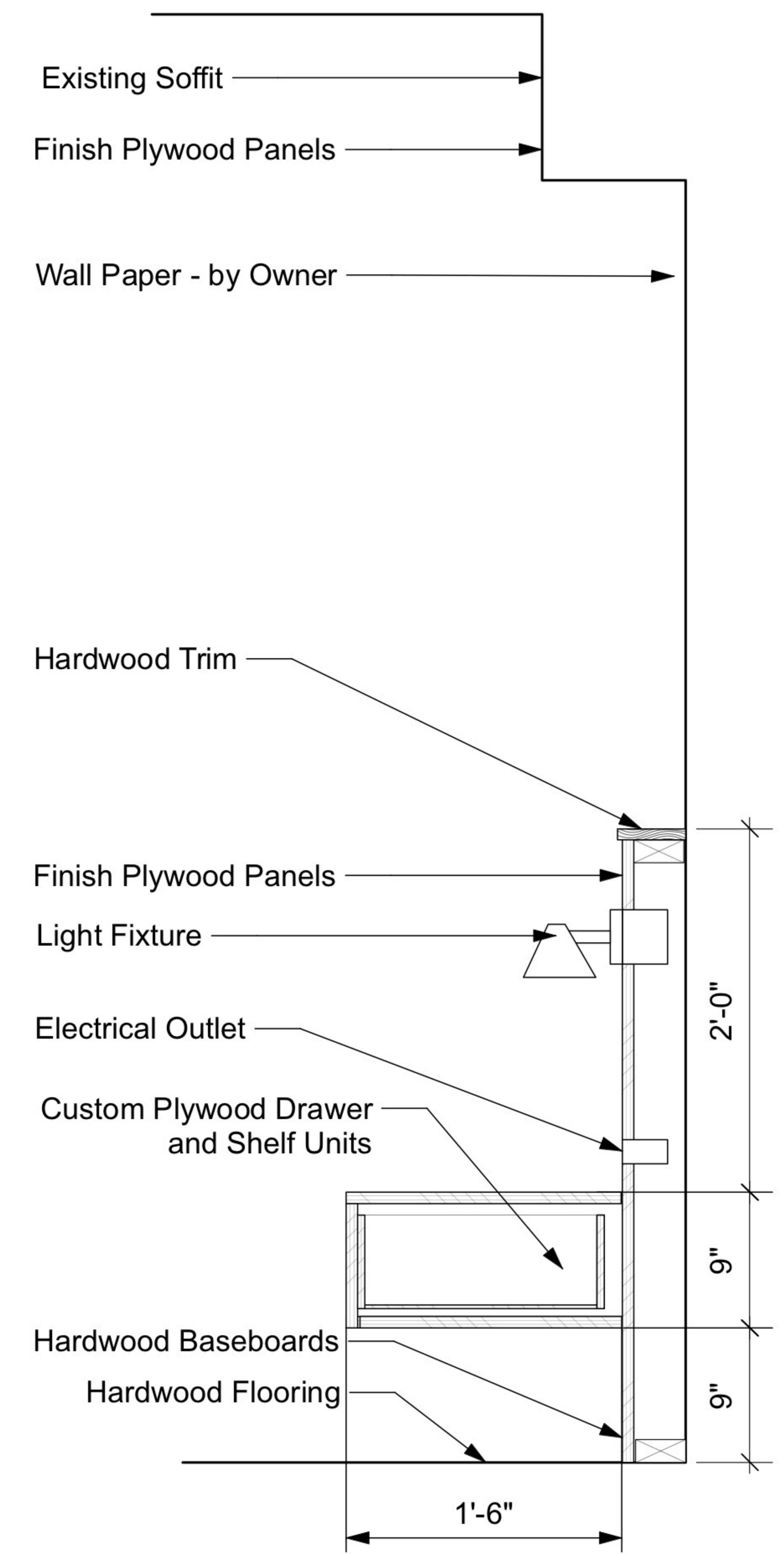
Date: 25-Jun-24 Drawn By:
Scale: 1/4" = 10" Project No:

A-2

Door Schedule						
(Verify Replacement Sizes)						
		Type	Width	HEIGHT	Hardware	Notes
First Floor	EX-02	Sliding Glass Door	8'-0"	6'-8"	Slider	New Opening
	1-01	interior Solid Core Birch	2'-8"	6'-8"	Swinging	Passage Set Replacement in Existing Opening
	1-02	interior Solid Core Birch	3'-0"	6'-8"	Double Bi Part	Closet Replacement in Existing Opening
Second Floor	2-01	interior Solid Core Birch	2'-6"	6'-8"	Swinging	New Opening
	2-02	interior Solid Core Birch	2'-6"	6'-8"	Swinging	New Opening
	2-03	interior Solid Core Birch	1'-8"	6'-8"	Swinging	New Opening
	2-04	interior Solid Core Birch	2'-6"	6'-8"	Swinging	New Opening
	2-05	interior Solid Core Birch	2'-0"	6'-8"	Swinging	New Opening
	2-06	interior Solid Core Birch	2'-6"	6'-8"	Pocket Door	New Opening
Third Floor	3-01	interior Solid Core Birch	2'-4"	6'-8"	Swinging	Replacement in Existing Opening
	3-02	interior Solid Core Birch	2'-4"	6'-8"	Swinging	Replacement in Existing Opening

Window Schedule					
Type Key	Quan	Type	Width	Height	
A	3	Cottage Style	2'-0"	5'-10"	New Opening
B	2	Double Hung	2'-3"	5'-8"	New Opening
C	2	Double Hung	2'-0"	3'-8"	Replace Existing

Finish Schedule						
Room	Floor	Base	Walls	Ceiling	Notes	
First Floor	No Modifications to Finishes on This Floor					
Second Floor	Bedroom #2	Engineered Hardwood Flooring	1x6 Hardwood	Painted Gyp Board	Painted Gyp Board	
	Closet #1	Engineered Hardwood Flooring	1x6 Hardwood	Painted Gyp Board	Painted Gyp Board	Clothes Rod & Shelf
	Closet #2	Engineered Hardwood Flooring	1x6 Hardwood	Painted Gyp Board	Painted Gyp Board	
	Bedroom #3	Engineered Hardwood Flooring	1x6 Hardwood	Painted Gyp Board	Painted Gyp Board	Wood Paneled Headboard Wall
	Linen	Engineered Hardwood Flooring	1x6 Hardwood	Painted Gyp Board	Painted Gyp Board	Wood Shelving
Bath #1	Poercelain Tile	1x6 Hardwood	Painted Gyp Board	Painted Gyp Board	Ceramic Tile Walls - see Elevations	
Third Floor	No Modifications to Finishes on This Floor					



3 **Headboard Detail**
Scale: 1" = 1'-0"

JOHNSON ROBERTS ASSOCIATES INC. ARCHITECTS
15 PROPERZI WAY
SOMERVILLE, MA
02143-3228

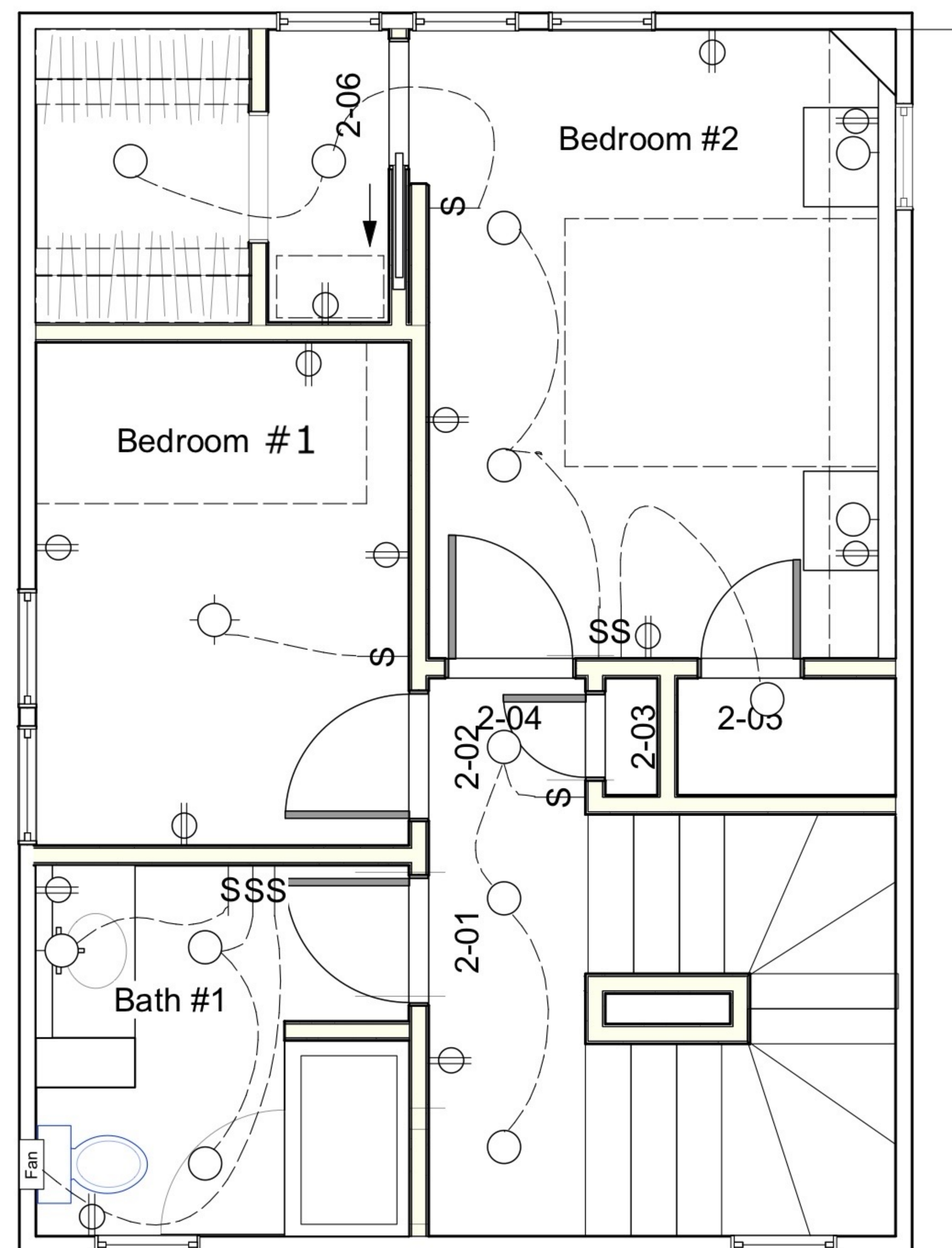
Revisions

Purmort/Roberts Residence
203 Pemberton Street #5
Cambridge, MA
02140

Date: 25-Jun-24 Drawn By:
Scale: 1/4" = 1'0" Project No:

A-4

- Recessed Ceiling Light
- ⊙ Pendant
- Sconce
- ⊕ Duplex Outlet
- Ⓢ Switch



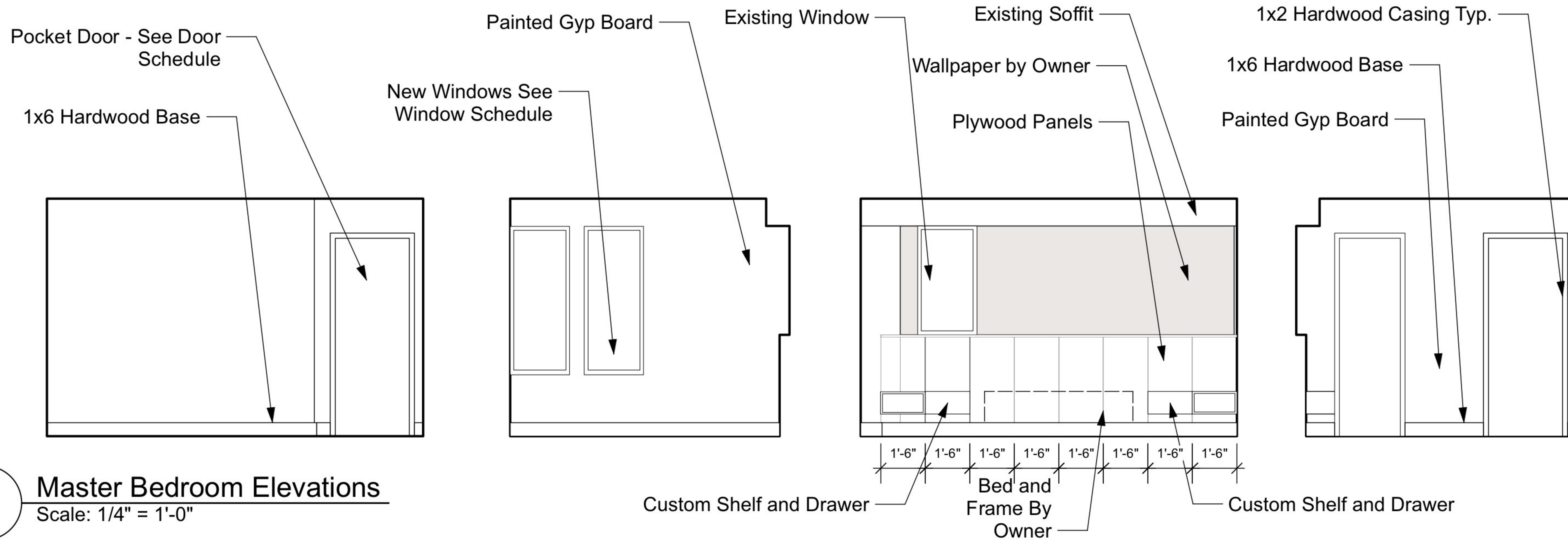
1 **2nd Floor Electrical Plan**
Scale: 1/4" = 1'-0"

Revisions:

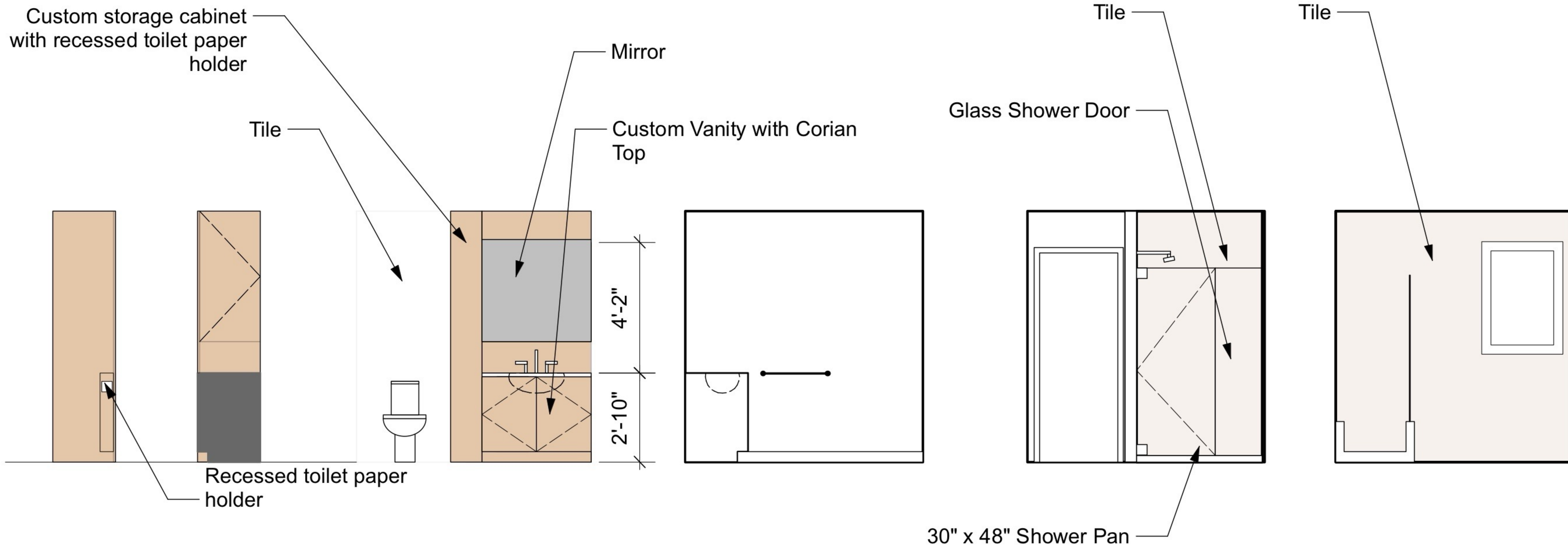
**Purmc
Rober
Reside**
203 Pem
Street #E
Cambrid
02140

Date: 25-Jun-24 Dr:
Scale: 1/4" = 1'-0" Pr:





1 Master Bedroom Elevations
 Scale: 1/4" = 1'-0"



2 Bathroom Elevations
 Scale: 1/4" = 1'-0"

JOHNSON ROBERTS ASSOCIATES INC. ARCHITECTS

15 PROPERZI WAY
 SOMERVILLE, MA
 0 2 1 4 3 - 3 2 2 8

Revisions:

Purmort/Roberts Residence
 203 Pemberton Street #5
 Cambridge, MA
 02140

Date: 25-Jun-24 Drawn By:
 Scale: 1/4" = 1'0" Project No:

Merwin
Jeld-Wen
window + door brands

Current



South Elevation
Planned



Changes

1. 2nd floor windows move left, to be centered with roof peak, window heights increased.
2. 1st floor patio door and window to be replaced with 8' sliding door.

Site 35

West Elevation Planned

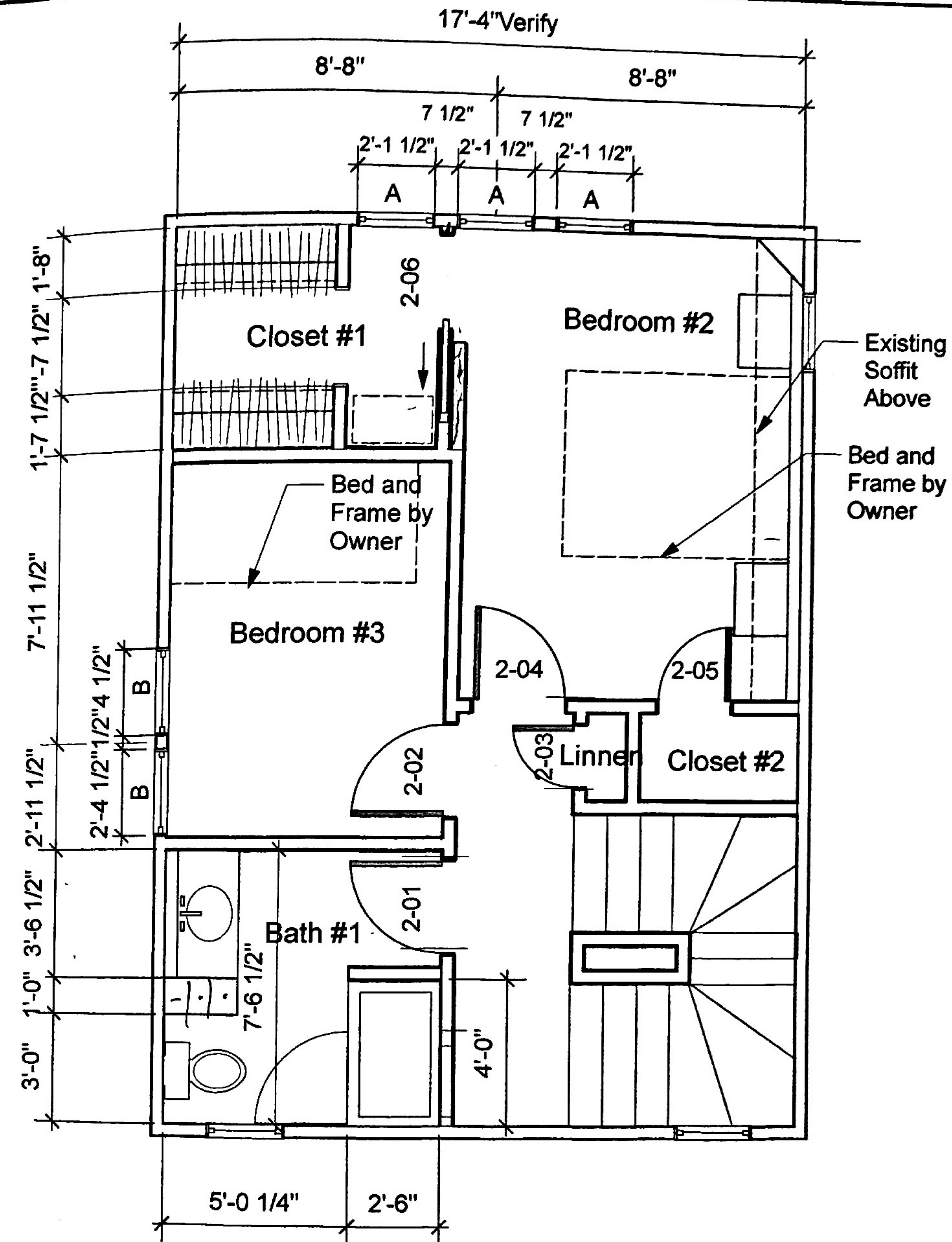
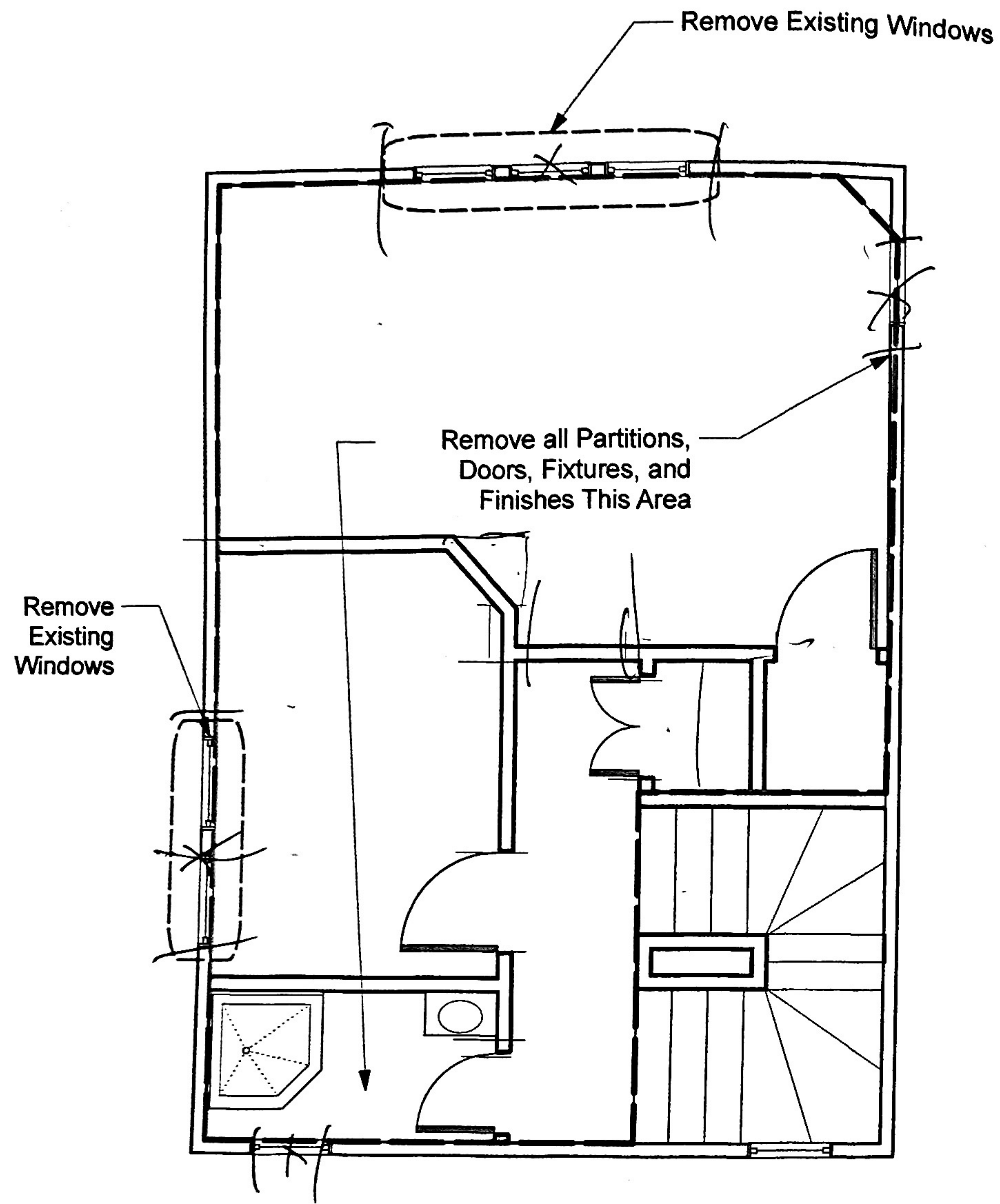
Current



Changes

1. Spacing between 2nd floor windows to be widened. Taller outer windows to be installed.

E



15 PROPERZI WAY
SOMERVILLE, MA
0 2 1 4 3 - 3 2 2 8

**Purmort/
Roberts
Residence**
203 Pemberton
Street #5
Cambridge, MA
02140

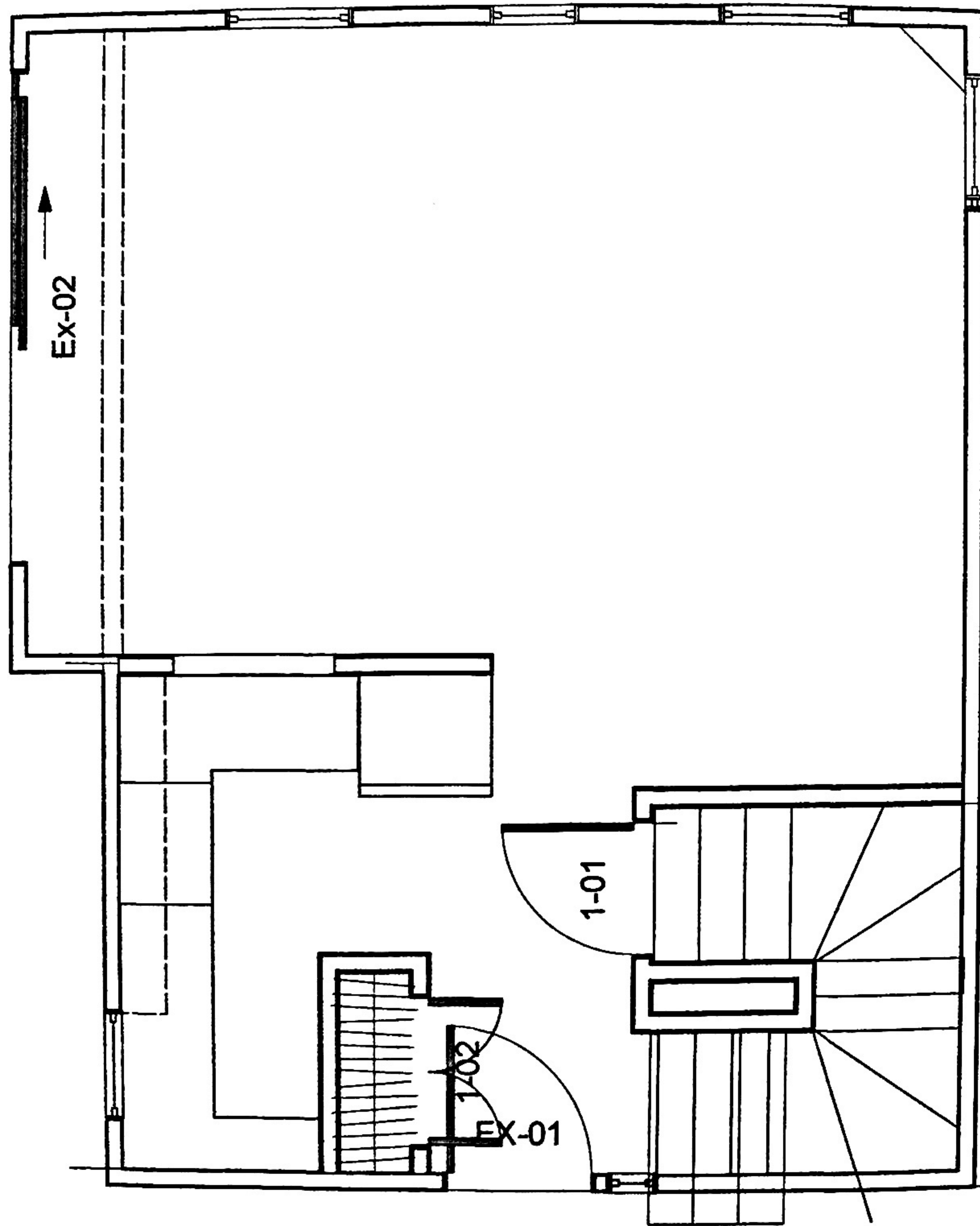
Date: 11-May-20 Drawn By:
Scale: 1/4" = 1'-0" Project No:

1 **Demo Plan**
Scale: 1/4" = 1'-0"

2 **Second Floor Plan**
Scale: 1/4" = 1'-0"

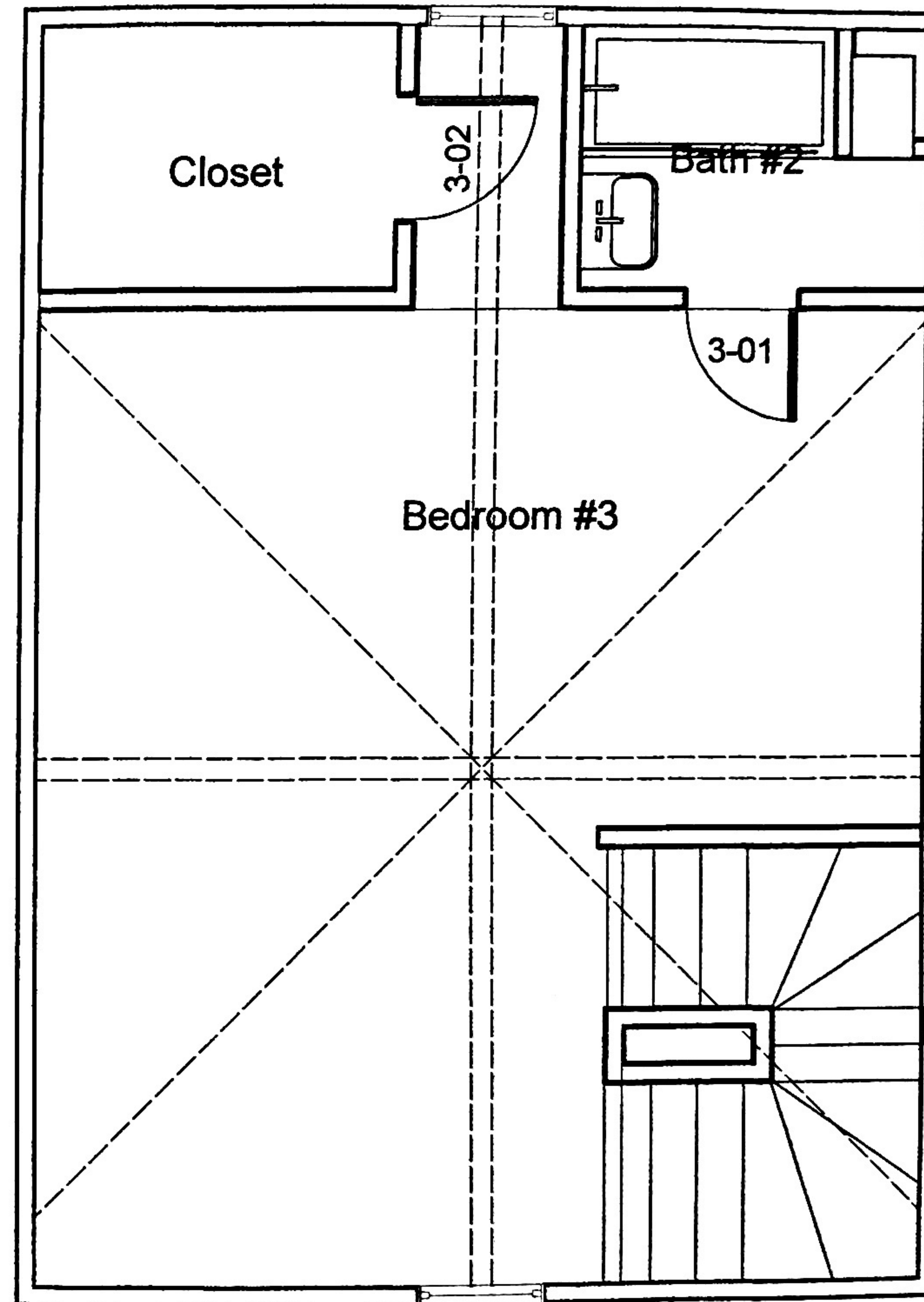
A-1

Scope of Work on the First Floor consists of replacing two interior doors, the front door, and installation of a new siding glass door - See Door Schedule



1 First Floor Plan
Scale: 1/4" = 1'-0"

Scope of Work on the Third Floor consists of replacing two Doors - See Door Schedule



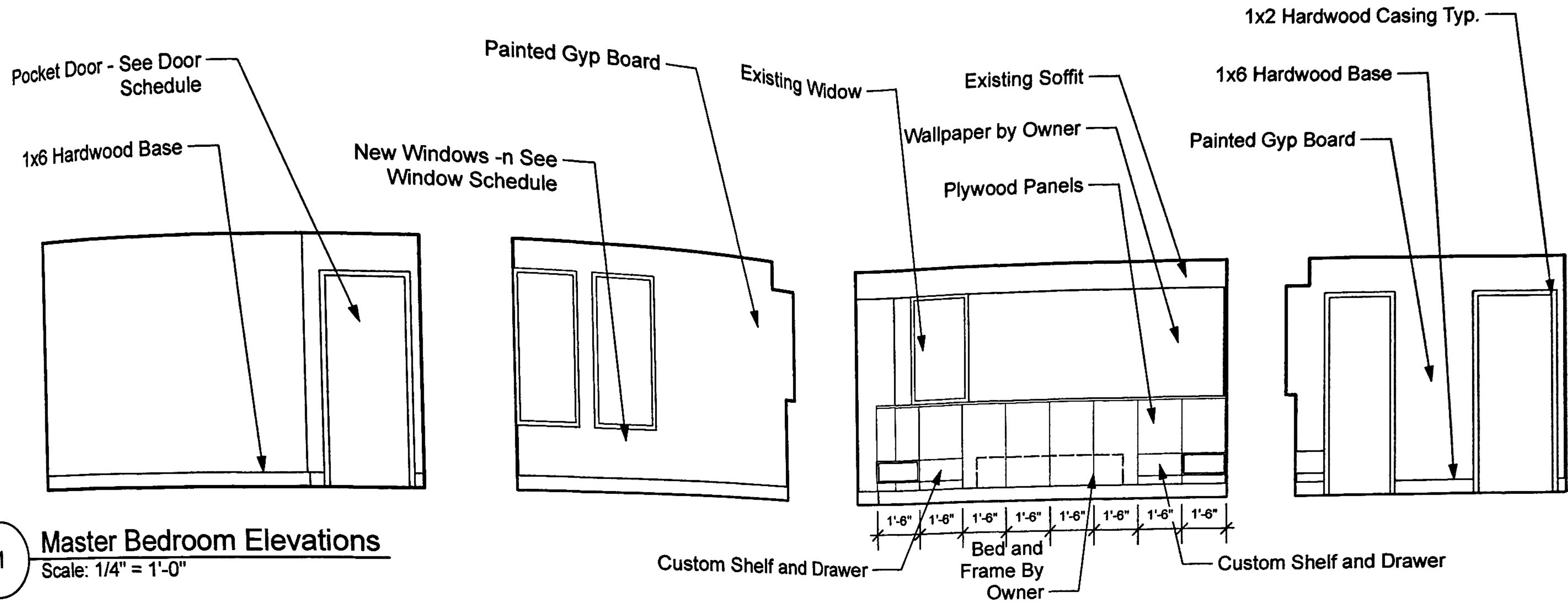
2 First Floor Plan
Scale: 1/4" = 1'-0"

JOHNSON ROBERTS ASSOCIATES INC.
ARCHITECTS
15 PROPERZI WAY
SOMERVILLE, MA
02143-3228

Purmort/Roberts Residence
203 Pemberton Street #5
Cambridge, MA
02140

Date: 11-May-90 Drawn By:
Scale: 1/4" = 1' Project No.:

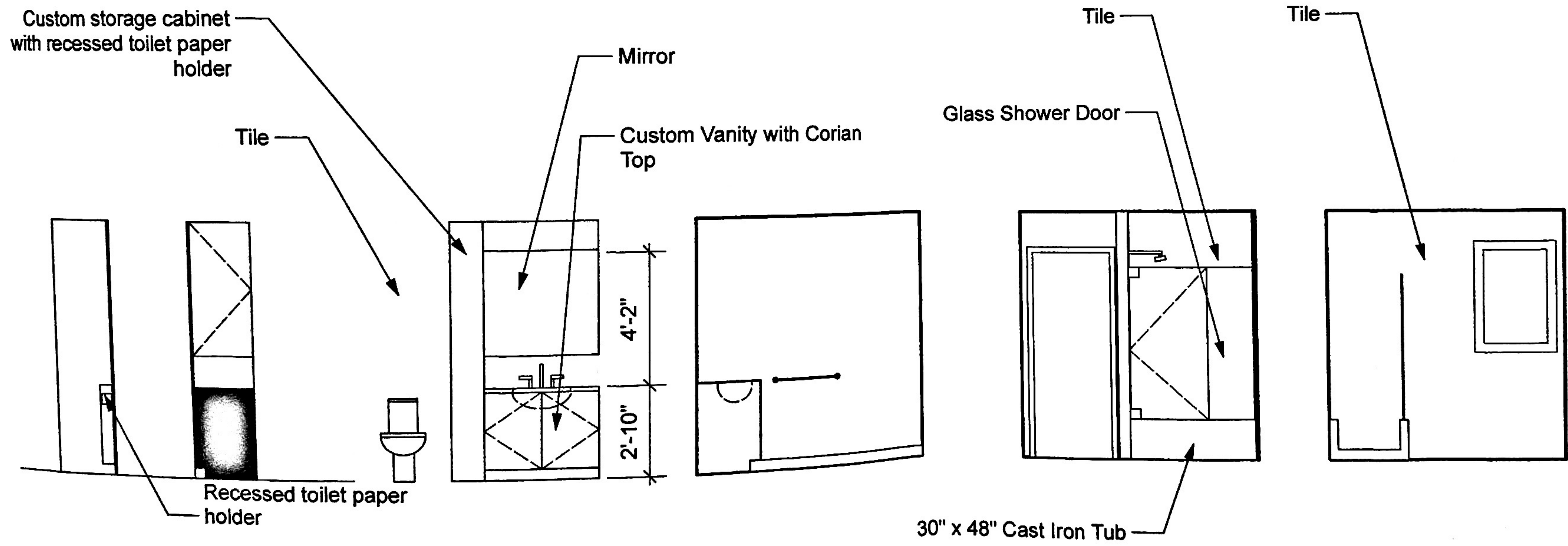
A-2



1 Master Bedroom Elevations
Scale: 1/4" = 1'-0"



15 PROPERZI WAY
SOMERVILLE, MA
0 2 1 4 3 - 3 2 2 8



2 Bathroom Elevations
Scale: 1/4" = 1'-0"

Purmort/Roberts Residence
 203 Pemberton Street #5
 Cambridge, MA 02140

Date: 11-May-90 Drawn By:
 Scale: 1/4" = 1'-0" Project No.

Door Schedule

(Verify Replacement Door Sizes)

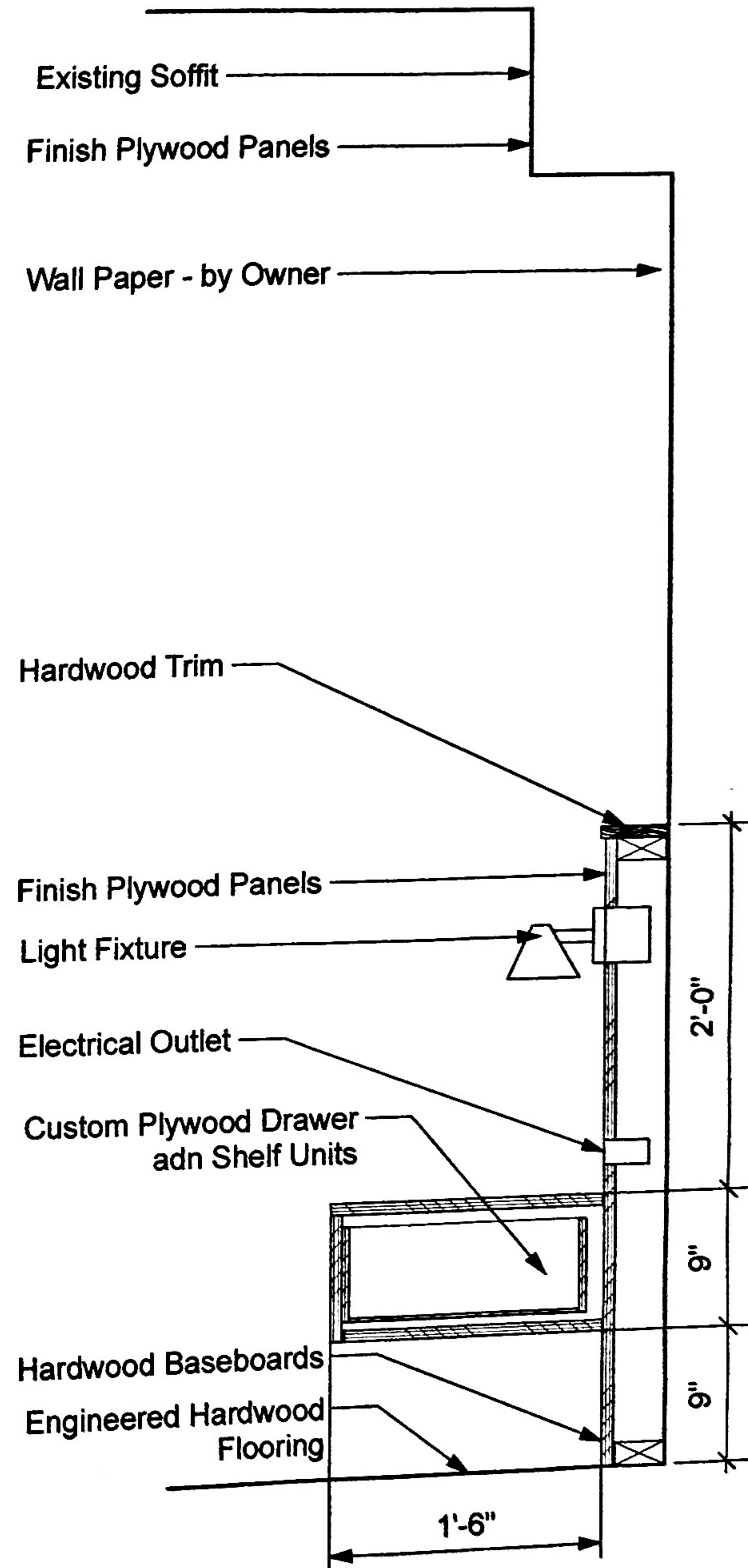
Floor	Type	Width	Height	Hardware	Replacement
First Floor	EX- 01 ?????	3'-0"	6'-8"	Swinging Exterior Lockset	Replacement
	EX- 02 Sliding Glass Door	8'-0"	6'-8"	Slider	New Opening
1-	01 Interior Solid Core Birch	2'-8"	6'-8"	Swinging Passage Set	Replacement
1-	02 Interior Solid Core Birch	3'-0"	6'-8"	Double Bi Part Closet	Replacement
Second Floor	2- 01 Interior Solid Core Birch	2'-6"	6'-8"	Swinging Privacy Set	New Opening
	2- 02 Interior Solid Core Birch	2'-6"	6'-8"	Swinging Privacy Set	New Opening
	2- 03 Interior Solid Core Birch	1'-8"	6'-8"	Swinging Passage Set	New Opening
	2- 04 Interior Solid Core Birch	2'-6"	6'-8"	Swinging Privacy Set	New Opening
	2- 05 Interior Solid Core Birch	2'-0"	6'-8"	Swinging Passage Set	New Opening
	2- 06 Interior Solid Core Birch	2'-6"	6'-8"	Pocket Door Recessed Pull	New Opening
Third Floor	3- 01 Interior Solid Core Birch	2'-4"	6'-8"	Swinging Privacy Set	Replacement
	3- 02 Interior Solid Core Birch	2'-4"	6'-8"	Swinging Passage Set	Replacement

Window Schedule

Key	Quan	Type	Width	Height	Double Glazed	Wood	Model	Mfg
A	2	Cottage	2'-0"	5'-10"	Double Glazed	Wood		
B	2	Double Hung	2'-3"	4'-8"	Double Glazed	Wood		

Finish Schedule

Room	Floor	Base	Walls	Ceiling	Notes
First Floor	No Modifications to Finishes on This Floor				
Second Floor	Bedroom #2	Engineered Hardwood Flooring	1x6 Hardwood	Painted Gyp Board	Painted Gyp Board
	Closet #1	Engineered Hardwood Flooring	1x6 Hardwood	Painted Gyp Board	Painted Gyp Board
	Closet #2	Engineered Hardwood Flooring	1x6 Hardwood	Painted Gyp Board	Painted Gyp Board
	Bedroom #3	Engineered Hardwood Flooring	1x6 Hardwood	Painted Gyp Board	Painted Gyp Board
	Linen	Engineered Hardwood Flooring	1x6 Hardwood	Painted Gyp Board	Painted Gyp Board
	Bath #1	Poercelain Tile	1x6 Hardwood	Painted Gyp Board	Painted Gyp Board
Third Floor	No Modifications to Finishes on This Floor				

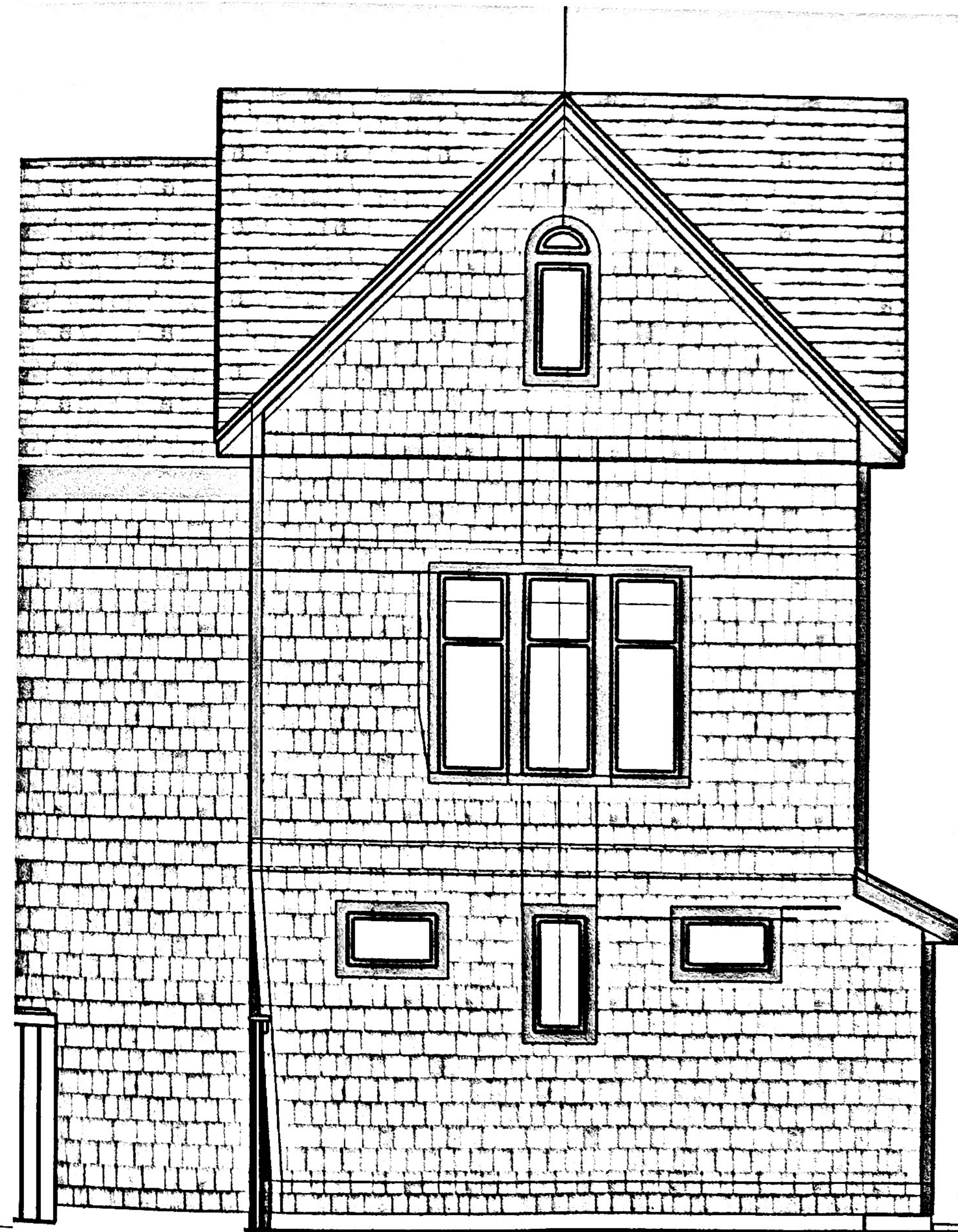


Headboard Detail
Scale: 1" = 1'-0"

JOHNSON ROBERTS ASSOCIATES INC.
ARCHITECTS
15 PROPERZI WAY
SOMERVILLE, MA
02143-3228

Purmort/ Roberts Residence
203 Pemberton Street #5
Cambridge, MA
02140

Date: 11-May-80 Drawn By:
Scale: 1/4" = 1'-0" Project No:

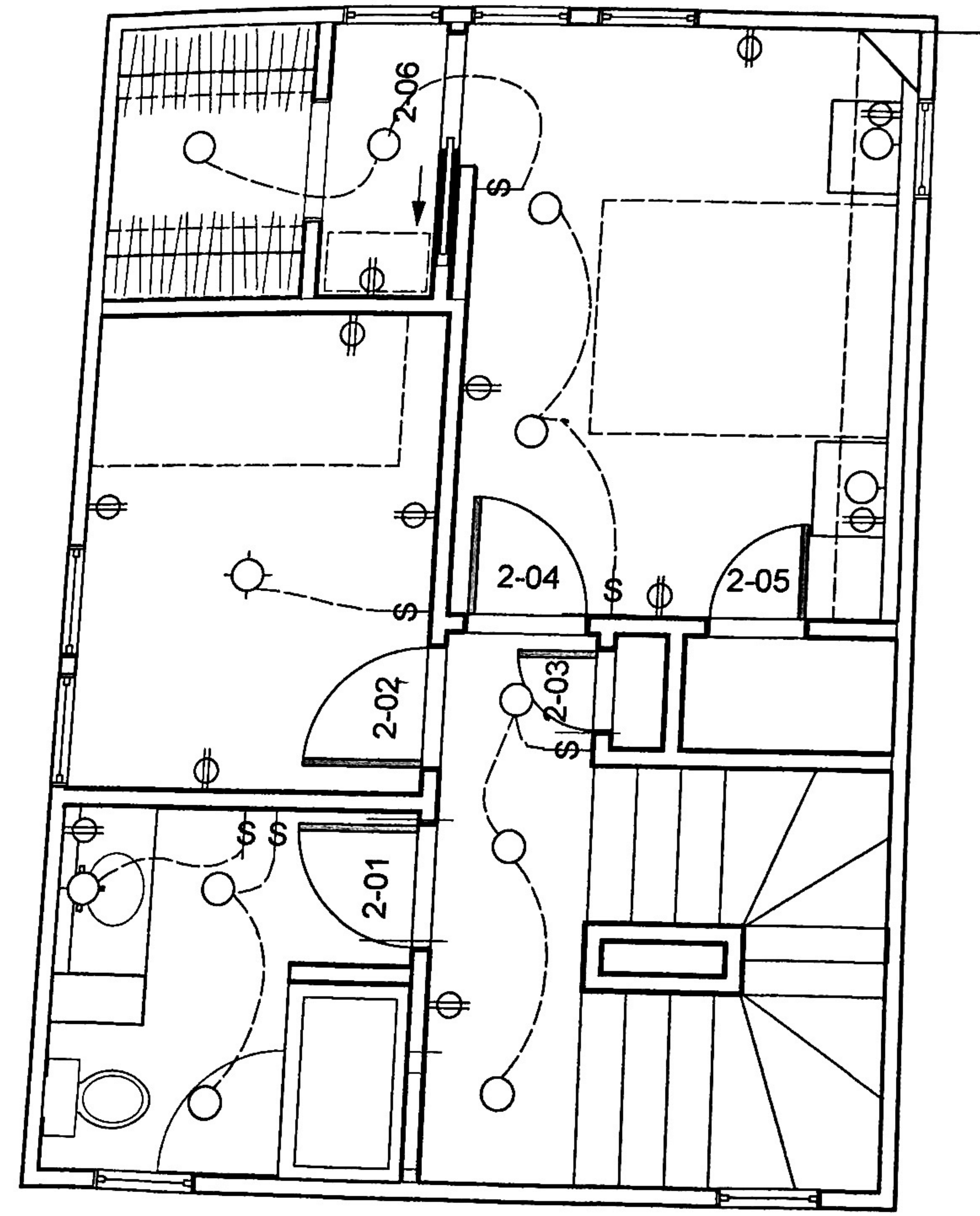


JOHNSON
ROBERTS
ASSOCIATES
ARCHITECTS
15 PROPERZ
SOMERVILLE
02143-3

Purmort
Roberts
Residence
203 Pember
Street #5
Cambridge,
02140

Date: 11-May-20 Drawn By:
Scale: 1/4" = 1' Project No:

○
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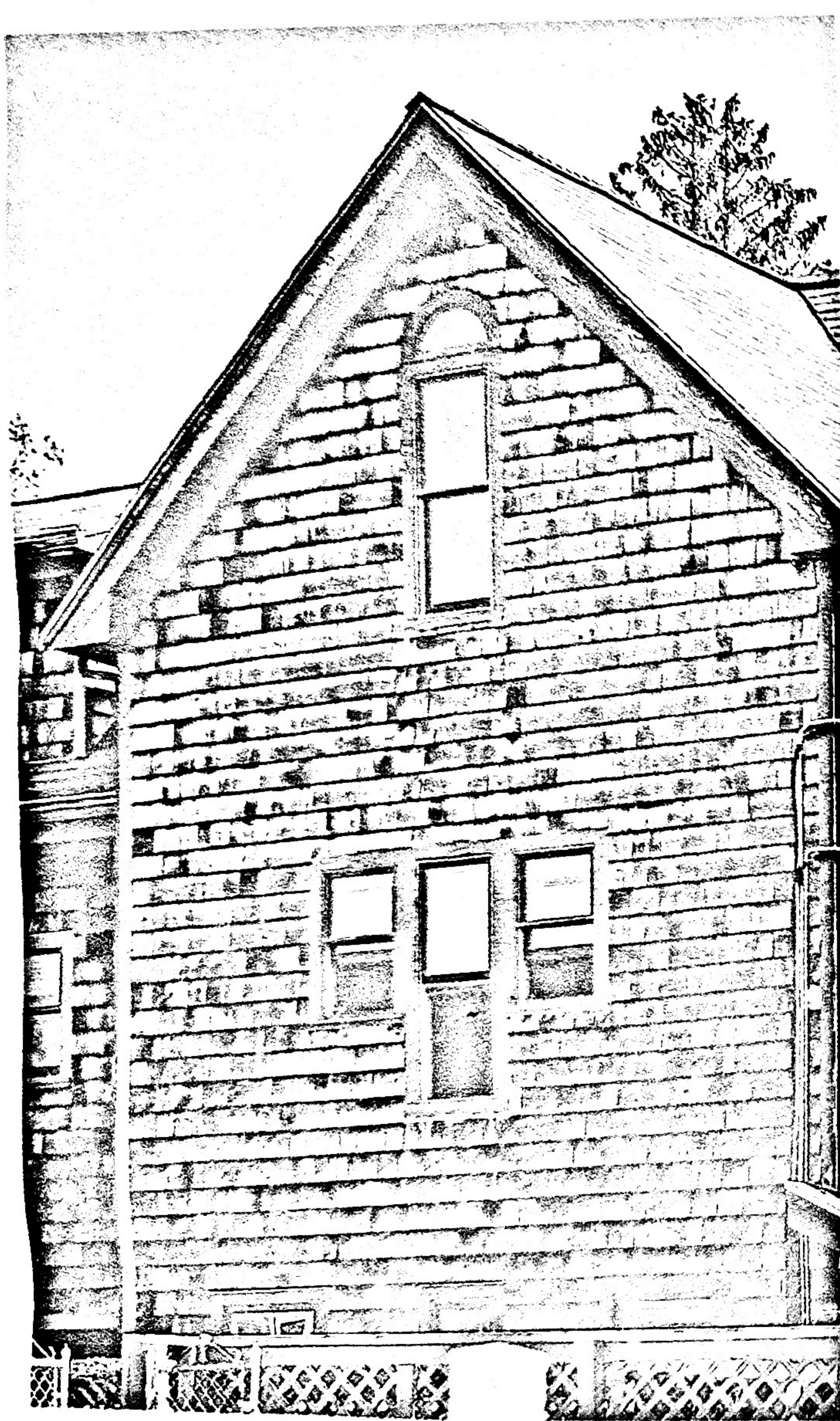
1 2nd Floor Electrical Plan
Scale: 1/4" = 1'-0"

**JOHNSON
ROBERTS
ASSOCIATES INC.**
ARCHITECTS
15 PROPERZI WAY
SOMERVILLE, MA
02143-3228

**Purmort/
Roberts
Residence**
203 Pemberton
Street #5
Cambridge, MA
02140

Date: 11-May-20 Drawn By:
Scale: 1/4" = 1'-0" Project No.:

E-1



Changes

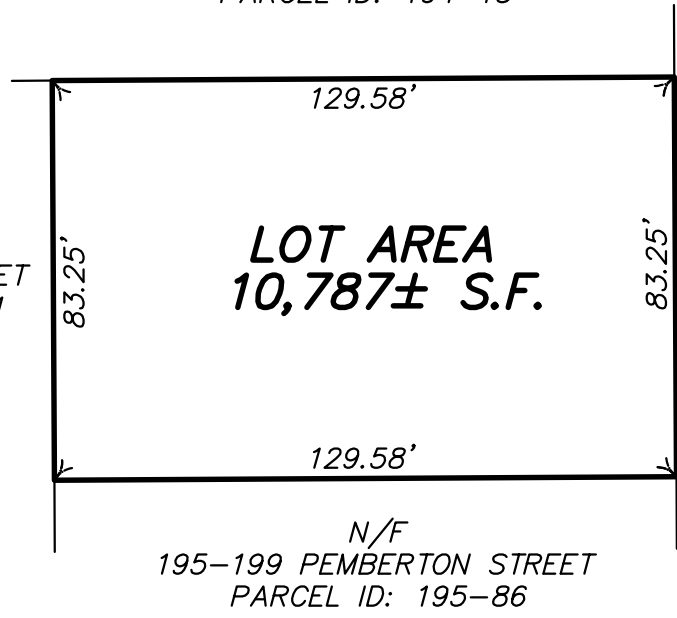
1. Spacing between 2nd floor windows to be widened. Taller outer windows to be installed.

E
T



N/F
140 SHERMAN STREET
PARCEL ID: 194-15

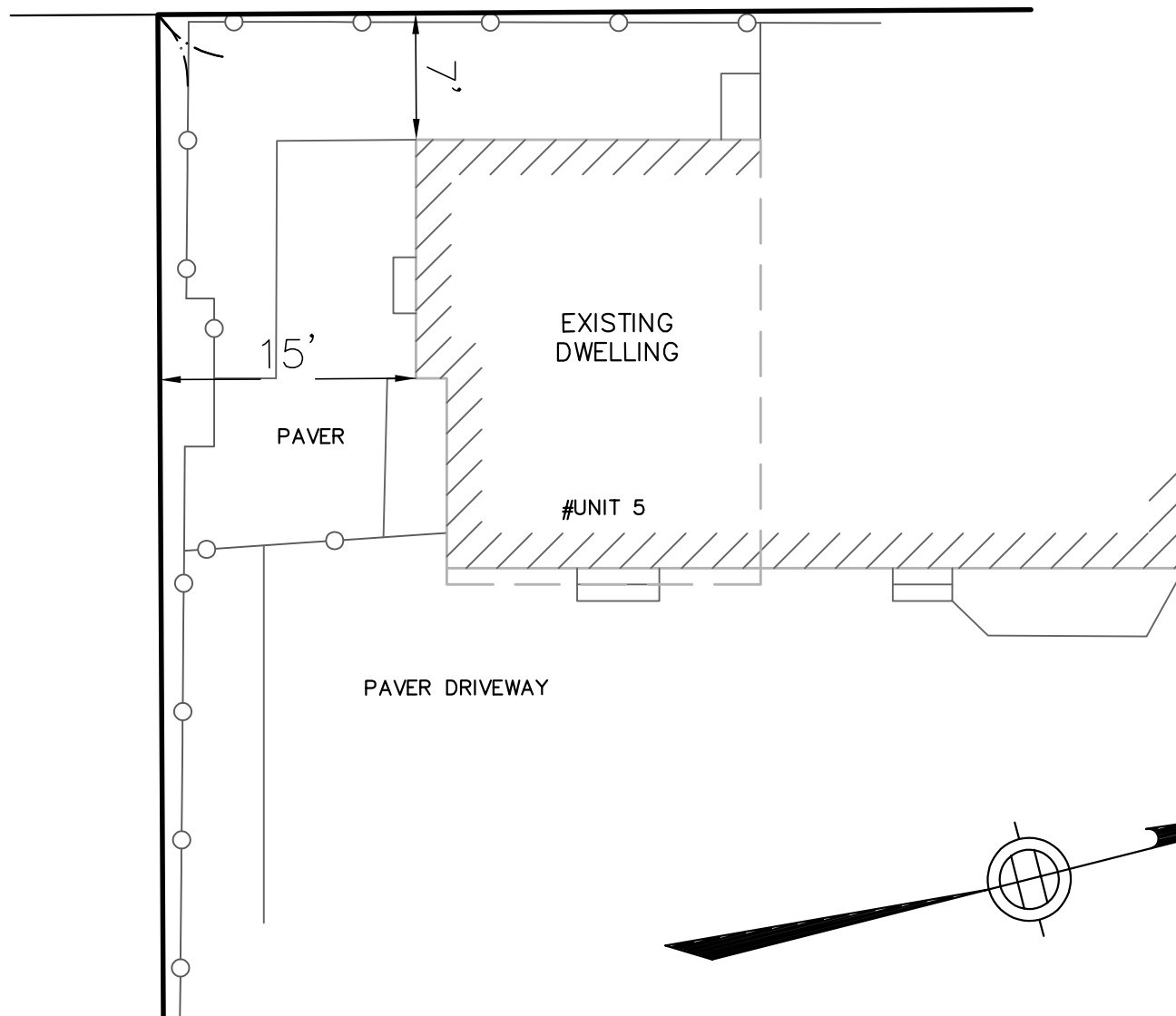
N/F
109 MIDDLESEX STREET
PARCEL ID: 195-91



PEMBERTON STREET

PROPERTY DIMENSIONS

NOT TO SCALE



ZONING SETBACKS: RB

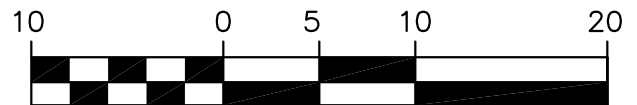
RECORD OWNER:

MEGAN ROBERTS & NATHAN PURMORT
BOOK 70429, PAGE 398

PLAN REFERENCE:

LOT 13 ON PLAN BOOK 4, PLAN 23

GRAPHIC SCALE



1" = 10'

I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL INSTRUMENT SURVEY MADE ON THE GROUND IN SEPTEMBER 2024 AND THE STRUCTURES DEPICTED HEREON ARE LOCATED AS SHOWN.

10-16-24
DATE

Scott M. Cerrato
SIGNATURE



PLOT PLAN
203 PEMBERTON STREET
UNIT 5
CAMBRIDGE, MASSACHUSETTS
PARCEL ID: 194-43

SCOTT CERRATO, PLS
51 WAREHAM STREET
MEDFORD, MA. 02155

OCTOBER 16, 2024
PHONE: (781) 775-3724
www.cerrato-survey.com

Current



South Elevation

Planned



2nd floor windows move left to be centered with roof peak, window heights increased. (The one on the right moved to the left).

1st floor patio door and window to be replaced with 8' sliding door

West Elevation

Current



Planned



2nd floor windows, space between windows to be widened, Taller outer windows matching the center window size to be installed.

Center window will be the same size and location



Neighbor unit

Michael Short & Debra Filiurin, Trustees
203 Pemberton Street Condominium Association
203 Pemberton Street
Cambridge, MA 02140

May 13, 2024

Inspectional Services Department
City of Cambridge
831 Massachusetts Ave
Cambridge, MA 02139

To Whom it May Concern:

We the trustees of the 203 Pemberton St Condo Association hereby approve the exterior modifications to Unit 5 consisting of installing a sliding glass door in replacement of a door and window and replacing windows on the second floor of the unit.

Any related modifications to the interior of the unit are at the owner's sole discretion and do not require additional approval from The Association.

Sincerely,



Michael Short, Unit 2
(617) 347-7763
hereiam@mit.edu



Debra Filiurin, Unit 4
(617) 492-5980
dfiliurin@gmail.com

Nathan Purmort & Megan Roberts
203 Pemberton St. Unit 5
Cambridge, MA 02140

October 17, 2024

Cambridge Board of Zoning Appeals
Inspectional Services-Zoning
831 Massachusetts Ave.
Cambridge, MA 02139

Dear BZA Members,

We are writing in support of our townhouse renovation project which is under review by your committee. The project involves changes to windows that fall within the property setback. These include the relocation of two sets of second floor windows - one pair on the south face and another pair on the west face - along with the replacement of a first floor door and window on the south face. Our townhouse is part of a condo association with other townhouses that have different layouts and window placements, but a shared overall style.

We are proposing small modifications to the second floor window locations in order to accommodate changes to the interior layout. We are expanding our primary bathroom to increase its functionality for our growing family as the current bathroom lacks sufficient clearance around the toilet, vanity and shower. We are also adding a walk-in closet to our bedroom to make more optimal use of our limited space.

In order to achieve our desired interior layout, we must place some of the new walls where windows are currently located. We are thus proposing the following window modifications:

- Move the two second floor windows on the building's south face to be aligned with the roof peak. This should both improve the aesthetic of the building exterior and match the configuration of Unit 6 which already has its second floor windows centered below the roof peak on its south face. We are also proposing to increase the height of these windows to meet modern egress standards, improving the safety of our unit.
- Increase the spacing between the three second floor windows on the West face of the building by a few inches, such that an interior wall may be placed between two of them. The location of the center window will remain the same; only the two flanking windows are being relocated, and only slightly at that. The two flanking windows will be made the same (taller) height as the center window to provide better visual consistency compared with the current configuration.

In relocating these windows, we are making every attempt to match the overall aesthetic used throughout our condo association. The new placement of the South-facing windows will make Units 5 and 6 more visually consistent when viewed from the South while the wider spacing

size-consistency of the west-facing windows will better match the North faces of Units 2 and 4. Additionally, for the west-facing windows, we have chosen a cottage-style double-hung window to best match the original aesthetic intent of our townhouse.

The final proposed modification is to change our first floor patio swing door and double-hung window to one large sliding glass door. This change will improve the flow between interior and exterior on our first floor, allowing us to make better use of our patio and garden - an amenity we treasure. This modification will also bring more natural light into what is now a dark interior space.

Notably, our condo is located approximately 50 feet from the Framingham Line Commuter Rail tracks. The Commuter Rail creates noise from scheduled passenger trips consistently throughout the day and from track maintenance, freight, and equipment relocations throughout the night. In choosing our new second floor layout, the replacement windows and door, and the insulation system, we are seeking to improve the noise isolation of our townhouse in order to provide a more peaceful living, sleeping, and working environment for our family.

Through our comments here, we hope you can see that we are making every effort possible to enhance the quality, livability, and aesthetics of the property in a manner that is consistent with other units in our condo association. We are so grateful to call ourselves homeowners and residents of Cambridge and these modifications will help ensure we can live here for the long-term.

Sincerely,

Handwritten signatures of Nathan Purmort and Megan Roberts in black ink. The signature for Nathan Purmort is on the left and the signature for Megan Roberts is on the right.

Nathan Purmort & Megan Roberts

UNIT SUMMARY

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes.

Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

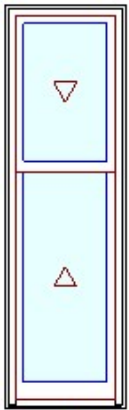
NUMBER OF LINES: 5	TOTAL UNIT QTY: 8	EXT LIST PRICE: USD	18,913.00
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LINE	MARK UNIT	PRODUCT LINE	ITEM	LIST PRICE	QTY	EXTENDED LIST PRICE
1	A STC 36 COMBO STORM	Ultimate	Double Hung G2 CN 1632 RO 22 1/4" X 72" Entered as CN 1632	1,832.00	3	5,496.00
2	B STC 36 COMBO STORM	Ultimate	Double Hung G2 CN 2024 RO 26 1/4" X 56" Entered as CN 2024	1,524.00	2	3,048.00
3	UPDATE 4-5-24	Ultimate	Sliding Door (3" Stiles) CN 80R66R RO 96" X 80" Entered as CN 80R66R	7,627.00	1	7,627.00
4	B STC 36 COMBO STORM-MASTER	Ultimate	Double Hung G2 CN 1618 RO 22 1/4" X 44" Entered as CN 1618	1,283.00	1	1,283.00
5	B STC 36 COMBO STORM-BATH	Ultimate	Double Hung G2 CN 1618 RO 22 1/4" X 44" Entered as CN 1618	1,459.00	1	1,459.00

LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit: A STC 36 COMBO STORM	List Price:		1,832.00
Qty: 3		Ext. List Price:	USD	5,496.00



As Viewed From The Exterior

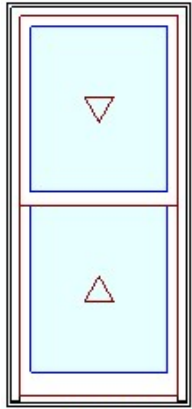
Entered As: CN

Egress Information

No Egress Information available.

Ebony Clad Exterior	
Bare Pine Interior	
Ultimate Double Hung G2	1,214.00
CN 1632	
Rough Opening 22 1/4" X 72"	
Cottage 2.0:5.0	
Top Sash	
Ebony Clad Sash Exterior	
Bare Pine Sash Interior	
G.S. 16" X 25 19/32"	66.00
TG - 1 Lite	
Tripane Low E2/E1 w/Argon	
Black Perimeter Bar	
Ogee Interior Glazing Profile	
Bottom Sash	
Ebony Clad Sash Exterior	
Bare Pine Sash Interior	
G.S. 16" X 38 13/32"	94.00
TG - 1 Lite	
Tripane Low E2/E1 w/Argon	
Black Perimeter Bar	
Ogee Interior Glazing Profile	
Black Interior Weather Strip Package.....	23.00
Black Exterior Weather Strip Package	
Satin Taupe Sash Lock	
Satin Taupe Top Sash Strike Plate Assembly Color	
Combination	435.00
Bahama Brown Surround	
Color Mismatch: Screen Surround Color does not match the Clad Exterior Color.	
Charcoal Aluminum Wire	
***Screen/Combo Ship Loose	
4 9/16" Jambs	
Nailing Fin	
***Note: Unit Availability and Price is Subject to Change	

Line #2	Mark Unit: B STC 36 COMBO STORM	List Price:		1,524.00
Qty: 2		Ext. List Price:	USD	3,048.00



As Viewed From The Exterior

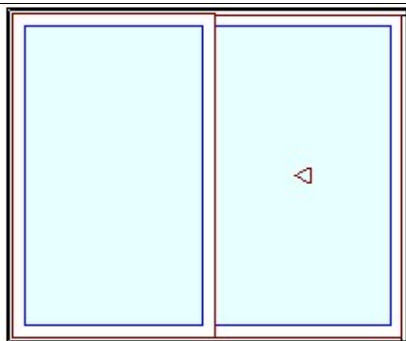
Entered As: CN

Egress Information

Width: 21 21/32" Height: 22 11/16"
 Net Clear Opening: 3.41 SqFt

Ebony Clad Exterior
 Bare Pine Interior
 Ultimate Double Hung G2 1,009.00
 CN 2024
 Rough Opening 26 1/4" X 56"
 Glass Add For All Sash/Panels 147.00
 Top Sash
 Ebony Clad Sash Exterior
 Bare Pine Sash Interior
 TG - 1 Lite
 Tripane Low E2/E1 w/Argon
 Black Perimeter Bar
 Ogee Interior Glazing Profile
 Bottom Sash
 Ebony Clad Sash Exterior
 Bare Pine Sash Interior
 TG - 1 Lite
 Tripane Low E2/E1 w/Argon
 Black Perimeter Bar
 Ogee Interior Glazing Profile
 Black Interior Weather Strip Package 23.00
 Black Exterior Weather Strip Package
 Satin Taupe Sash Lock
 Satin Taupe Top Sash Strike Plate Assembly Color
 Combination 345.00
 Bahama Brown Surround
Color Mismatch: Screen Surround Color does not match the Clad Exterior Color.
 Charcoal Aluminum Wire
 ***Screen/Combo Ship Loose
 4 9/16" Jambs
 Nailing Fin
*****Note: Unit Availability and Price is Subject to Change**

Line #3	Mark Unit: UPDATE 4-5-24	List Price:		7,627.00
Qty: 1		Ext. List Price:	USD	7,627.00



As Viewed From The Exterior

Entered As: CN

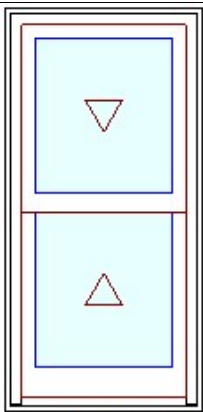
Egress Information

Width: 39 15/16" Height: 75 7/8"
 Net Clear Opening: 21.04 SqFt

Ebony Clad Exterior
 Stained Interior Finish Pine Interior
 Honey Stained Interior Finish 966.00
 Ultimate Sliding Door (3" Stiles) 4 9/16" - OX 5,503.00
 CN 80R66R
 Rough Opening 96" X 80"
 Left Panel
 Ebony Clad Sash Exterior
 Stained Interior Finish Pine Sash Interior
 Honey Stained Interior Finish
 IG - 1 Lite
 Tempered Low E2 w/Argon
 Black Perimeter Bar
 Square Exterior Glazing Profile
 Square Interior Glazing Profile
 Right Panel
 Ebony Clad Sash Exterior
 Stained Interior Finish Pine Sash Interior
 Honey Stained Interior Finish
 IG - 1 Lite
 Tempered Low E2 w/Argon
 Black Perimeter Bar
 Square Exterior Glazing Profile
 Square Interior Glazing Profile
 Harp G2 Handle(s)
 Harp G2 Interior Handle(s)
 2 Point Multi-Point Lock on Active Panel
 Satin Nickel PVD Active Exterior Handle Set on Active Panel Keyed 175.00
 Satin Nickel PVD Active Interior Handle Set on Active Panel 165.00

Keyed	
Exterior Ultimate Sliding Screen G2	640.00
Ebony Surround	
Charcoal Aluminum Wire	178.00
***Screen/Combo Ship Loose	
Ebony Performance Sill	
Black Weather Strip	
4 9/16" Jambs	
Thru Jamb Installation w/ Nailing Fin	
***Note: The selected Interior Finish would allow Finger Joints to appear on secondary surfaces.	
***Note: Unit Availability and Price is Subject to Change	

Line #4 Qty: 1	Mark Unit: B STC 36 COMBO STORM-MASTER	List Price:		1,283.00
		Ext. List Price:	USD	1,283.00

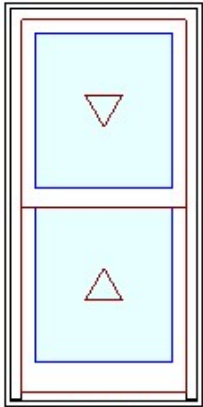


As Viewed From The Exterior

Entered As: CN
Egress Information
 Width: 17 21/32" Height: 16 11/16"
 Net Clear Opening: 2.05 SqFt

Ebony Clad Exterior	
Bare Pine Interior	
Ultimate Double Hung G2	862.00
CN 1618	
Rough Opening 22 1/4" X 44"	
Glass Add For All Sash/Panels	98.00
Top Sash	
Ebony Clad Sash Exterior	
Bare Pine Sash Interior	
TG - 1 Lite	
Tripane Low E2/E1 w/Argon	
Black Perimeter Bar	
Ogee Interior Glazing Profile	
Bottom Sash	
Ebony Clad Sash Exterior	
Bare Pine Sash Interior	
TG - 1 Lite	
Tripane Low E2/E1 w/Argon	
Black Perimeter Bar	
Ogee Interior Glazing Profile	
Black Interior Weather Strip Package.....	23.00
Black Exterior Weather Strip Package	
Satin Taupe Sash Lock	
Satin Taupe Top Sash Strike Plate Assembly Color	
Combination	300.00
Bahama Brown Surround	
Color Mismatch: Screen Surround Color does not match the Clad Exterior Color.	
Charcoal Aluminum Wire	
***Screen/Combo Ship Loose	
4 9/16" Jambs	
Nailing Fin	
***Note: Unit Availability and Price is Subject to Change	

Line #5 Qty: 1	Mark Unit: B STC 36 COMBO STORM-BATH	List Price:		1,459.00
		Ext. List Price:	USD	1,459.00



As Viewed From The Exterior

Entered As: CN

Egress Information

Width: 17 21/32" Height: 16 11/16"

Net Clear Opening: 2.05 SqFt

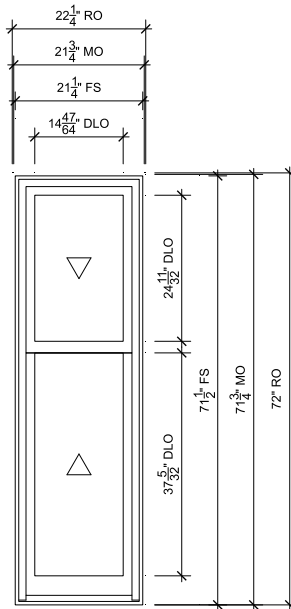
Ebony Clad Exterior	
Bare Pine Interior	
Ultimate Double Hung G2	862.00
CN 1618	
Rough Opening 22 1/4" X 44"	
Glass Add For All Sash/Panels	224.00
Top Sash	
Ebony Clad Sash Exterior	
Bare Pine Sash Interior	
TG - 1 Lite	
Tempered Tripane Low E2/E1 w/Argon	
Black Perimeter Bar	
Ogee Interior Glazing Profile	
Bottom Sash	
Ebony Clad Sash Exterior	
Bare Pine Sash Interior	
TG - 1 Lite	
Tempered Tripane Low E2/E1 w/Argon	
Black Perimeter Bar	
Ogee Interior Glazing Profile	
Black Interior Weather Strip Package.....	23.00
Black Exterior Weather Strip Package	
Satin Taupe Sash Lock	
Satin Taupe Top Sash Strike Plate Assembly Color	
Combination	300.00
Tempered Clear	50.00
Bahama Brown Surround	
Color Mismatch: Screen Surround Color does not match the Clad Exterior Color.	
Charcoal Aluminum Wire	
***Screen/Combo Ship Loose	
4 9/16" Jamb	
Nailing Fin	
***Note: Unit Availability and Price is Subject to Change	

Project Subtotal List Price: USD	18,913.00
6.250% Sales Tax: USD	1,182.06
Project Total List Price: USD	20,095.06

Door Sill Limitations



OLD



A STC 36 COMBO STORM

SCALE: 3/8" = 1'-0"

- $\frac{1}{6}$ Head
- $\frac{2}{6}$ Jamb
- $\frac{3}{6}$ Sill
- $\frac{4}{6}$ Checkrail

SPECIFICATIONS

Line #: 1

Qty: 3

Product Line: Ultimate

Unit Description: Double Hung G2

Rough Opening: 22 1/4" X 72"

Frame Size: 21 1/4" X 71 1/2"

Masonry Opening: 21 3/4" X 71 3/4"

Sash Opening: 22 1/4" X 72"

Inside Opening: 22 1/4" X 72"

Exterior Finish: Ebony

Unit Type: Double Hung G2

Call Number: CN1632

Glass Information: TG, Tripane Low E2/E1 w/Argon, Black

Divider Type: None

Screen Type: Combination

Screen Surround Color: Bahama Brown

Screen Mesh Type: Charcoal Aluminum Wire

Jamb Depth: 4 9/16"

Interior Trim: None

Exterior Casing: Casing Type : None

Subsill: Subsill Type : None

FOR DESIGN INTENT ONLY, NOT FOR MANUFACTURE.



PROJ/JOB: 275370 - 203 PEMBERTON ST#5 CAMBRIDGE / MDAC CONSTRUCTION INC (MDA100)

DIST/DEALER: J B SASH & DOOR CO INC

DRAWN: RAY FUCCILLO

QUOTE#: RR54VSL

PK VER: 0004.07.01

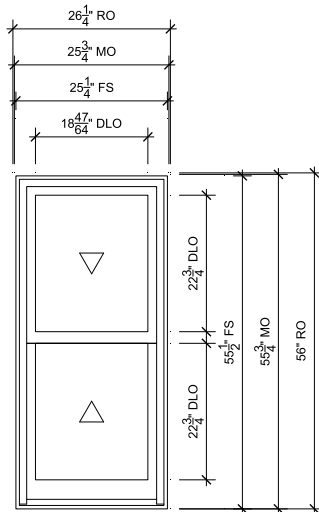
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REVISION:

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



1

OF 8



B STC 36 COMBO STORM

SCALE: 3/8" = 1'-0"

-  Head
-  Jamb
-  Sill
-  Checkrail

SPECIFICATIONS

Line #: 2

Qty: 2

Product Line: Ultimate

Unit Description: Double Hung G2

Rough Opening: 26 1/4" X 56"

Frame Size: 25 1/4" X 55 1/2"

Masonry Opening: 25 3/4" X 55 3/4"

Sash Opening: 26 1/4" X 56"

Inside Opening: 26 1/4" X 56"

Exterior Finish: Ebony

Unit Type: Double Hung G2

Call Number: CN2024

Glass Information: TG, Tripane Low E2/E1 w/Argon, Black

Divider Type: None

Screen Type: Combination

Screen Surround Color: Bahama Brown

Screen Mesh Type: Charcoal Aluminum Wire

Jamb Depth: 4 9/16"

Interior Trim: None

Exterior Casing: Casing Type : None

Subsill: Subsill Type : None

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PROJ/JOB: 275370 - 203 PEMBERTON ST#5 CAMBRIDGE / MDAC CONSTRUCTION INC (MDA100)

DIST/DEALER: J B SASH & DOOR CO INC

DRAWN: RAY FUCCILLO

QUOTE#: RR54VSL

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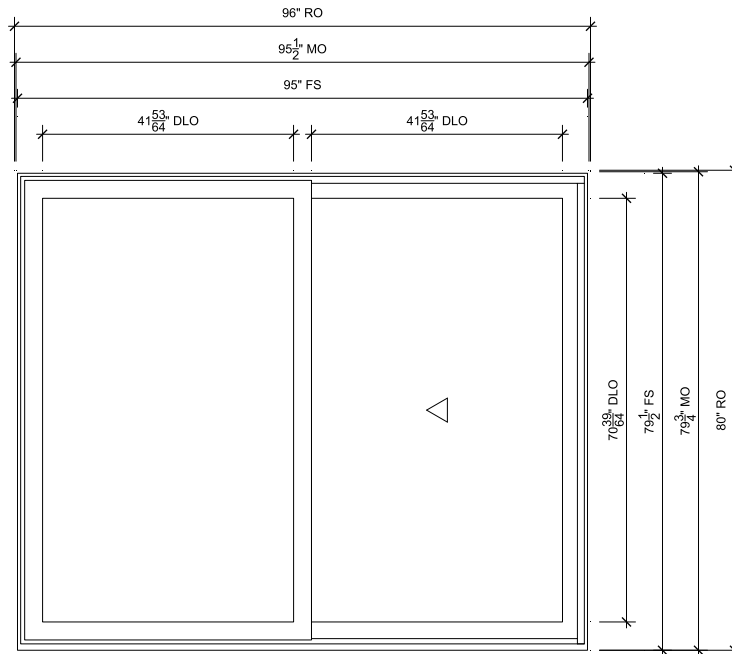
CREATED: 10/18/2024

REVISION:

SHEET

2

OF 8



UPDATE 4-5-24

SCALE: 3/8" = 1'-0"

- | | |
|-----------------------------|--------------------|
| $\frac{1}{7}$ Head | $\frac{2}{7}$ Jamb |
| $\frac{3}{7}$ Jamb | $\frac{4}{7}$ Sill |
| $\frac{1}{8}$ Meeting Stile | |

SPECIFICATIONS

Line #: 3

Qty: 1

Product Line: Ultimate

Unit Description: Sliding Door (3" Stiles)

Rough Opening: 96" X 80"

Frame Size: 95" X 79 1/2"

Masonry Opening: 95 1/2" X 79 3/4"

Sash Opening: 96" X 80"

Inside Opening: 96" X 80"

Exterior Finish: Ebony

Unit Type: Sliding Door (3" Stiles), OX

Call Number: CN

Glass Information: Tempered Low E2 w/Argon, Black

Divider Type: None

Screen Type: Ultimate Sliding Screen G2

Screen Surround Color: Ebony

Screen Mesh Type: Charcoal Aluminum Wire

Jamb Depth: 4 9/16"

Interior Trim: None

Exterior Casing: Casing Type : None

Subsill: None

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PROJ/JOB: 275370 - 203 PEMBERTON ST#5 CAMBRIDGE / MDAC CONSTRUCTION INC (MDA100)

DIST/DEALER: J B SASH & DOOR CO INC

DRAWN: RAY FUCCILLO

QUOTE#: RR54VSL

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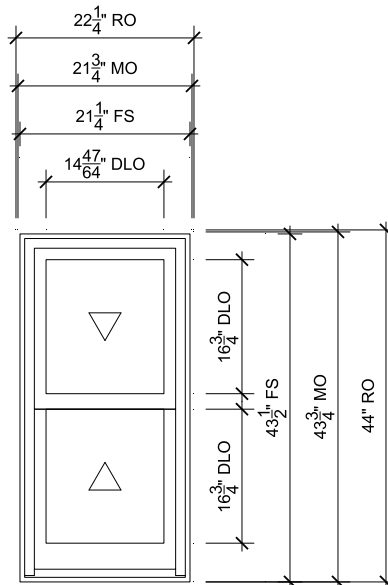
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REVISION:

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



3

OF 8



B STC 36 COMBO STORM-MASTER

SCALE: 1/2" = 1'-0"

-  Head
-  Jamb
-  Sill
-  Checkrail

SPECIFICATIONS

Line #: 4

Qty: 1

Product Line: Ultimate

Unit Description: Double Hung G2

Rough Opening: 22 1/4" X 44"

Frame Size: 21 1/4" X 43 1/2"

Masonry Opening: 21 3/4" X 43 3/4"

Sash Opening: 22 1/4" X 44"

Inside Opening: 22 1/4" X 44"

Exterior Finish: Ebony

Unit Type: Double Hung G2

Call Number: CN1618

Glass Information: TG, Tripane Low E2/E1 w/Argon, Black

Divider Type: None

Screen Type: Combination

Screen Surround Color: Bahama Brown

Screen Mesh Type: Charcoal Aluminum Wire

Jamb Depth: 4 9/16"

Interior Trim: None

Exterior Casing: Casing Type : None

Subsill: Subsill Type : None

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PROJ/JOB: 275370 - 203 PEMBERTON ST#5 CAMBRIDGE / MDAC CONSTRUCTION INC (MDA100)

DIST/DEALER: J B SASH & DOOR CO INC

DRAWN: RAY FUCCILLO

QUOTE#: RR54VSL

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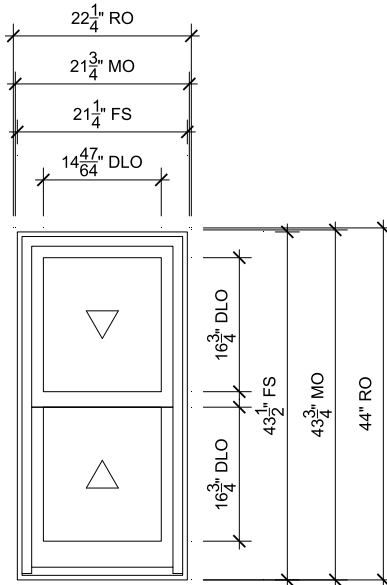
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REVISION:

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



4

OF 8



B STC 36 COMBO STORM-BATH

SCALE: 1/2" = 1'-0"

-  Head
-  Jamb
-  Sill
-  Checkrail

SPECIFICATIONS

Line #: 5

Qty: 1

Product Line: Ultimate

Unit Description: Double Hung G2

Rough Opening: 22 1/4" X 44"

Frame Size: 21 1/4" X 43 1/2"

Masonry Opening: 21 3/4" X 43 3/4"

Sash Opening: 22 1/4" X 44"

Inside Opening: 22 1/4" X 44"

Exterior Finish: Ebony

Unit Type: Double Hung G2

Call Number: CN1618

Glass Information: TG, Tempered Tripane Low E2/E1 w/Argon, Black

Divider Type: None

Screen Type: Combination

Screen Surround Color: Bahama Brown

Screen Mesh Type: Charcoal Aluminum Wire

Jamb Depth: 4 9/16"

Interior Trim: None

Exterior Casing: Casing Type : None

Subsill: Subsill Type : None

FOR DESIGN INTENT ONLY, NOT FOR MANUFACTURE.



PROJ/JOB: 275370 - 203 PEMBERTON ST#5 CAMBRIDGE / MDAC CONSTRUCTION INC (MDA100)

DIST/DEALER: J B SASH & DOOR CO INC

DRAWN: RAY FUCCILLO

QUOTE#: RR54VSL

PK VER: 0004.07.01

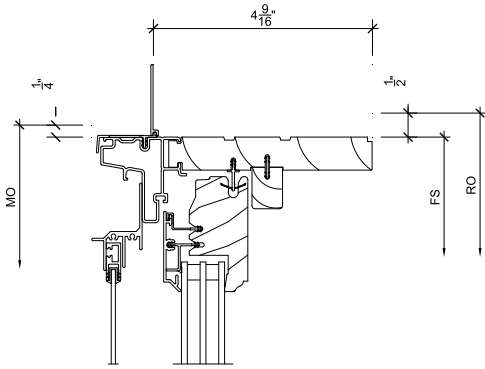
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REVISION:

SHEET

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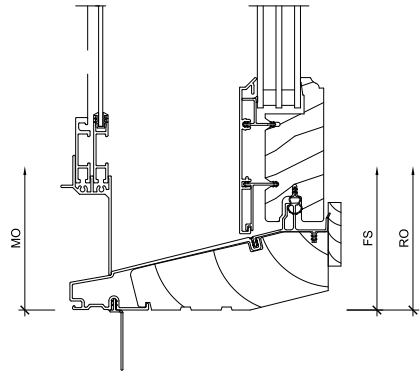
OF 8



1
6

Head

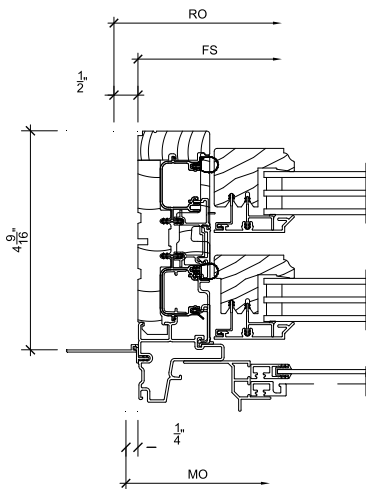
SCALE: 3" = 1'-0"



3
6

Sill

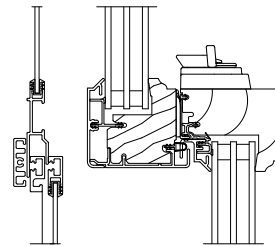
SCALE: 3" = 1'-0"



2
6

Jamb

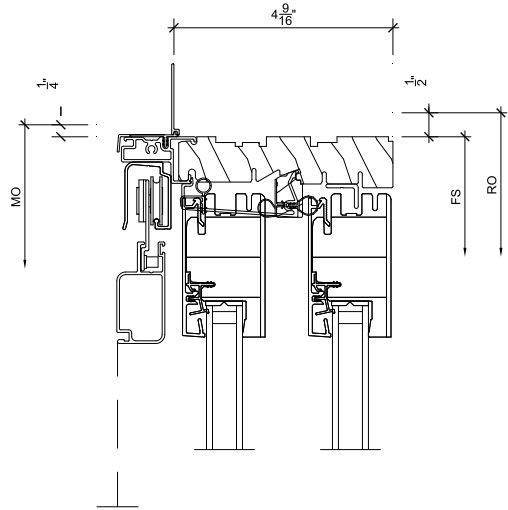
SCALE: 3" = 1'-0"



4
6

Checkrail

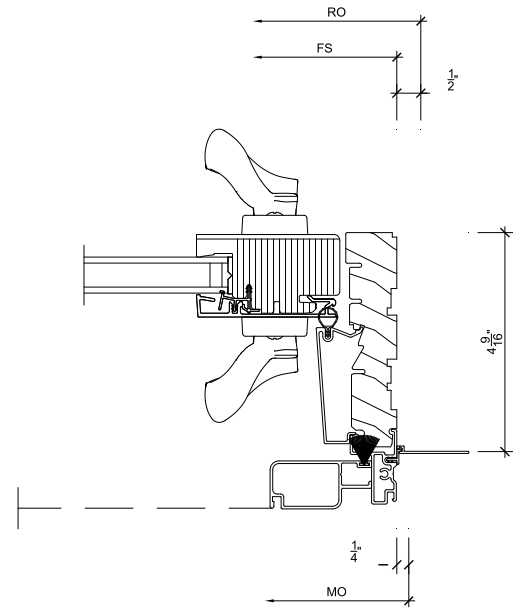
SCALE: 3" = 1'-0"



1
7

Head

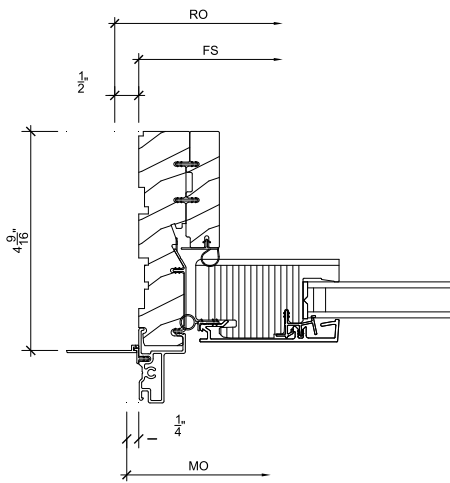
SCALE: 3" = 1'-0"



3
7

Jamb

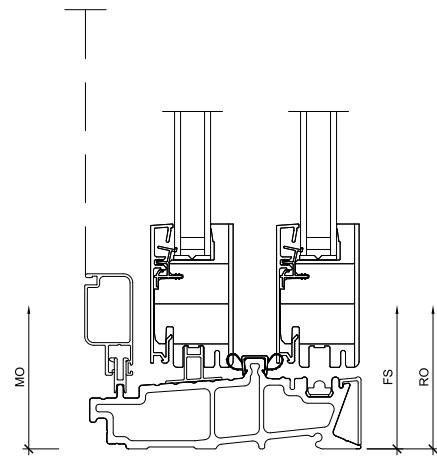
SCALE: 3" = 1'-0"



2
7

Jamb

SCALE: 3" = 1'-0"



4
7

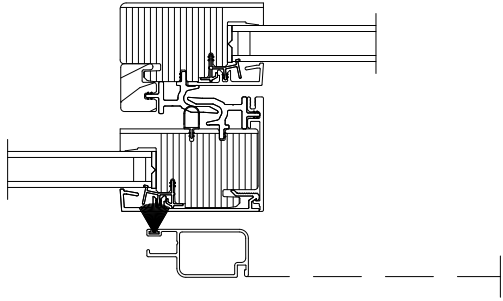
Sill

SCALE: 3" = 1'-0"



PROJ/JOB: 275370 - 203 PEMBERTON ST#5 CAMBRIDGE / MDAC CONSTRUCTION INC (MDA100)
 DIST/DEALER: J B SASH & DOOR CO INC
 DRAWN: RAY FUCILLO
 QUOTE#: RR54VSL PK VER: 0004.07.01 CREATED: 10/18/2024 REVISION:

SHEET
7
OF 8



1
8

Meeting Stile

SCALE: 3" = 1'-0"

3
8

NOT USED

SCALE: 3" = 1'-0"

2
8

NOT USED

SCALE: 3" = 1'-0"

4
8

NOT USED

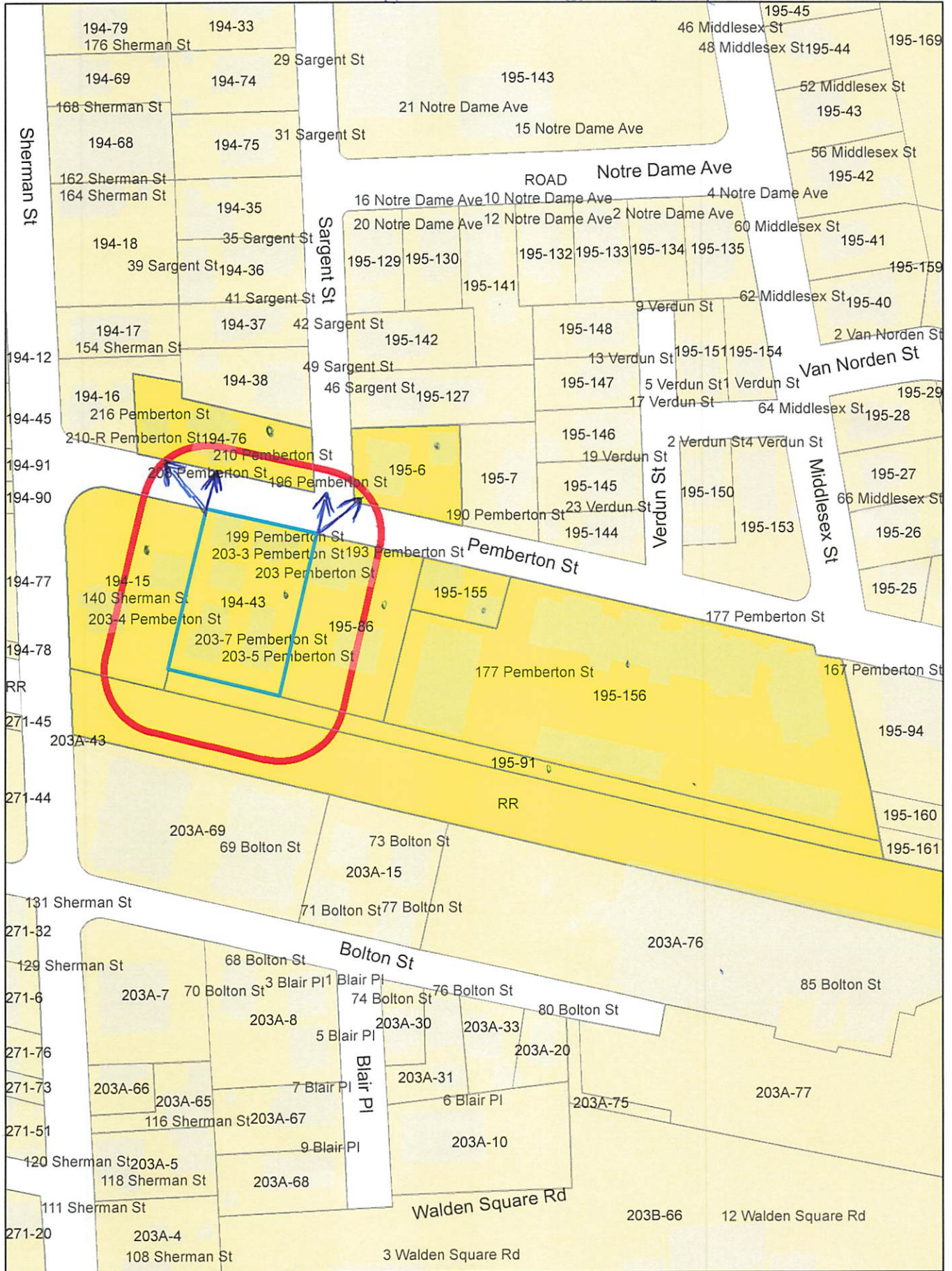
SCALE: 3" = 1'-0"



PROJ/JOB: 275370 - 203 PEMBERTON ST#5 CAMBRIDGE / MDAC CONSTRUCTION INC (MDA100)
DIST/DEALER: J B SASH & DOOR CO INC
DRAWN: RAY FUCCILLO
QUOTE#: RR54VSL PK VER: 0004.07.01 CREATED: 10/18/2024 REVISION:

SHEET
8
OF 8

203-5 Pemberton St.



203-5 Pemberton St.

Petitioners

194-15
FARINO, GAIL M
140 SHERMAN ST
CAMBRIDGE, MA 02140-3230

194-43
CALVERIC, BARBARA R.
203 PEMBERTON ST UNIT 7
CAMBRIDGE, MA 02140

194-43
ROBERTS, MEGAN & NATHAN B. PURMORT
203 PEMBERTON ST UNIT 5
CAMBRIDGE, MA 02140

195-156
PANG, ALEXANDER W,
177 PEMBERTON STREET UNIT 19
CAMBRIDGE, MA 02140-0196

194-43
HADIMIOGLU, CAGLA
177 PEMBERTON ST UNIT 1
CAMBRIDGE, MA 02140

DIEGO PINTO
72 FULTON STREET
MEDFORD, MA 02155

194-43
ZALL, JAMES & SUSAN A
203 PEMBERTON ST UNIT 6
CAMBRIDGE, MA 02140

195-156
DHANDA, ANISH B. & STEFANIE A. DHANDA
177 PEMBERTON ST UNIT 2
CAMBRIDGE, MA 02140

195-156
GILLER, DONALD & PAMELA GILLER
177 PEMBERTON ST UNIT 4
CAMBRIDGE, MA 02140

195-156
MALENFANT, JOANNA TUCKER &
EDWARD FISCHER
177 PEMBERTON ST UNIT 8
CAMBRIDGE, MA 02140

195-156
AUE, INGRID M.,
TR. THE AUE PEMBERTON STREET TRUST
177 PEMBERTON ST UNIT 12
CAMBRIDGE, MA 02140

195-91
MASSACHUSETTS BAY TRANSPORTATION
AUTHORITY
10 PARK PLAZA
BOSTON, MA 02116

195-156
GHODRAT, FATANEH & JOHN AFFLECK
177 PEMBERTON ST UNIT 11
CAMBRIDGE, MA 02140

195-156
CRANE, GREGORY
177 PEMBERTON ST UNIT 14
CAMBRIDGE, MA 02140

195-156
STOCKTON, RICHARD &
MAUREEN C. COOGAN
111 HEKILI STREET UNIT 376
KAILUA, HI 96734

195-156
SEVIAN HANNAH, & PETER JOHNSON
177 PEMBERTON STREET UNIT 20
CAMBRIDGE, MA 02140

194-43
FILIURIN, DEBRA S.
203 PEMBERTON ST
CAMBRIDGE, MA 02140

195-156
SABATINO, GREGORY &
MICHELE CHOMISZAK
177 PEMBERTON ST UNIT 3
CAMBRIDGE, MA 02140

195-156
MULLER, TERRY F.
177 PEMBERTON ST UNIT 15
CAMBRIDGE, MA 02139

195-156
ROGERS, SEAN & RUTH ROGERS
177 PEMBERTON ST UNIT 17
CAMBRIDGE, MA 02140

195-156
HITE, AARON & SARAH SIKOWITZ
177 PEMBERTON ST UNIT 18
CAMBRIDGE, MA 02140

195-156
AHERN, FRANCIS T., HELEN C. AHERN
117 PEMBERTON ST UNIT 7
CAMBRIDGE, MA 02140

195-155
SUPAWANICH, FERN S.
SAMUEL H. PERMAN, TRUSTEES
193 PEMBERTON ST
CAMBRIDGE, MA 02140

195-156
LEE ALVIN & LINDA G BAER TRS
177 PEMBERTON ST - UNIT 10
CAMBRIDGE, MA 02140

195-156
ILYINSKII, PETR & ANNA ALEKSINA
177 PEMBERTON ST. UNIT 13
CAMBRIDGE, MA 02140

194-43
SHORT, MICHAEL P. & MARTINA DANG, TRS
THE M&M REV LIVING TRUST
203 PEMBERTON ST 2
CAMBRIDGE, MA 02140

194-43
POLLARD NIKKI
203 PEMBERTON ST - UNIT 3
CAMBRIDGE, MA 02140

195-6
CYR, ELAINE T.
196 PEMBERTON ST
CAMBRIDGE, MA 02140-2516

195-156
DOOLITTLE, JOAN E TRS 177-6 PEMBERTON
STREET REALTY TR
177 PEMBERTON ST - UNIT 6
CAMBRIDGE, MA 02140

195-86
AMADOR FAMILY REALTY LLC
199 PEMBERTON ST
CAMBRIDGE, MA 02140

203-5 Pemberton St.

195-86
AMADOR FAMILY REALTY LLC
199 PEMBERTON ST
CAMBRIDGE, MA 02140

195-86
POLONSKAYA, ZINAIDA M. &
GARETH J. MORGAN
195 PEMBERTON ST
CAMBRIDGE, MA 02140

195-156
CATTERUCCIA FLAMINIA
177 PEMBERTON ST - UNIT 1
CAMBRIDGE, MA 02140

194-76
LAURENZA, JAMES M.
TRS THE LAURENZA FAMILY TR
210R PEMBERTON ST
CAMBRIDGE, MA 02140

195-156
MOTHERWELL, JEANNIE TRS THE JEANNIE
MOTHERWELL 2023 TR
177 PEMBERTON ST - UNIT 9
CAMBRIDGE, MA 02140

195-156
LEWIS, BARBARA & MARK HOEBER
177 PEMBERTON ST UNIT 5
CAMBRIDGE, MA 02140

195-156
LEWIS, BARBARA & MARK HOEBER
177 PEMBERTON ST UNIT 5
CAMBRIDGE, MA 02140

Pacheco, Maria

From: James Zall <jzall@comcast.net>
Sent: Monday, December 9, 2024 1:09 PM
To: Pacheco, Maria
Cc: Susan Zall
Subject: BZA-1140111 - 203-5 Pemberton - 12/12/24 hearing

To the Board of Zoning Appeal,

We own and live at 203 Pemberton St, Unit 6, a townhouse facing the one at Unit 5. Except for Unit 4, which shares a building with Unit 5, we are the closest abutters. We are writing in support of this petition for a special permit to relocate and enlarge windows and an exterior door.

While all 6 of the townhouses on our lot (built in 1987) are very similar, no two are exactly alike, even in area. The many existing variations in window size and placement, presumably intentional, have not caused any problems for us. We've not heard any issues about this from our neighbors in the 26 years we've lived here. We do not foresee any future difficulties that these renovations would be likely to cause.

It's unfortunate that these buildings now collide, retroactively, with several decades of tightened zoning restrictions that have effectively slapped a 'NON-CONFORMING' label on our townhouses. The owners of Unit 5 have recently been joined by a new infant, and we can imagine that the requested sliding door will allow them to keep an eye on her as she plays in the enclosed yard -- eventually, yes, but sooner than they probably now think. As for the window changes that go with the interior enlargement of the bathrooms -- we've never met the architect/developer who designed these, but our experience has led us to imagine him as an exceptionally small person ;-)

We hope that you are able to approve the requested alterations so that this young family will continue to have a suitable home in our city -- not an easy goal to achieve these days.

James and Susan Zall
203 Pemberton St Unit 6
Cambridge MA 02140



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

BZA

POSTING NOTICE – PICK UP SHEET

The undersigned picked up the notice board for the Board of Zoning Appeals Hearing.

Name:

DUP P. P. P.
(Print)

Date:

11/20/24

Address:

203-5 Pemberton Rd.

Case No.

BZA-1140111

Hearing Date:

12/12/24

Thank you,
Bza Members